26/02610/FUL – 163 Cambridge Science Park, Milton Road, Cambridge

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Milton & Waterbeach ward/Milton parish

Proposal: Demolition of existing building and development of new commercial building, including access, landscaping and ancillary infrastructure

Applicant: Stanhope PLC

Presenting officer: Mairead O'Sullivan

Member site visit date: n/a

Key issues: 1. Foul water

2. Tree Loss

3. Scale, massing and townscape impact

4. Car parking

Recommendation: Approve subject to:

I. the conditions and informatives as detailed in 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:

II. The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report including any other planning obligations considered appropriate and necessary to make the development acceptable in planning terms.

1. Reason for Referral

1.1 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 1** to this report.

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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2. Executive summary

2.1 The application seeks full planning permission to demolish a vacant single-storey office building at 163 Cambridge Science Park and replace it with an eight-storey commercial building providing approximately 14,982 sqm (GIA) of office and dry laboratory space.

2.2 The application has been amended to address consultee comments from the LLFA and Health Development Officer. Further information has been provided to address comments from the Transport Assessment team.

2.3 The cycle store access, layout and composition of stands have been amended to address comments from Camcycle.

2.4 Milton Parish Council and Cambridge Past Present and Future have objected to the application on the ground of excessive height and scale of development. Milton Parish Council also raise concerns in relation to car parking.

2.5 The principle of development is supported and in accordance with policies E/1 and E/9 which support appropriate development at Cambridge Science Park and development which supports the Cambridge Cluster.

2.6 At around 34m high (approximately 40m to the top of the PV panels on the saw-tooth plant enclosure), the building would be significantly taller than the existing building and would increase the prominence of built form along Milton Road. This is considered acceptable given the evolving context of the North East Cambridge skyline. The proposal is supported by Urban Design and Landscape Officers.

2.7 Anglian Water objects because the Cambridge Water Recycling Centre is currently operating under capacity pressures and funding for upgrades has not yet been secured. Whilst this is a material planning consideration, the minor increase in foul flows associated with this development is not considered to result in any significant adverse environmental impacts.

2.8 Car parking would increase from 55 to 125 spaces. The additional car parking spaces do not significantly increase peak trips to site and the Transport Officer considers the proposal acceptable.

2.9 Transport mitigation is to be secured via S106 agreement with a contribution towards strategic transport and the applicant completing works to widen an element of footway to create a shared use path along the Science Park Ring Road.

2.10 Surface water will be managed through blue and green roofs and permeable paving. Finished floor levels will be raised by 300mm to manage surface water flood risk. The LLFA has withdrawn their objection, subject to conditions, following the submission of additional information.

2.11 The proposal is estimated to deliver a biodiversity net gain of 93.44%.

2.12 The development is targeting BREEAM 'Excellent'. It proposes an all-electric, zero fossil fuel approach to space heating and hot water. It achieves a 30% reduction in carbon emission. The façade is designed for disassembly creating flexibility for long-term adaptability.

2.13 The proposal would achieve a greater than 55% reduction in water use through high efficiency fixtures and fittings alongside greywater reuse. A comprehensive water metering and monitoring system will be secured via condition.

2.14 Officers recommend that the Joint Development Management Committee approve the application subject to:

- The planning conditions as set out below with amendments to the conditions as drafted delegated to officers.
- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with amendments to the Heads of Terms as set out delegated to officers.

Consultee	**Object / No objection / No comment**	**Paragraph Reference**
Milton Parish Council	Objection	7.1
Active Travel England	No comments received	7.2
Anglian Water	Holding objection	7.3
Archaeology	No comment	7.5

County Highways Development Management	No objection	7.6
County Transport Team	No objection	7.7
Ecology Officer	No objection	7.11
Environment Agency	No comment	7.12
Environmental Health – Air quality	No objection	7.13
Environmental Health – Contamination land	No objection	7.14
Environmental Health – Environmental planning	No objection	7.15
Fire and rescue	No objection	7.16
Health development officer	No objection	7.17
Landscape Officer	No objection	7.18
Lead Local Flood Authority	No objection	7.23
Minerals and waste planning	No objection	7.24
Natural England	No comments received	7.25
Police Architectural Liaison Officer	No comments received	7.26
Sustainability Officer	No objection	7.27
S106 Officer	No comments received	7.28
Tree Officer	No objection	7.29

Urban Design Officer	No objection	7.30
Waste Officer	No objection	7.31
Wildlife Trust	No comments received	7.32
Cambridgeshire Quality Panel minutes summary	n/a	7.33
Joint Development Management Committee briefing minutes summary	n/a	7.40
Third Party Representations	1 neutral comment	Section 8
Local Interest Groups and Organisations	2 objections	Section 10

Table 2 summary of consultation responses

3. Site description and context

3.1 The site is a plot within Cambridge Science Park which is currently occupied by a single storey vacant commercial building with surrounding surface car parking (55 spaces) and landscaping. Cambridge Science Park is a commercial science and technology campus area located in the north of Cambridge city which comprises 61.6 hectares of employment land including landscaped parkland. It is home to approx. 170 companies and employs approx. 7,500 people. The site is a rectangular plot approx. 0.366 hectares (ha). The existing building is approx. 1,022sqm (GIA).

3.2 The site lies on the eastern edge of Cambridge Science Park adjacent to Milton Road. To the south and west of the site is surface car parking associated with neighbouring commercial buildings. To the north of the site is the access road to the distinctive NAPP Pharmaceuticals Building. The site is accessed from the inner ring road of the science park.

3.3 There is an existing buffer of mature trees around the west, north and south of the existing building as well as a narrow strip of trees and planting on the western boundary between the existing surface car park on the site and adjoining site.

3.4 The site falls within the area covered by the Northeast Cambridge Area Action Plan (NEC AAP). The site lies wholly within the administrative boundary of South Cambridgeshire District Council. The site lies in Flood Zone 1 but has areas of high, medium, and low surface water flood risk extents.

4. The proposal

4.1 The application seeks full planning permission for the demolition of the existing building and development of new commercial building, including access, landscaping and ancillary infrastructure.

4.2 The proposed development consists of an eight storey commercial building comprising dry lab floorspace with associated cycling facilities and undercroft car parking. The building height is 34m (43.45m AOD) with the total height to the top of the PV panels approx. 40m (49.52m AOD). The building would comprise up to 14,982sqm of dry lab and office space. The floor plans show dry lab floor space at first floor with the remaining upper floors being in office use. A sky lobby is proposed on the top floor with access to a sky garden. The building has been designed for future flexibility should needs change.

4.3 The building has a double height glazed ground floor with the upper floors clad in Glass Reinforced Concrete (GRC) panels in white and grey. There is a regular rhythm of fenestration, panels and louvres across each elevation. The building has a flat parapet with a saw tooth screen to enclose the plant room on the eighth floor. This will be set back from the parapet and clad in a copper coloured perforated mesh.

4.4 The periphery of the site is heavily treed. The band of trees running adjacent to Milton Road around the outer edge of the science park is of particular importance to the character of the area. 14 removals are proposed to allow for development, but an additional 37 trees are proposed to be planted. The scheme is supported by a comprehensive hard and soft landscaping scheme, and a landscape management plan will be secured by condition. The application is supported by a LVIA which demonstrates how the landscape, townscape and visual assessment has informed the design process.

4.5 The building is accessed via the Science Park Ring Road. The site lies behind plot 161 and does not directly front onto the ring road. The building entrance lies in the south western corner of the building and is double hight, recessed at ground floor with visitor cycle parking conveniently arranged near to the building entrance. The cycle store is located at the

northern end of the building adjacent to supporting facilities (showers, lockers, etc).

4.6 The application is supported by:

- Plans
- Planning Statement
- Design and Access Statement
- Landscape and Visual Impacts Assessment (LVIA)
- Tree survey and arboricultural impact assessment
- Sustainability Statement
- Preliminary Ecological appraisal
- Biodiversity Net Gain Assessment
- Construction and Operational Waste Management Strategy
- Noise impact assessment
- Contaminated land assessment
- Air quality assessment
- Drainage Strategy (revised)
- Flood risk assessment
- Employment and skills plan
- Framework travel plan
- Transport assessment
- Public art strategy
- Statement of community involvement
- Utilities statement
- Ventilation and extraction statement
- Planning fire safety notice
- Health Impact Assessment (amended)
- Archaeology desk-based assessment

4.7 The application has been amended to address representations, and further consultations have been carried out as appropriate. Further information was provided to address an objection from the Lead Local Flood Authority (LLFA). The cycle store access, layout and arrangement were amended to address concerns raised by Camcycle. Further information was provided to address comments from the Transport Assessment Team. The Health Impact Assessment was amended to address comments from the Health Development Officer. The applicant has also provided a response to comments from Cambridge Past Present and Future and Milton Parish Council.

Pre-application Community Engagement

4.8 The application was reviewed by Cambridgeshire Quality Panel in April 2026. The developer team provided a briefing to members of JDMC on 17 June 2026. The applicant engaged in pre-submission public consultation in the form of direct mail to local businesses and residents inviting them to a consultation event at the science park, advertisements on the science park website and social media platforms and engagement with local councillors and Milton Parish Council.

5. Relevant site history

Reference	Description	Outcome
S/1179/83/F	Erection of industrial/science building	Permitted August 1983
26/02363/SCRE	EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed dry lab, workspaces and ancillary facilities.	EIA screening not required

Table 3 site history

6. Policy

6.1 National policy

- National Planning Policy Framework 2026
- National Planning Practice Guidance
- National Design Guide 2021
- Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
- Circular 11/95 (Conditions, Annex A)
- Conservation of Habitats and Species Regulations 2017
- Environment Act 2021
- ODPM Circular 06/2005 – Protected Species
- Equalities Act 2010

Draft Greater Cambridge Local Plan 2024-2045

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

NPPF 2026

6.1.2 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.

6.1.3 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.

6.1.4 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.

6.1.5 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:

6.1.6 South Cambridgeshire Local Plan 2018 policies: S/5, S7(Part 2), S9, S10, S11, S/12, CC/2, CC/3, CC/5, NH/3, H/8, H/16, E/11, E/13, E/16.

6.2 South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/12 – Phasing, Delivery and Monitoring
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/4 – Biodiversity
NH/6 – Green Infrastructure
E/1- New Employment Provision Near Cambridge – Cambridge Science Park
E/9 – Promotion of Clusters
SC/2 – Health Impact Assessment
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments

6.3 **Supplementary Planning Documents** (prepared in parallel with the Local Plan preparation and shortly to be adopted by the Executive Councillor by an out of cycle decision)

- RECAP Waste Management Design Guide SPD (2026).
- Health Impact Assessment

6.4 Other guidance

- Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).
- Cambridge and Milton Surface Water Management Plan (2011)
- Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
- Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
- Cambridgeshire Design Guide For Streets and Public Realm (2007)
- Cycle Parking Guide for New Residential Developments (2010)

7. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y

Parish Council - Object

7.1 The proposal exceeds acceptable building height parameter for edge of the Science Park and would dominate the approach to Science Park and be visible from Milton roundabout. The stacked car parking would not provide enough parking spaces for staff leading to marking displacement in Milton as well as a safety risk because of potential vehicle fires.

Active Travel England – No comments

7.2 No comments received.

Anglian Water - Object

7.3 Until alternative funding for a new Water Recycling Centre (WRC) has been confirmed Anglian Water maintains a temporary objection to all future planning applications.

7.4 The sewer network has capacity for the anticipated foul flows but the development will contribute to contribute to pollution and deterioration of the watercourse as the existing WRC cannot accommodate additional flows. If planning permission is granted, the developer will need to serve notice under Section 106 of the Water Industry Act 1991. A number of informatives are recommended.

County Archaeology- no comment

7.5 No comments.

County Highways Development Management - No Objection

7.6 A construction traffic management plan is recommended.

County Transport Assessment Team- No objection

7.7 Highway capacity is 'maxed-out', so any future growth will need to be delivered in a way that does not add additional car trips to the network. This will require developments to come forward with significant sustainable travel enhancements, demand management measures and adherence to a strict 'trip budget' for an area.

7.8 The existing building has 55 car parking spaces which is proposed to be increased to 125 spaces. The current outline application for the science park, 26/01902 has submitted a Parking Management Plan for the future management of parking within the science park. This is considered outside of this application but will limit the amount of parking on the park to 6977 spaces. It will be up to the park as a whole to meet this target, even if the amount of parking at this site increases by 70 spaces.

7.9 To mitigate the impacts of the development a contribution towards strategic infrastructure is required. The applicant must also commit to widening an element of footway along the ring road of the science park to create a share use path.

7.10 A travel plan should be provided by condition.

Ecology Officer- No Objection

7.11 The submitted ecological information is considered sufficient to determine the application. Conditions are recommended requiring compliance with the mitigation measures outlined in the preliminary ecological appraisal, the

submission of a landscape and ecological management plan, the submission of a construction ecological management plan, the provision of ecological enhancements, the provision of ecologically sensitive lighting and the statutory biodiversity net gain condition.

Environment Agency- No comments

7.12 No comments provided.

Environmental Health- Object / No Objection

Air Quality

7.13 The submitted Air Quality Assessment is considered robust and concludes that construction and demolition impacts will not be significant, provided the proposed site-specific dust mitigation measures are implemented. The Environmental Health Officer recommends that the Construction Environmental Management Plan (CEMP), incorporating the dust management measures, is secured as an approved document.

Contamination

7.14 The submitted Phase 1 Contaminated Land Assessment identifies the site as having a low to moderate potential for contamination due to its former commercial, workshop and laboratory uses. Intrusive investigation recommended to assess risk from soil contamination and ground gas. A pre-commencement condition is recommended. An unexpected contamination condition is also recommended.

Environmental Planning

7.15 Conditions are recommended in requiring a Demolition and Construction Environmental Management Plan (DCEMP), details of piling, details of plant, machinery and equipment noise, lighting details and details of plant of ventilation or the extraction and filtration of odours, dust or fumes.

Fire Authority – No comments

7.16 No comments received.

Health Development Officer- No Objection

7.17 A rigorous Health Impact Assessment, several iterations of refinements have been undertaken as part of the application process. A clear set of recommendations are made within the HIA. It is important that the implementation of these and the monitoring of the HIA are secured through an appropriate mechanism.

Landscape Officer- No Objection

7.18 The submitted scheme is broadly as discussed throughout the pre-application consolation. As the engagement was collaborative and positive, concerns and queries raised by landscape officer have largely been resolved within the scheme now submitted.

7.19 The submitted LVIA demonstrates how landscape, townscape and visual assessment has informed an iterative design process, helping to shape the siting, massing and architectural response of the building, while minimising impacts on landscape character and views. We broadly support the findings of the assessment.

7.20 The retention and enhancement of the Milton Road tree belt have been a particularly important design consideration.

7.21 welcome the refinement of the building form, including the articulation of the façades and roofscape, which helps to reduce the perceived bulk and height of the building in views from the north and east.

7.22 A series of conditions are recommended.

Lead Local Flood Authority- No objection

7.23 The LLFA removed their objection following amendments from the applicant. The information provided demonstrates that surface water from the proposed development can be managed through the use of blue/green roofs and permeable paving, with infiltration as the method of surface water disposal. The site has high, medium, and low surface water flood risk extents. It is proposed that this existing flood risk is managed by raising finished floor levels to 300mm above existing ground levels with localised lowering of external ground levels to maintain flood storage capacity. A number of conditions and informatives are recommended.

Minerals and Waste planning – No comments

7.24 No comments received.

Natural England- No comments

7.25 No comments received.

Police Architectural Liaison Officer- No comments

7.26 No comments received.

Sustainability Officer- No Objection

7.27 Recommend raising target from proposed >55% to 60% reduction in water usage Wat01 (4 credits). This can be done through a bespoke condition. Conditions are also recommended in relation to renewables, greywater, compliance with the sustainability strategy, commercial water metering and BREEAM certification.

S106 Officer- No comments

7.28 No comments received.

Tree Officer- No Objection

7.29 The proposals require the removal of one tree and parts of two tree groups to facilitate the development, with additional removals recommended due to poor condition, together with limited root and crown pruning to retained trees. Conditions are recommended requiring an arboricultural method statement and tree protection plan to ensure trees on site are protected during construction.

Urban Design Officer - No Objection

7.30 The proposals would fit well with the aspirations of the draft CSP masterplan (it is site D4 in the masterplan) for densification and enhanced public realm across the park. The proposed massing of the building is acceptable and responds positively to the surrounding context. The proposal will achieve a high level of connectivity and will support active travel modes. The building will be more prominent in views looking south along Milton Road, but the slender proportion of the north elevation helps to moderate the mass. Conditions are recommended.

Waste - No Objection

7.31 An amended Waste Management Strategy has been submitted to address concerns raised. Therefore, there is no objection to the proposal in waste terms.

Wildlife Trust - No comments

7.32 No comments received.

Cambridgeshire Quality Panel Meeting of 28 April 2026

7.33 The proposals were presented to the Cambridgeshire Quality Panel on 28 April 2026 as part of the design development process. The Panel considered the overall scale, massing and architectural approach, together with the roofscape, façade treatment and environmental performance of the building. The Panel was generally supportive of the proposals, recognising the quality of the design and its suitability for the location, whilst identifying a number of areas where further refinement and clarification would be beneficial. The key points raised by the Panel are summarised below.

- Overall, the building is considered well-scaled for its location, with admirable restraint.
- Roof design broadly supported, with suggestions on improved amenity provision, planting, and core locations.
- Integrating photovoltaics into the roof was seen as a positive opportunity to signal sustainability without visual dominance and could be visible at distance from Milton Road.
- The façade's depth and angled elements for shading were widely welcomed as a high-quality architectural and environmental response.
- The panel sought further information about the façade performance and how the building performed generally in terms of energy and climate response.
- The panel felt that the roof and façade strategy were divorced but should work together as a coherent whole.
- The quality of the development was recognised as high but targeted refinements were needed for clarity and long-term sustainability.

Joint Development Control Committee pre-application briefing of 17 June 2026

7.34 The applicant presented to members of JDMC who had queries and comments on the following topics:

- Queried the overall height of the building with plant and how it compares to other new buildings in the area
- Queried the colour of the building and how the façade would weather
- The angled front design was considered interesting

- Whether there would be a green roof or PVs
- Whether there would be a basement carpark
- Whether native trees could cope with heatwaves/droughts and the lifespan of the trees proposed
- The layout and provisions for the car park including preventing flooding
- Whether the designing out crime officer had been consulted
- Concerns around stacker car parks being expensive and impractical and queried if there were other good examples of stacker car parks
- How current car and cycle parking provisions compare with proposed
- How flexible the floorspace would be for different uses in future
- Requested more cargo bike spaces
- Concerns around cycle access and the need for segregation to avoid conflict
- Request for a changing places toilet
- Queried if the café would be open to the public
- Requested that the project targets BREEAM outstanding and queried the overall water reduction levels proposed

7.35 Consultee responses are material considerations. They assist the Local Planning Authority in reaching its planning judgement but do not determine the outcome of the application

8. Third party representations

8.1 1 neutral representation has been received.

8.2 The representation raises the following issue:

- Concerned about noise and disturbance to neighbouring properties from the proposed roof terrace if it is not managed properly.

8.3 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.

9. Member Representations

9.1 No member representations have been made.

10. Local Groups / Petition

10.1 Cam Cycle has made a representation objecting to the application on the following grounds:

- inadequate cycle parking provision, considering it fails to fully accord with Local Plan Policy 80 in promoting accessible and inclusive sustainable travel.
- considers the proposed 20% provision of Sheffield stands to be insufficient, advocating Sheffield stands as the default solution with two-tier racks introduced only where demand requires.
- questions the accessibility of the cycle store due to the need to pass through two consecutive doorways, which could make access more difficult for some users

10.2 Cambridge Past, Present and Future has made a representation objecting to the application on the following grounds:

- no objection in principle to the redevelopment of this site
- the building must align with the emerging Cambridge Science Park Design Code and Parameter Plans, respect the sensitive edge of park/edge of city location and Cambridge's historic skyline.
- concerned about the excessive building height and scale being proposed, conflict with emerging and established planning frameworks, and inadequate provision for landscape mitigation.
- A second comment confirms that CPPF maintain their objection
- They emphasise that positive feedback from Cambridgeshire Quality Panel should not override planning policy considerations around the height of the building

10.3 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. Planning background

11.1 The application is subject to a Planning Performance Agreement (PPA) and follows a comprehensive and collaborative pre-application consultation process between the applicant and their design team, and local authority officers. The submitted scheme is reflective of the scheme discussed at pre-application stage. The pre-application process included a review by Cambridgeshire Quality Panel and a briefing to the Joint Development Management Committee (JDMC).

11.2 The site lies within the area covered by the proposed masterplan for Cambridge Science Park. This is a cross-boundary outline planning application that is currently being considered by the councils (Application references 26/01872/OUT and 26/01902/OUT) the report for which can be found elsewhere on this Agenda.

11.3 This application at 163 Cambridge Science Park is a standalone full planning application and has been assessed against the adopted development plan.

11.4 Whilst the application is standalone, the proposals have been considered against the emerging wider Cambridge Science Park Masterplan, Parameter Plans and Design Code. Whilst these have not been approved and therefore carry no weight? they represent a clear direction of travel for the park in terms of increased densities, design and detailing of new buildings, enhanced public realm and active travel measures. Whilst the application is taller than the proposed CSP parameter plan heights, it has nonetheless adhered to the masterplan and design code principles. A 'Design Code Compliance' checklist has been undertaken and the Design and Access Statement provides a thorough assessment of the scheme against the CSP Design Code and Parameter Plans. This assessment shows broad compliance with the exception of the overall proposed building height.

12. Assessment

Decision Making Principles

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.

13. Principle of Development

13.1 Policy E/1: new employment provision near Cambridge – Cambridge Science Park 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.

13.2 Policy E/9: Promotion of clusters states that development proposals in suitable locations will be permitted which support the development of employment clusters. Employment land at Cambridge Science Park is highlighted as especially suitable.

13.3 The application is supported by an employment and skills plan which seeks to ensure that the development contributes positively to local employment and skills outcomes. An Employment and Skills Strategy including a monitoring programme will be secured via S106 agreement.

13.4 The proposal is for appropriate development within Cambridge Science Park. The application intensifies the use of an underused and currently vacant site within Cambridge Science Park and is therefore compliant with local plan policies E/1 and E/9 of the Local Plan and NPPF

14. Design, layout, scale and landscaping

14.1 The application is supported by a LVIA which has informed the design process. The LVIA demonstrates how landscape, townscape and visual assessment has informed an iterative design process, helping to shape the siting, massing and architectural response of the building, while minimising impacts on landscape character and views. The findings of the LVIA are broadly supported by the Urban Design and Landscape Officers.

Design, scale, massing and townscape impacts

14.2 The proposal is for a rectangular-shaped building comprising eight storeys, with a double-height ground floor, a sky garden at eighth-floor level and a sawtooth plant enclosure incorporating a green roof and photovoltaic panels. The building would have a height of approximately 34m to parapet level (43m AOD), increasing to approximately 40m (49.5m AOD) at the highest point of the PV panels.

14.3 The existing building is single storey and is largely screened from public views by the established tree belt along Milton Road and, when viewed from within the Science Park, by the intervening buildings. The proposed

development would therefore represent a substantial increase in the scale and prominence of built form on this part of the Science Park. However, it is important to consider this change in the context of the evolving character of both Cambridge Science Park and the wider North East Cambridge area.

14.4 Cambridge Science Park is undergoing a gradual but significant transformation from its original predominantly low-rise, lower-density character towards more intensive forms of development, with greater building scale, massing and architectural articulation. Recent and emerging schemes, including Plot 440 and Fenway, illustrate this evolution and establish a different relationship between buildings, plots and the wider public realm. The proposed development should therefore be considered as part of this broader transition in the character and identity of the Science Park, rather than solely in comparison with its established built form.

14.5 The changing character of Milton Road is also an important consideration. Existing, consented and emerging development on both sides of the road is contributing to a more urban and articulated townscape, with a progressively more substantial built form defining this important movement corridor. While the proposed building would be taller than the emerging parameter plan for this part of the Science Park, its scale and massing have been subject to consideration by the Cambridgeshire Quality Panel and detailed assessment by the Council's Landscape and Urban Design Officers. These assessments have concluded that the proposed building represents a successful design response to its context and would make a positive contribution to the evolving character of the Science Park.

14.6 The visual relationship with Milton Road will vary depending on the direction of view. Looking north along Milton Road, the retained tree belt will provide an important foreground, with the proposed building emerging above the established tree canopy. This will help to integrate the development into the existing landscape structure and moderate its visual prominence. In views looking south, the building will be more prominent but should be considered in the context of the recently completed development at Merlin Place and the consented scheme for the future redevelopment of Trinity Hall Farm. These developments will contribute to a more substantial and urbanised townscape along this section of Milton Road.

14.7 During the pre-application process, and informed by the Landscape and Visual Impact Assessment (LVIA), the design has been refined, including the articulation of the building facades and the treatment of the roofscape, to reduce the perceived bulk and massing in views from the north and east. The resulting design provides a more considered response to its setting,

balancing the functional requirements of a substantial R&D building with the need to achieve an attractive and well-articulated addition to the Science Park skyline.

14.8 The proposed plant enclosure incorporates a sawtooth roof, set back from the main parapet and finished in copper-coloured perforated mesh. This treatment will help to reduce the apparent mass of the plant enclosure, giving it a lightweight appearance and providing visual interest at roof level. The enclosure will be set within the wider roofscape, which also incorporates the roof terrace and sky garden.

14.9 Third-party representations have raised concerns that the proposed building exceeds the maximum height of 31.5m identified for this zone in the emerging Science Park parameter plan. Whilst this is a relevant consideration in understanding the intended evolution of the Science Park, the emerging parameter plan does not form part of the adopted development plan and carries limited weight in the determination of this application. The proposal must therefore be assessed on its individual merits, having regard to the adopted development plan policies and the wider planning context. The submitted LVIA concludes that the effects on landscape character would be minimal overall, with effects on individual visual receptors varying according to their location and nature but generally reducing to minimal in the longer term.

14.10 Overall, the proposed scale and massing are considered to respond positively to the evolving character of Cambridge Science Park and the wider North East Cambridge townscape. Whilst the building would represent a significant increase in scale compared with the existing development on the plot, this is considered appropriate in the context of the wider transformation of the Science Park and the changing character of Milton Road. Its design, architectural articulation and relationship with the retained landscape structure would ensure that it makes a positive contribution to the emerging townscape.

Layout and functional design

14.11 The site is laid out to maximise tree retention and enhancement, in particular the belt of trees which runs adjacent to Milton Road. This is welcome and considered further in the landscaping proposals below.

14.12 The recessed area around the entrance of the building provides an arrival square which strongly demarcates the entrance to the building. The double height ground floor provides a welcoming entrance which strongly links with the surrounding landscape and public realm. Cycle store access is

conveniently located at the northern end of the building with supporting facilities (changing rooms, lockers, etc.) within easy access.

14.13 The building is laid out in such a way to encourage bump space, that is spaces that foster social interaction and engagement. The floorplans are laid out in such a way that there is flexibility for them to be occupied by different users and for the uses to change over time. Indicative layouts have been provided in the Design and Access Statement to demonstrate how this flexibility has been considered.

14.14 The building includes a sky lobby on the eight floor. This space will be surrounded by a sky garden and would provide extensive views across the city.

14.15 The site is well laid out, will be accessible and legible to users and maximises tree retention. The building is well laid out, in particular in relation to the consideration of how the floorplans can be laid out flexibly to support a range of different users.

Landscaping proposals

14.16 The retention and enhancement of the Milton Road tree belt is an integral part of the landscaping proposals. The tree belt forms part of a wider network of well vegetated approaches to Cambridge which positively contribute to the character and setting of the city. The retention and enhancement of this tree belt is strongly supported and will help to soften the building in views.

14.17 The application is accompanied by a Canopy Coverage Plan, which demonstrates that proposed tree planting would result in a modest increase of approximately 60m² in canopy cover across the site after 20 years. Although the increase is modest the proposals would improve species diversity and enhance the overall landscape structure, helping to support a more robust and resilient local ecosystem and strengthening the long-term contribution of the site to the wider green infrastructure network.

14.18 The proposal would create an attractive public realm surrounding the building. The entrance square would provide a welcoming and sheltered pedestrian access point to the building. Break out space is proposed to the north of the building in a pleasant, landscaped area. The proposed roof garden will create an additional breakout space at a high level which will be landscaped with drought resilient plants.

Public art

14.19 A Public Art Strategy has been submitted as part of the proposals. The focus of the public art will be around the buildings entrance. A Public Art Delivery Plan (PADP) will be developed detailing the process to select an artist, the art design brief and process, through to installation and management. Public art will be secured through planning obligations in the S106 agreement.

Conclusion

14.20 In summary, although the proposal would increase the prominence of built form along Milton Road, its scale, massing and design are considered to respond positively to the evolving character of Cambridge Science Park and the wider North East Cambridge townscape. The building would make a positive contribution to the emerging skyline, whilst the retention and enhancement of the established tree belt would help to integrate the development into its landscape setting. Tree retention and enhancement are supported and will be secured through conditions and a S106 agreement in respect of trees outside the applicant's ownership. The development also includes high-quality landscaping proposals, including an entrance square, breakout space and sky garden. The floorspace is designed to provide flexibility for future R&D uses. The proposals are supported by the Council's Urban Design and Landscape Officers, subject to conditions (Condition 23 hard and soft landscape, condition 24 tree pits, condition 24 green roofs, condition 26 landscape management plan, condition 29 external materials, condition 30 GRC panels banding, condition 31 louvre patterns for the lab bay modules)

14.21 The proposed development is consistent with the design, layout and landscaping objectives of the NPPF, particularly policies L2, DP3 and N3, which promote the efficient use of land, high-quality and context-responsive design, strong landscape integration, and the creation of attractive, healthy and sustainable places. The proposal accords with SCDC Local Plan (2018) policies HQ/1, HQ/2, NH/2 and NH/6 which seek to ensure that development proposals respond positively to local character and deliver high-quality design as part of well-designed and sustainable communities

15. Trees

15.1 The application is accompanied by a Tree Survey and Arboricultural Impact Assessment. 9no. category U trees are proposed to be removed with ongoing monitoring and maintenance of 2no. category C trees, and one

hedge. 3no. category B trees in group A001 and a portion of the category C A002 group are proposed for removal on the eastern boundary of the site to accommodate the development. A category B Himalayan birch on the southern edge of the site is also proposed for removal to accommodate the development. Some root pruning and crown works are also required.

15.2 The Tree Officer and Landscape Officer have considered the proposals and both have no objection subject to conditions.

15.3 The 14 trees identified for removal would be replaced by 37 newly planted trees which, as demonstrated by the submitted Canopy Coverage Plan, would result in a modest increase of approximately 60m² in canopy cover across the site after 20 years, provided that newly planted trees are adequately established and maintained. The proposals would improve species diversity and enhance the overall landscape structure, helping to support a more robust and resilient local ecosystem and strengthening the long-term contribution of the site to the wider green infrastructure network.

15.4 Some of the tree planting and removals are outside of the red line boundary on land owned by Trinity College, the owners of Cambridge Science Park. The tree works outside of the red line boundary will be controlled by S106 obligations. A planning condition is recommended requiring a tree protection plan (TPP) (**condition 28 TPP**).

15.5 Some harm is attributed to the loss of 14 trees as part of the redevelopment of the site. However, the loss is considered to be mitigated by the additional 37 new trees to be planted. This proposed succession planting will improved age structure, result in a modest increase to canopy cover and help to strengthen the long-term resilience and longevity of the site's tree stock.

15.6 Subject to appropriate conditions and S106 agreement, the proposed development is consistent with NPPF policies DP3, N2 and N3 which promote the retention and integration of trees and green infrastructure as part of high-quality, sustainable development. The proposal accords with SCDC Local Plan (2018) policies HQ/1, NH/2, NH/4 and NH/6 which seek to conserve landscape character, strengthen green infrastructure networks, and ensure that trees and landscaping contribute positively to placemaking and environmental quality**.**

16. Carbon reduction and sustainable design

16.1 Policy CC/3 requires that proposals for new dwellings and new non-residential buildings of 1,000m2 or more will be required to reduce carbon

emissions by a minimum of 10% through on-site renewable energy and low carbon technologies. Officers consider that Policy CC/3 remains broadly consistent with the objectives of the NPPF and can continue to attract weight as part of the development plan

16.2 The application is supported by a sustainability statement.

16.3 The development is targeting BREEAM 'Excellent'. It proposes an all-electric, zero fossil fuel approach to space heating and hot water, with roof-mounted photovoltaic panels. Air Source Hea Pumps (ASHPs) will be the main heating source. A separate ASHP will be provided for hot water. The proposal achieves a 30% reduction in carbon emission exceeding the policy requirement (policy CC/3 requires a 10% reduction).

16.4 The building façade has been designed to ensure that each elevation performs well in terms of window to wall ratio and to take advantage of shading. The louvers will be constructed from cast Glass fibre Reinforced concrete (GRC) to balance embodied carbon reduction, thermal mass, durability, and architectural expression. The façade will be designed for disassembly, allowing for the removal and replacement of windows, potentially even from the interior creating flexibility for long-term adaptability.

16.5 The proposal would achieve a greater than 55% reduction in water use through high efficiency fixtures and fittings alongside greywater reuse. A comprehensive water metering and monitoring system will be secured via condition.

16.6 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 carbon reduction technologies and water efficiency (**Condition 3 energy statement, condition 4 grey water, condition 5 water metering, condition 6 BREEAM water, condition 7 BREEAM design stage, condition 8 BREEAM post construction**).

16.7 The applicants have suitably addressed the issue of sustainability and renewable energy. Subject to conditions the proposal is compliant with policies CC/1, CC/3 and CC/4 of the South Cambridgeshire District Council Local Plan 2018, NPPF Policies CC2, CC3 and DP3(2)(b) and the Greater Cambridge Sustainable Design and Construction SPD 2020.

17. Biodiversity

17.1 The application is accompanied by a Preliminary Ecological Appraisal which demonstrates that the proposed development is capable of delivering an estimated biodiversity net gain of 93.44%. The submitted ecological information assesses the site's habitats and identifies appropriate measures to conserve and enhance biodiversity including further surveys, timing works to avoid nesting season, including log piles to provide invertebrate habitats and the creation and retention of habitats through the proposed landscaping scheme.

17.2 The application site sits within the Impact Risk Zone of a nearby statutory protected site and Natural England have been consulted but have not provided any comments.

17.3 The Council's Ecology Officer raises no objection to the proposal and recommends planning conditions to secure ecological mitigation, enhancement and monitoring measures, ensuring the protection of species and the delivery of the proposed biodiversity net gain for the lifetime of the development (**Condition 17 lighting ecology, condition 18 ecological mitigation, condition 19 LEMP, condition 20 CecMP, Condition 21 ecological enhancements, condition 37 biodiversity**).

17.4 Subject to conditions, the proposal is considered to accord with Policies CC/2, HQ/1, NH/14 and NH/6 of the South Cambridgeshire Local Plan, NPPF Policy N2, the Greater Cambridge Biodiversity SPD 2022, the Environment Act 2021 and Circular 06/2005.

18. Water management and flood risk

18.1 The site is in Flood Zone 1 and is therefore considered at risk of flooding. However there are pockets of medium and high surface water flood risk within the site. The LLFA originally objected to the application however the applicant has made amendments and provided further information to address their concerns. Surface water will be managed through infiltration in the form of blue and green roofs and permeable paving. This controls the flow rate of water leaving the site and provide water quality treatment which is important when discharging into the ground. The finished floor levels will be raised by 300mm to manage surface water flood risk. Conditions are recommended (**Condition 34 surface water operational, condition 35 groundwater monitoring, condition 36 surface water construction**)

18.2 The applicant has satisfactorily addressed matters relating to flood risk, surface water drainage and sustainable water management. Subject to conditions, the proposal accords with SCDC Local Plan 2018 Policies CC/7, CC/8 and CC/9, and is consistent with NPPF Policies F4, F5, F6, F7 and F8.

Foul Water

18.3 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.

18.4 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. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.

18.5 The Application site is located within the Cambridge Water Recycling Centre (WRC) catchment area. Anglian Water comments state 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, modern Water Recycling Centre (WRC) for Greater Cambridge, the first phase of their feasibility assessment has now been completed.

18.6 Anglian Water state that this assessment confirms that their focus is now on upgrading the existing WRC to accommodate future growth. They are continuing to work with their regulators and MHCLG to secure the necessary funding through the relevant regulatory framework (the large gated scheme process - introduced by Ofwat and the Regulators' Alliance for Progressing Infrastructure Development (RAPID) in March 2026 under the Major Water Infrastructure Programme (MWIP)). However, at the present time, such funding has not been confirmed and in the absence of an agreed strategy for managing growth within this WRC catchment, an objection is raised.

18.7 Wastewater infrastructure capacity has become a strategic issue for many local planning authorities across the south-east of England over the last few years. At a local level, the MHCLG decision in August 2025 not to

support the delivery of the Cambridge WRC has resulted in objections being raised by Anglian Water to planning applications within the Cambridge WRC catchment.

18.8 Officers note that Anglian Water does not have the statutory power to issue a 'holding direction' or directly prevent the local planning authority from determining the 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.

18.9 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 considered by officers to be a material planning consideration in the assessment of this planning application. The weight to be attached to this matter is for the decision maker.

18.10 Officers do not consider it reasonable to withhold the consideration of this planning application until the funding source for improvement works at Cambridge WRC to accommodate future growth has been confirmed by Anglian Water.

Capacity of Cambridge WRC

18.11 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.

18.12 No direct evidence 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.

18.13 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:

Year	Number of spills	Duration (hours)
2021	0	0
2022	0	0
2023	74	1476
2024	23	295
2025	4	39

Table 4 – storm overflows at Cambridge WRC (source Defra Data Services Platform)

18.14 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).

18.15 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.

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18.16 Foul water from the new site will discharge by gravity to the public sewer running under Cambridge Science Park Road to the west of the site. The existing peak foul water flow rate has been calculated as approximately 4.54 l/s. The proposed peak foul water flow rate has been calculated as approximately 4.95 l/s. The applicant has been asked to provide further detail of foul flows in the form of daily discharge rates (litres/day). This information will be provided on the amendment sheet.

18.17 The proposed development will result in a minor increase in wastewater rates. 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.

18.18 Officers consider that due to the marginal increase in foul flow rates from the application site when compared to the existing building on the site, increased storm overflow discharges to the receiving water course in non-exceptional circumstances are unlikely to be attributed to this development. In the absence of any evidence from Anglian Water to substantiate their position that foul water flows from the development (either on its own or cumulatively) pose an unacceptable risk to the environment, officers take the view that the risk of environmental harm to the receiving water course is low.

18.19 On the above basis, officers consider that 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.

18.20 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and with decision making Policy DM7 of the NPPF which states that Local planning decisions should not seek to duplicate or extend controls managed by those external regulatory regimes, in that decision-makers should assume, unless there is clear evidence to the contrary that separate regulatory regimes will operate effectively.

19. Highway safety and transport impacts

19.1 Access to the site is via an existing access from the science park ring road. The application proposes an additional 70 car parking spaces. This intensification of use is not considered to give rise to any significant adverse impacts on highway safety. The Highway Authority has no objection to the proposed development subject to the imposition of a demolition and construction traffic management condition (**Condition 22 Demolition and construction Traffic Management Plan**).

19.2 The application is supported by a Transport Assessment and Travel Management Plan.

19.3 The development would result in an increase in peak hour trips of 43 vehicles in the AM peak and 40 in the PM peak hours. This flow, when split between the two accesses to the science park, is not considered to need to be modelled and the Transport Assessment Team has no objection to this minor increase in peak car trips subject to mitigation.

19.4 To mitigate the impacts of the development a financial contribution of £ 1,291,000 towards strategic infrastructure including schemes being implemented by the Greater Cambridge Partnership and for improved bus services to the area has been agreed. For further details see heads of terms section.

19.5 To mitigate the development, the applicant will also commit to widening the footway adjacent to the science park perimeter road between the crossing place next to the main access roundabout and the northern side road serving the Bradfield Centre. This will improve access to the site and be part of wider accessibility improvements which will be secured through future development in the Science Park.

19.6 A Travel plan will be secured via condition (**Condition 27 Travel Plan**).

19.7 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.

19.8 The application has satisfactorily addressed matters relating to highway safety and transport impact. Subject to conditions / S106 mitigation, the proposal accords with Policy TI/2 of the SCDC Local Plan 2018 and is consistent with NPPF Policies TR3, TR4 and TR6.

20. Car and cycle provision

20.1 Car parking is provided undercroft in mechanical triple stackers. Cycle parking is located within the northern end of the building. Cycle store access has been improved and the size, layout and composition of cycles has been amended in response to comments from Camcycle.

Cycle parking

20.2 The application provides 213 cycle parking spaces. The breakdown of spaces is provided in the below table. Access to the cycle store has been improved. The original proposal showed double doors to access the store. These have been replaced by a single door improve access. The Transport Assessment details that initially 167 staff are expected to travel to the building by cycle therefore additional capacity is included in the proposed store.

20.3 The application has been amended to increase the amount of Sheffield stands to 35% of the total. The amount and type of cycle parking provided is considered acceptable given the high volumes of cycle parking spaces required. A cycle parking monitoring plan is recommended to be secured by condition to ensure that should the cycle parking layout be amended to increase capacity in future, that Sheffield stand provision remains at a minimum of 20% of the total spaces (**Condition 32 Cycle parking**).

Type	Amount	Percentage
Sheffield stands	63	35
Non-standard spaces	10	5
Double stackers	140	65
Total	**213**	**100**

Table 5 cycle parking details

20.4 Supporting facilities are included in the form of changing rooms, lockers and showers which are conveniently located close to the cycle store. Visitor cycle parking is to be provided adjacent to the front door in the recessed area at ground floor. This is supported as it is a clear and convenient location with a good level of natural surveillance.

20.5 The application has satisfactorily addressed matters relating to cycle parking, suitably prioritising is provision through secure and accessible design. Subject to condition, the proposal accords with Policy TI/3 of the SCDC 2018 Local Plan and is consistent with NPPF Policy TR4.

Car parking

20.6 The existing building has 55 car parking spaces. The application provides an additional 70 car parking spaces on site which increases the total provision to 125 car parking spaces. Although there is an increase in car parking spaces proposed on site, the Transport Assessment shows that there will not be a significant increase to peak car trips. There is a separate agreement where Trinity College, the owners of the Science Park, have agreed to fix car parking levels in the park at a maximum of 6977 spaces. This agreement breaks the park down into zones with a car parking budget for each zone; this site lies within Zone D4 of the Science Park Masterplan which has a budget of 388 spaces. The additional on plot car parking as

part of this application allows 318 spaces to serve the remaining plots within D4.

20.7 Although the car driver and other mode shares for the application are considered suitable, the increase in car parking on this site means that a lower number of car parking spaces will be available for the remaining sites in Zone D4. The applicant has responded highlighting that they are a third party and not obliged to reduce car parking on their own plot.

20.8 The current outline application for the science park, 26/01902 has submitted a Parking Management Plan for the future management of parking within the science park. This is considered outside of this application, but will limit the amount of parking on the park to 6977 spaces. It will be up to the park as a whole to meet this target, even if the amount of parking at this site increases by 70 spaces.

20.9 Trinity, the owner of the Science Park and applicant for the masterplan application, are aware of this position and have not submitted any representations on this application.

20.10 The application has satisfactorily addressed matters relating to car parking. Subject to condition(s), the proposal accords with Policy TI/3 of the SCDC Local Plan 2018 and is consistent with NPPF Policies TR2, TR3 and TR6.

21. Amenity

21.1 The site is not near any existing residential development.

Construction and environmental health impacts

21.2 The Council's Environmental Health Team have assessed the application and recommended conditions to cover contamination, noise, lighting and construction impacts (**Condition 9 contamination, condition 10 remediation, condition 11 unexpected contamination, condition 12 Demolition and Construction Environmental Management Plan (DCEMP), condition 13 Piling, Condition 14 Plant noise, condition 14 plant extract, condition 15 lighting**).

21.3 The proposal would not give rise to unacceptable impacts on health, living conditions or the natural environment. Subject to conditions, the proposal accords with Policies CC/6 (construction methods) SC/9 (light), SC/10 (noise), SC/11 (contamination) SC/12 (air quality), SC/14 (odour) and HQ/1 of the SCDC Local Plan 2018 and is consistent with NPPF Policies DP3 and P2.

Amenity for future occupiers

21.4 The application is supported by A Health Impact Assessment which has been amended in response to comments from the Health Development Officer. The amended document is considered to provide a rigorous assessment and the report provides a serios of recommendations and monitoring indicators. Implementation of these measures is to be secured via conditions (**Condition 33 HIA compliance**)

21.5 The development would have a positive impact on human health and wellbeing for future employees in line with the Greater Cambridge Health Impact Assessment SPD (2025).

22. Third party representations

22.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Excessive height and scale	See section 14 of the report
Inadequate cycle parking and poor access arrangement to cycle store	The cycle parking access and arrangement has been amended to remove double doors and provide a higher proportion of Sheffield Stands.
Displacement parking to Milton	An element of the strategic transport contribution will be secured for new Controlled Parking Zones in the surrounding area.
Fire risk from stacked parking arrangement	There is no policy that resists stacked car parking. The Planning Fire Safety Notice details the fire safety strategy for the car park. A suitable sprinkler system will be provided and developed as the design progresses to control the fire growth rate within the car park. To mitigate the fire risk associated with EVs, charging points are proposed to be located outside the building and will be provided with manual a power supply cut-off point and linked with the fire detection system within the car park to automatically cut off power if a fire is detected within the car park.

Table 6 Officer response to third party representations

23. Other matters

Bins

23.1 The proposed refuse and recycling arrangements have been assessed against the RECAP Waste Management Design Guide SPD (2026). The SPD seeks to ensure that development incorporates appropriately sized and accessible bin storage, efficient collection arrangements and suitable access for waste vehicles, whilst safeguarding visual and residential amenity.

23.2 The proposal accords with Policy HQ/1 of the SCDC Local Plan 2018 and is consistent with NPPF Policies DP3 and P2. The development meets the objectives of the RECAP Waste Management Design Guide SPD (2026).

Human Rights Considerations

23.3 Due regard has been given to the applicant's reasonable development rights and expectations, balanced and weighed against wider community interests, as set out in the Human Rights Act 1998.

Public Sector Equality Duty

23.4 As required by Section 149 of the Equality Act 2010, due regard has been given for the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people, insofar as these are material planning considerations, when considering this planning application.

24. Planning obligations (S106)

24.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of 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.

24.2 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. In determining this application, the Council is required by law (Section 70(2) of the Town and Country Planning Act 1990) to have regard to any local finance considerations, so far as material to the application

24.3 Policy TI/8 ‘Infrastructure and New Developments’ states 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

24.4 The Heads of Terms (HoT’s) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	**Contribution / Term**	**Trigger**	**CIL Reg 122 comments**
Transport	Strategic Transport contribution of £1,291,000 towards Improvements including Waterbeach to Cambridge bus corridor; Bus Improvements to serve NE Cambridge Chisholm Trail; Milton Road corridor; Cambourne to Cambridge bus corridor; Additional 1000 Park and Ride spaces in Cambridge; New Controlled Parking Zones in the surrounding area.	TBC	Policy TI/2 of the SCDC Local Plan 2018
Transport	Widening the footway adjacent to the science park perimeter road between the crossing place next to the main access roundabout and the northern side road serving the Bradfield Centre. The cost of this is to be deducted from the strategic transport contribution.	TBC	Policy TI/2 of the SCDC Local Plan 2018

Employment and Skills Plan	Appointment of Skills and Employment Plan co-ordinator	On commencement	Local Plan support development that contributes towards and supports economic growth and providing access to local employment opportunities.
Public Art	A Public Art Delivery Plan to provide public art on site with a budget of £250,000	Completion to Shell and Core	Policy HQ/2 of the Local Plan

Table 7 Heads of terms for S106 agreement

24.5 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policies TI/8 and HQ/2 of the SCDC Local Plan 2018 and are consistent with NPPF policy DM8.

25. Planning Balance

Decision-Making Framework

25.1 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.

25.2 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/S5, DP3, TR3, TR4, CC2, N2, N3, F4-F8, P2, HC1, HC4, DM8 and HE4-HE9, where relevant to the development proposed.

25.3 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.

Consistency with the Development Plan and NPPF

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

- Accords with policies E/1, E/9, S/5 CC/4, CC/8, CC/9, HQ/1, HQ/2, NH/4, NH/6, SC/2, SC/9, SC/10, SC/11, SC/12, TI/2, TI/3 and TI/8 of the development plan

- Is consistent with the relevant policies of the National Planning Policy Framework (NPPF), inclusing S/3, TR3, TR4, TR6, DP1, DP2, DP3, DP4, N2, N3, CC1, CC2, CC3, F4, F5, F6, F7, F8, P2 and DP3

- Is capable of satisfying identified policy requirements, subject to the recommended planning conditions and completion of the necessary planning obligations.

25.5 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

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

- Economic benefits arising from construction activity and investment.
- Economic benefits from the creation of 11,439 sqm (NIA) of employment floorspace creating approximately 894 jobs
- Biodiversity enhancements and biodiversity net gain.
- Landscape, green infrastructure and tree planting benefits.
- Sustainable drainage and climate resilience measures.
- Contributions towards strategic transport infrastructure.
- Improvements to walking and cycling routes within the Science Park.
- An Employment and Skills Plan.
- Public art provision

25.7 Collectively these benefits attract substantial weight in favour of the proposal.

Harm and Areas of Policy Conflict

25.8 Notwithstanding the above benefits, officers have identified the following adverse impact:

- Foul water capacity
- Loss of 14 trees

25.9 In terms of foul capacity, for the reasons set out in paragraphs 18.16-18.21 of this report these adverse impacts attract limited weight against the proposal.

25.10 In terms of tree loss, for the reasons set out in paragraphs 15.5 and 15.6 of this report, these adverse impacts attract limited weight.

25.11 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

Overall Planning Balance

25.12 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.

25.13 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.

25.14 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**.

Recommendation

25.15 That the Committee resolves to **GRANT PLANNING PERMISSION** subject to**:**

- The planning conditions as set out below with amendments to the conditions as drafted delegated to officers.
- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with amendments to the Heads of Terms as set out delegated to officers.

Planning conditions

Time

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Drawings

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

   Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Energy Statement

3. No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property, as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this, shall be submitted to and approved in writing by the Local Planning Authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

   Reason: To ensure an energy efficient and sustainable development (South Cambridgeshire Local Plan 2018 policy CC/3 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Grey water

4. No development above base course (other than demolition and enabling/ utility diversion works) shall take place until a detailed scheme for the approved grey water harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

   Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policies CC/4 and CC/7 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water metering

5. Prior to first occupation a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional.
   The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

   Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

WATER

6. Prior to the occupation of the building, evidence of water saving shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of a water saving reduction of between 55-60% relative to the BREEAM New Construction UK version 7 Wat01 baseline. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details.

   Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policies CC/4 and CC/7 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BRE design stage

7. Within 12 months of commencement of construction of the building hereby approved, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'Excellent' will be met. Where the Design Stage certificate shows a shortfall in credits for BREEAM 'Excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the development.

   Reason: To ensure an energy efficient and sustainable development (South Cambridgeshire Local Plan 2018 policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020

BRE Post construction

8. Within 12 months following first occupation of the building hereby approved, a BRE issued Construction Certificate shall be submitted to, and approved in writing by, the Local Planning Authority within 1 month of issue. The certificate shall demonstrate that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.
   Reason: To ensure an energy efficient and sustainable development (South Cambridgeshire Local Plan 2018 policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020

Contaminated land

9. No development (or phase of) shall take place, unless otherwise agreed, until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.

b) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved in writing by the Local Planning Authority.

   Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Remediation

10. The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method

Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

Unexpected contamination

11. If, during development, any additional or unexpected contamination is identified, then remediation proposals for this material should be submitted to and approved in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the development hereby approved.

    Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

DCEMP

12. No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) Plan for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.
    The DCEMP shall include the consideration of the following aspects of demolition and construction:

a) Demolition, construction and phasing programme.
b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authorit
e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.

h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
i) Use of concrete crushers.
j) Prohibition of the burning of waste on site during demolition/construction.
k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
m) Screening and hoarding details.
n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
p) External safety and information signing and notices.
q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
r) Membership of the Considerate Contractors Scheme. Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Piling

13. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.
Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Plant noise

14. The plant/equipment and any associated plant enclosures, hereby approved, shall be installed and operated in accordance with the submitted details in the Noise Impact Assessment 163 Cambridge Science Park (Ref: 38305-HML-XX-XX-RP-O-500001 Revision: P03 and dated 2nd July 2026) prepared by Hilson Moran.
Prior to the commencement of use, a post installation operational noise performance completion report for plant and equipment shall be submitted to and approved in writing by the Local Planning Authority.
Should the noise limits detailed in the report referred to above not be met then the details of further attenuation work, as required, shall be submitted to the Local Planning Authority for its approval in writing. The noise

attenuation/insulation scheme shall be implemented and thereafter maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Plant ventilation /extract

15. No development above ground level shall commence until a scheme detailing plant, equipment or machinery for the purposes of ventilation or the extraction and filtration of odours, dust or fumes has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

Reason: To protect the amenity of nearby properties in accordance with Policy SC/14 of the South Cambridgeshire Local Plan 2018.

Lighting - EH

16. Prior to occupation of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".
The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018

Lighting – ecology

17. Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;
c) detail all building design measures to minimise light spillage;
d) set out a monitoring and reporting regime for the lighting scheme.
The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

Ecological mitigation

18. Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in the Preliminary Ecological Appraisal (38305-HML-XX-XX-RP-U-880001 P04). The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

LEMP

19. No part of the development, including demolition, ground works), shall commence until a Landscape and Ecological Management Plan (LEMP), for that part of the development, has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

a) Long-term design objectives
b) Aims and objectives of management.
c) Description and evaluation of features to be managed.
d) Ecological trends and constraints on site that might influence management.
e) Prescriptions for management actions.
f) Prescription of a maintenance schedule and phasing plan for a 30-year period for all hard and soft landscaping areas including ecological mitigation, including an annual work plan capable of being reviewed every 5 years.
g) Details of the body or organisation responsible for its implementation and its funding.
h) Ongoing monitoring and remedial measures including identification of contingencies and/or remedial action.
The approved LEMP shall be implemented in full in accordance with the approved details.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

CecMP

20. No part of the development, including demolition, ground works), shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP), for that part of the development, has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

a. Risk assessment of potentially damaging construction activities.
b. Identification of biodiversity protection zones.
c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d. The location and timings of sensitive works to avoid harm to biodiversity features.
e. The times during construction when specialist ecologists need to be present on site to oversee works.
f. Responsible persons and lines of communication.
g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

Ecological enhancement

21. No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

TMP

22. Prior to the commencement of any demolition or construction works, a site traffic management plan shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: in the interest of highway safety

H&S landscaping

23. No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping details shall accord with the following approved plans:Landscape Masterplan, CSP-RMA-ZZ-ZZ-DR-L-01001 P10, Robert Myers Associates, Ground Floor Masterplan, CSP-RMA-ZZ-00-DR-L-01001 P12, Robert Myers Associates, Planting Strategy, CSP-RMA-ZZ-ZZ-DR-L-02001 P14, Robert Myers Associates, Material Palette, CSP-RMA-ZZ-ZZ-DR-L-02002 P06, Robert Myers Associates, Canopy Coverage Plan, CSP-RMA-ZZ-00-DR-L-01002 P08, Robert Myers Associates, Levels Plan, CSP-RMA-ZZ-00-DR-L-01003 P05, Robert Myers Associates, UGF Plan, CSP-RMA-ZZ-ZZ-DR-L-01003 P07, Robert Myers Associates, Tree Strategy Existing, CSP-RMA-ZZ-00-DR-L-01008 P05, Robert Myers Associates, Tree Strategy Removed, CSP-RMA-ZZ-00-DR-L-01009 P06, Robert Myers Associates, Tree Strategy Proposed, CSP-RMA-ZZ-00-DR-L-01010 P05, Robert Myers Associates, Tree Works Adjacent to Site, CSP-RMA-ZZ-00-DR-L-01004 P04, Robert Myers Associates, Tree Works on Site, CSP-RMA-ZZ-00-DR-L-01005 P03, Robert Myers Associates, Tree Works on and Adjacent to Site, CSP-RMA-ZZ-00-DR-L-01011 P02, Robert Myers Associates, Roof Terrace Plan, CSP-RMA-ZZ-06-DR-L-01001 P09, Robert Myers Associates

The scheme shall include the following:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
b) hard surfacing materials;
c) Street furniture and artifacts (including refuse and cycle storage);
d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
f) an implementation programme.
g) Details of irrigation systems

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4).

Tree pits

24. No development, apart from demolition and enabling works, shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority. The development shall be carried out in accordance with the approved details.

    Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (South Cambridgeshire Local Plan 2018; Policies HQ/1 and NH/4).

Green roofs

25. No construction of the biodiverse (green) roof(s) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.

a) The means of access for maintenance
b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm
c) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)
d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
e) A management/maintenance plan for the roof(s)

    The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan.
    The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

    Reason: To help mitigate and respond to climate change and to enhance ecological interests in accordance with Policies CC/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

landscape management plan

26. Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

    Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4).

Travel plan

27. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

    Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

Tree protection plan

28. The approved tree protection methodology shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

    Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (South Cambridgeshire Local Plan 2018 Policy HQ/1 and NH/4 and Section 197 of the Town and Country Planning Act 1990).

External materials

29. No external elevations shall be installed until details of external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

GRC cast panels banding

30. No external elevations shall be installed until details of the horizontal banding between the GRC cast panels will be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be in accordance with the approved details.

    Reason: In the interest of visual amenity (Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

louvre patterns for the lab bay modules

31. The louvre patterns for the lab bay modules shall accord with the principles set out in the Dry Façade Rule Book (2524-SKM-XX-XX-G-A-039602 P01).

    Reason: In the interest of visual amenity (Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

Cycle parking

32. No occupation of the building shall commence until details of the cycle parking and ongoing management and maintenance shall be submitted to and approved in writing by the local planning.
    The details shall include: (i)
    a) the number of cycle parking spaces and where relevant the details of phased installation; (ii)
    b) the location; (iii)
    c) the type of stands
    d) a Cycle Parking Management Plan which details Sheffield Stands will be retained as at least 20% of total cycle parking spaces in perpetuity.

    The building shall not be brought into operational use until the cycle parking has been installed in accordance with the approved details, and shall thereafter be maintained in accordance with the approved Cycle Parking Management Plan.

    Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

HIA compliance

33. The development shall be carried out in accordance with the measures set out in the submitted Health Impact Assessment (October 2026), including the monitoring of those measures, unless agreed in writing by the Local Planning Authority.

Reason: To ensure the development has a positive impact on the health and wellbeing of employees in accordance with Policy SC/2 of the South Cambridgeshire Local Plan (2018) and the Greater Cambridge Health Impact Assessment SPD (2025)

Surface water drainage - operational

34. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.
The scheme shall be based upon the principles within the agreed Drainage Strategy Report prepared by AKT II (ref: 6326) dated 6 October 2026 and shall also include:
    a) Full results of the proposed drainage system modelling for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements, together with an assessment of system performance;
    b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
    c) Full details of the maintenance/adoption of the surface water drainage system.

    The development shall be carried out in accordance with the approved details prior to the first use and thereafter retained in perpetuity.

    Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Groundwater monitoring

35. No development, apart from enabling works, shall commence until peak seasonal groundwater monitoring has been undertaken and a final surface

water strategy based on the results of this monitoring has been agreed by the Local Planning Authority, in conjunction with the Lead Local Flood Authority.

Reason To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties.

Surface water drainage construction

36. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided, and water quality will be managed, during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

    Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; or cause detriment to water quality; recognising that initial works to prepare the site could bring about unacceptable impacts.

Biodiversity

37. Development may not be begun unless:

a) a biodiversity gain plan has been submitted to the planning authority, and
b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Informatives

1. Anglian water
   Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2.
   Protection of existing assets - When an Anglian Water asset is shown on record plans within the land identified for proposed development, it is recommended that the applicant contacts the Anglian Water Development Services Team for further advice

on this matter. Building over existing public sewers or assets will not be permitted (without agreement) from Anglian Water.
Building near to a public sewer - No building will be permitted within the statutory minimum easement width of 3 metres from a pipeline without agreement from Anglian Water. Easements are subject to specific easement requirements dependent on the size and depth of the sewer or asset, or any advice or comment provided by Anglian Water. Please contact our Development Services Team on 0345 606 6087 - Option 2 for any queries.
The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

2. The principal areas of concern that should be addressed by the Traffic Management Plan are:

I. iMovements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
II. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
III. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
IV. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

3. Pollution control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

4. Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

5. Biodiversity Net Gain Informative

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition (as set out above at the end of this decision notice) is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Cambridge City Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

In the opinion of the Local Planning Authority, the approved development is engaged by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, is subject to the statutory Biodiversity Gain Condition and none of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

6. Advice on information required to discharge Biodiversity Gain Condition

A Biodiversity Gain Plan to secure at least 10% increase in biodiversity value relative to the predevelopment biodiversity value of the onsite habitat as per the statutory condition as set out on this Decision Notice must be submitted to the Local Planning Authority and approved before the development can commence. In order to discharge the condition, the following information will be required:

-details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and evidence of appropriate legal agreements to guarantee delivery of ongoing habitat management requirements specifically:

i. Identification of receptor site or sites with associated plans;
ii. Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric;
iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
iv. A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:

a) Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;

b) Review of Ecological constraints;

c) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;

d) Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;

e) Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;

f) Identification of persons responsible for implementing the works;

g) A timetable of ecological monitoring to assess the success of all habitats creation / enhancement.

h) The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.

i) Evidence that appropriate arrangements are in place to ensure the Council is funded to monitor the proposed biodiversity gain from the site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.

Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: Biodiversity Net Gain Advice (greatercambridgeplanning.org)

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.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

Appendix 1 National Scheme of Delegation Gateway Meeting assessment form

GREATER CAMBRIDGE
SHARED PLANNING

NATIONAL SCHEME OF DELEGATION

SCHEDULE 2 APPLICATION GATEWAY ASSESSMENT FORM

APPLICATION DETAILS:

Item	Details
Application Reference	26/02610/FUL
Site Address	163 Cambridge Science Park, Milton Road, Cambridge
Proposal Description	Demolition of existing building and development of new commercial building, including access, landscaping and ancillary
Applicant	Stanhope PLC
Ward	Milton & Waterbeach
Parish/Town Council	Milton
Application type	Full planning application
Case Officer	Mairead O'Sullivan
Date of Assessment	21 October 2026

Nominated Officer	Philippa Kelly
Nominated Member	Councillor Katie Porrer

1. Schedule 2 Qualification:

☒ 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	0.36ha
Existing use	Commercial (office - vacant)
Proposed use	Commercial (office and dry laboratories – use class E)
Number of dwellings	n/a
Floorspace proposed	14,982sqm
Heritage designation(s)	None
Environmental designation(s)	None
Policy allocation status	Lies within Cambridge Science Park – Policy E/1
EIA Development	No
Major Infrastructure Implications	No

Site location plan

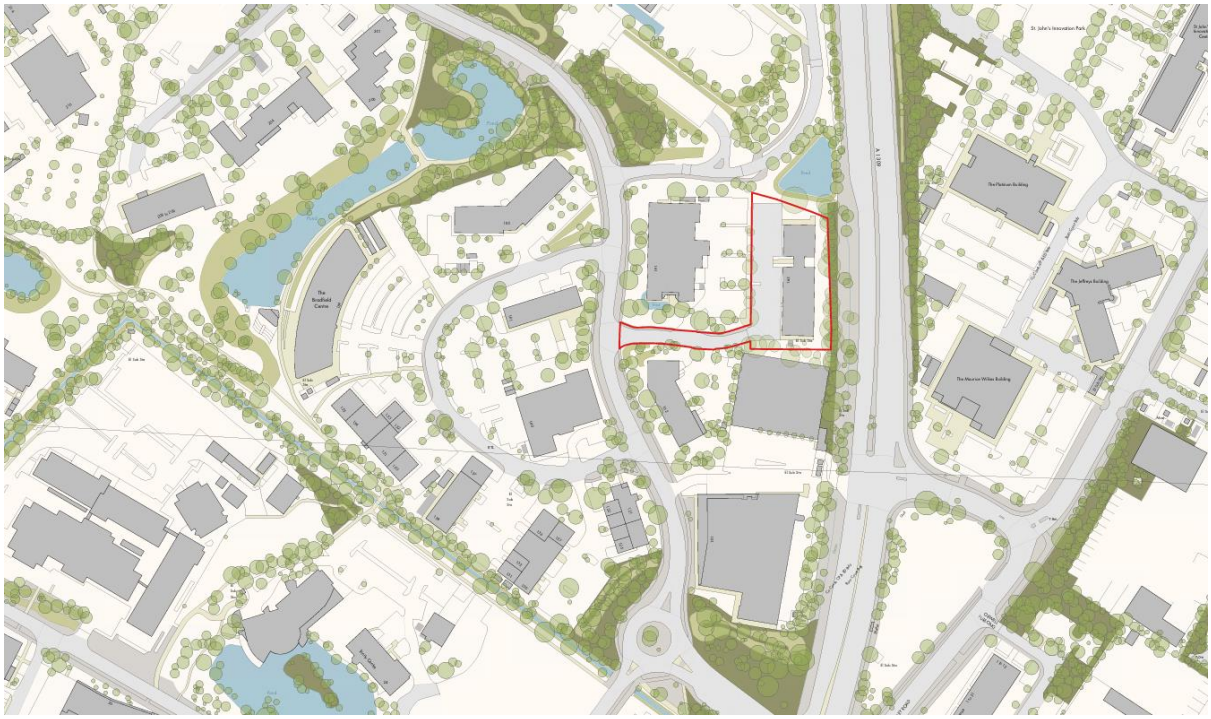


Figure 1 163 Cambridge Science Park Location Plan

Officer Summary

The application seeks full planning permission for the demolition of the existing building and construction of a new commercial building. The proposed development consists of an eight storey commercial building comprising office and dry lab floorspace with associated cycling facilities and undercroft car parking.

The application is subject to a PPA and has been through a number of pre-application meetings as well as a briefing to JDMC and review by Cambridgeshire Quality Panel. The application has been amended and further information submitted to address comments from the LLFA, Landscape Officer and Transport Assessment Team.

The main planning issues are considered to be:

- scale, massing and townscape impact
- car parking
- drainage matters

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	894 jobs created
Impact on local economy	Local hires as part of Employment skills plan
Strategic investment implications	Limited
Impact on town/village centres	Limited
Impact on business land supply	Limited

Officer Commentary

In terms of economic impact, the proposal would have a positive impact in terms of job creation and impact on the local economy. The site is currently occupied by a vacant single storey commercial unit with surface level carparking. The proposal would intensify the use of the site creating 14,982SQM floorspace (NIA) of modern R&D floorspace in the form of office and dry lab floorspace. The building layout is flexible allowing for future flexibility. The proposal would create 894 FTE jobs and uplift of 851 compared to the existing building.

The Employment and Skills Plan, which will be secured through s106 agreement, sets out targets for job creation of up to 15% local hires during the operational phase, supported by pre-employment support for new hires and local residents alongside aiming for up to 10% of advertised operational vacancies at entry-level roles.

The proposals are considered to raise issues of economic significance.

Social Significance:

Consideration	Assessment
Housing delivery significance	None – commercial development
Affordable housing implications	None – commercial development
Community facilities/services	Limited
Health and wellbeing impacts	Limited
Impact on community cohesion	Limited

Officer Commentary

The proposal would have some, albeit limited, social benefits. It would create additional jobs on site. The landscaping proposals will feed into wider landscaping within the science park. The application includes a Health Impact Assessment which has been assessed by the Specialist Development Officer.

The building has an indoor sky lobby which could potentially be hired by the local community.

The proposals are not considered to raise issues of social significance.

Environmental Significance:

Consideration	Assessment
Climate change implications	Targeting BREEAM and 55% reduction in water use
Biodiversity impacts	93.44% increase in BNG
Landscape/townscape effects	Increased prominence on Milton Road
Heritage impacts	Limited
Flood risk considerations	Limited

Officer Commentary

The proposed development will contribute to an improvement in habitat quality and biodiversity net gain on the site (93.44% increase). Mitigation and adaptation to climate change is set out in the sustainability strategy. The development is targeting BREEAM 'Excellent'. It proposes an all-electric, zero fossil fuel approach to space heating and hot water, with roof-mounted photovoltaic panels. The proposal would achieve a greater than 55% reduction in water use through high efficiency fixtures and fittings alongside greywater reuse.

The proposals sit within a wider context of recent and emerging development which contribute to the ongoing intensification of this part of Cambridge. The development will increase the prominence of built form along the Cambridge Science Park side of Milton Road, and contribute to the ongoing evolution of both the Science Park and the North East Cambridge skyline. these changes will be experienced within the context of a rapidly changing townscape. The landscape and urban development officers have no objection to the proposal subject to a number of conditions.

The Lead Local Flood Authority (LLFA) objected to the application as submitted but their objection has been overcome and the objection removed subject to conditions.

The proposals are not considered to raise issues of environmental significance.

Overall Criterion A Conclusion

Criterion A NOT met

☐ Criterion A MAY be met

Y Criterion A clearly met

Reasons

The proposal would create high-quality employment floorspace that is initially proposed to be used for office and dry laboratories. The space is designed for future flexibility should market needs change. The impact in terms of job creation and impact on the local economy is considered to be significant.

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	Limited
Flooding	Limited
Design	Moderate
Heritage	Limited
Ecology	Limited
Landscape	Moderate
Amenity	Limited
Other	Car parking Foul water

Statutory Consultation Issues

Consultee	Objection Outstanding?
Highways Authority	No
Environment Agency	No
Historic England	No
Lead Local Flood Authority	No
Other	

Other consultee responses received:

Anglian Water

Although not a statutory consultee, Anglian Water has a temporary objection to all future applications in the Cambridge Wastewater Treatment Centre (WWTC) catchment area until funding is secured for upgrades following the decision not to proceed with the redevelopment of the site. The existing peak foul water flow rate has been calculated as approximately 4.54 l/s. The proposed peak foul water flow rate has been calculated as

approximately 4.95 l/s. Anglian Water has confirmed that there is available capacity for the anticipated foul flows. The Environment Agency has not objected to the application.

Transport Assessment Team

Although also not a statutory consultee, the Transport Assessment Team has submitted a holding objection to the application as further information has been requested about car parking levels. The application provides an additional 70 car parking spaces on site. There is a separate agreement where Trinity college, the owners of the science park, have agreed to reduce overall car parking level in the park. This agreement breaks the park down into zones with a car parking budget for each zone; this site lies within Zone D4 which has a budget of 388 spaces.

Although the car driver and other mode shares for the application are considered suitable, the increase in car parking on this site means that a lower number of car parking spaces will be available for the remaining sites in Zone D4. The applicant has responded highlighting that they are a third party and not obliged to reduce car parking on their own plot. The applicant team has met with Trinity as part of pre-application discussions and Trinity has not objected to the planning application. Therefore, the proposed car parking levels are considered acceptable. A contribution towards deliver of sustainable transport measures will be secured via s106 agreement.

Other:

Cambridge Past Present and Future have objected to the proposal on the grounds of excessive height and scale.

Milton Parish Council has objected to the application on the ground of height, concerns over the stacked parking proposals and potential displacement car parking in Milton.

Camcycle objected to the application, but the proposed cycle store has now been amended in response to their comments to improve access arrangements and to include a higher proportion of Sheffield Stands.

A neutral comment has been submitted about the proposed terraces.

Overall Criterion B Conclusion

☐Criterion B NOT met

☐ Criterion B MAY be met

☒ **Criterion B clearly met**

Reasons

The application is considered to raise a significant planning matter in respect of the objection from Anglian Water.

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

Y 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.

Appendix 2 NPPF Summary (2026)

Policy S3: Presumption in favour of sustainable development

Policy S3 establishes the presumption in favour of sustainable development. For decision-taking, development proposals that accord with an up-to-date development plan and the relevant national decision-making policies should be approved without delay. In applying this presumption, decision-makers should have regard to policies relating to sustainable locations, housing delivery, the efficient use of land, high-quality design and environmental protection.

Policies TR3, TR4 and TR6: Highway safety and transport impacts

Policies TR3, TR4 and TR6 promote development in sustainable locations, require safe and well-designed streets and seek to ensure that development proposals appropriately assess and mitigate transport impacts. Development should only be prevented or refused on transport grounds where there would be an unacceptable impact on highway safety or where transport impacts cannot be satisfactorily addressed.

Policies DP1 to DP4: Well-designed places

Policies DP1 to DP4 seek the creation of high-quality, sustainable places. Development should function well, be visually attractive, respond positively to local character, optimise the potential of sites, provide a high standard of amenity, and create safe, healthy and inclusive environments for existing and future users.

Policies N2 and N3: Trees, biodiversity and the natural environment

Policies N2 and N3 require planning decisions to contribute to and enhance the natural environment. Development should protect and enhance biodiversity, landscapes, green infrastructure, soils, trees and woodland, secure biodiversity net gain and minimise adverse impacts on the natural environment. Existing trees should be retained and integrated into development wherever practicable and appropriate.

Policies CC1 to CC3: Climate change

Policies CC1 to CC3 seek to ensure that the planning system supports the transition to net zero, increases resilience to climate change and takes account of the impacts of overheating, water scarcity, flooding, storms and other climate-related risks. Development should minimise greenhouse gas emissions and incorporate appropriate adaptation and resilience measures.

Policies F4 to F8: Flood risk and water management

Policies F4 to F8 address flood risk and water management. Development should avoid areas at highest risk of flooding where possible, apply a sequential and risk-based approach to site selection and design, manage surface water effectively, and ensure that development remains safe for its lifetime without increasing flood risk elsewhere.

Policies P2 and DP3: Pollution, health and amenity

Policies P2 and DP3 seek to ensure that development does not give rise to unacceptable impacts on health, living conditions or environmental quality. Development should avoid unacceptable impacts from noise, vibration, air pollution, odour, artificial lighting, contamination and other forms of pollution, whilst safeguarding the amenity of existing and future occupiers.