

## **Melbourn Science Park update**

I am writing on behalf of Bruntwood SciTech to provide an update regarding the future plans for Melbourn Science Park.

We would like to thank the community for taking the time to participate in the various public consultation events held last autumn. Thank you also for your follow up email of 19 December, which has also been considered by the development team as part of the community consultation.

I can confirm that a detailed planning application has now been submitted to South Cambridgeshire District Council intended to revitalise the existing Science Park to meet modern-day scientific requirements. We expect this planning application to be available for the public to view on the council's website soon.

By way of reminder, the proposals include:

- Securing the future of the Science Park by ensuring there are high quality, modern facilities for businesses to establish and grow
- Providing a new Village Green as a space for the community and users of the Science Park to enjoy, alongside opening up the site by providing new walking routes and landscape enhancement
- A new Gastropub with outdoor dining and hotel accommodation to complement the existing offerings in the village and surrounding areas
- A new 'community focused' building which could contain public facilities such as a gym, physio, dentist and creche
- Retaining where possible and enhancing the existing trees and landscaping
- Investment in new transport facilities, including a new 'mobility hub' offering increased car parking, car charging, cycle hire and cycle workshop
- Recycling and repurposing buildings wherever possible, underpinned by careful carbon analysis at every stage.

Following feedback from neighbouring residents, we have sought to address comments raised in the proposed designs. Prior to our most recent public consultation event in December 2022, significant amendments had already been made to the proposals to address comments raised during previous consultation rounds. Amendments to both the Cambridge Road and Moat Lane boundaries have sought to address comments raised by neighbours, by further increasing boundary tree planting and to initiate planting in an earlier phase to allow the trees to mature and establish, filtering any views of the buildings beyond. For neighbours along the northern boundary of the site we also removed the proposed access gate to Moat Lane which had caused concern for neighbours.

Since our last public consultation event in December, further design amendments have been made to address additional comments raised by neighbours along the Moat Lane (northern) boundary. These include:

- Since the December 2022 sessions, Block F and the Mobility Hub have been moved another 4 metres from the northern boundary. This now aligns Block F approximately with the existing units 13-16
- The rooftop plant enclosure of Block F has been moved away from the residential properties and toward the mobility hub façade
- The second-floor terrace space on Block F will remain, but will no longer be accessible to users of the building - and will be used only for maintenance purposes. This directly addresses concerns about potential for 'overlooking' of properties
- We have amended the proposed construction phasing to include tree planting on the northern boundary from Day 1, which means that new trees will have two to three years to establish prior to works taking place in this corner of the site.

Along the Cambridge Road (southern) boundary, we have relocated the new exit onto Cambridge Road away from facing properties (18-22 Cambridge Road) and the existing junction with Armingford Crescent. The revised junction now sits halfway between Hale Close and Armingford Crescent and faces onto an existing public footpath and copse of trees.

To accompany these amendments, the development team has also undertaken further assessments, as follows:

- A Townscape and Visual Impact Assessment has been undertaken and has concluded that there will be no adverse effects on townscape or landscape receptors, or identified key views as agreed with the local planning authority. These VIAs considered proposed building heights amongst other potential visual impacts
- The design team are confident that the planting and screening interventions will further mitigate any residual impacts
- We have undertaken a lighting assessment which sets out strategies for minimising light pollution including: shielding, timers / sensors and controlling intensity levels and colour temperatures
- Technical analysis using the methodologies set out within the Building Research Establishment (BRE) Guidelines (<https://bregroup.com/>) – which sets best practice for the UK design and construction industry – has concluded that the surrounding site will fully accord with the BRE target criteria for daylight and sunlight with the proposed development in place. The impacts to daylight and sunlight in the surrounding residential properties are negligible and therefore wholly acceptable.

I trust that the above information is helpful. Should you have any questions please do contact me on [scott@royalpilgrim.com](mailto:scott@royalpilgrim.com) or 0800 907 8677. Our project website [www.melbournsciencepark-consultation.co.uk](http://www.melbournsciencepark-consultation.co.uk) will remain live, although as mentioned above, the full details of the application and supporting documents will be on the Council's planning website shortly.

Yours faithfully

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Hi Sophie,

I hope you're well!

You're likely to have seen this already, but I thought you might like to be privy to the plans for our redevelopment of Melbourn Science Park now that we can officially reveal the news...

[Here](#) you can read the full news article, complete with artist's impressions of how the Park will look once complete.

I'd be happy to help with any questions you might have, or provide extra information.

[Here](#) are some jpegs featuring artist's impressions of the completed Park that might be useful too.

Many thanks,



