

Stanhope



By email to:

info@163cambridgesciencepark.co.uk
nick.vose@marengocomms.com

Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE
Phone 01223 - 243830
www.cambridgeppf.org

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Response to consultation on redevelopment of 163 Cambridge Science Park

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

Thank you for consulting CambridgePPF on your emerging proposals for 163 Cambridge Science Park. We look forward to commenting further as the project develops. At this pre-application stage, we have the following comments:

1. Height, Massing, and Visual Impact: As the site sits on the edge of the Science Park right next to Milton Road—and within an important viewing corridor toward Cambridge (as identified in your Site Opportunities Plan) —we are particularly concerned with the scale, massing, and height of the new building. The consultation material only provides indicative sketches, and it will be vital to review full building, site, and street elevations. We urge you to develop a building that respects the context of its sensitive edge-of-Park and edge-of-city location, with careful regard to its potential impact on the historic skyline of Cambridge.

2. Alignment with Strategic Frameworks: The consultation states that these plans have been developed in line with the long-term vision for the Science Park. Consequently, we expect the final submission to align with the emerging Cambridge Science Park Design Code and Parameter Plans.

3. Landscaping and Tree Maturity: This is a tight development site, and we support your proposals to maximise the limited landscape opportunities. It is important that the tree species and layout allow the trees to grow to full maturity, ensuring they provide lasting biodiversity and visual screening.

4. Sustainability & Climate Commitments: We welcome your stated aspiration to achieve BREEAM Outstanding. However, given the climate emergency, we urge you to upgrade this from an aspiration to a project commitment. Furthermore, given the acute water stress in the Greater Cambridge region, we expect to see the promised greywater harvesting and "blue roof" rainwater systems fully realised to minimise the building's net impact on water supply.

5. Biodiversity Net Gain (BNG): We strongly support your target to achieve 35% BNG and hope this is followed through to provide genuine, high-quality habitats.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer