

Before I begin, I would like to welcome to any questions from committee following my allotted 3 minutes.

At the Melbourn Parish Council Planning Committee meeting held on the 11 April 2023, application 23/01134/FUL was considered. It was resolved to support the application however the Council wishes to highlight serious reservations about the development.

It is clear to the council that the park requires re-developing and the council welcomes the development in principle. The park will create job opportunities, attract people and investment to the village, use sustainable energy, encourage sustainable transport, and make the park and green open spaces more accessible to the public.

However, it is understood that this is the first time the applicant is carrying out this type of project in a village environment and there are serious reservations about some aspects of the development.

Firstly, as evident from the Townscape and Visual Impact Assessment (particularly on pages 75 and page 79) the height and scale of the building will have significant impact of the street scene. The application proposes larger buildings near to the road and neighbouring properties which will result in loss of natural light due to overshadowing also the buildings will overlook neighbouring properties. Furthermore, there is concern that there will be light pollution from the windows of taller buildings and from the lights on the site.

Moreover, it is understood that construction work on the site could take up to 8 years to complete and there is concern about the impact of this work on residents neighbouring the development and the village. The noise, vibrations, and debris from the works near residential properties will have an impact on the wellbeing of residents (and this view is shared by the Health Impact Assessment officer at SCDC). There is a query relating to whether the health assessment carried out by Savills on behalf of Bruntwood consulted a medical professional. The SCDC's Health Impact Assessment Officer has highlight missing information from the report.

In addition, according to the Transport Assessment report, there will be 978 car parking spaces on the site. This leaves the possibility of almost 1,000 vehicles being on the site at any one time. There will be an increased amount of traffic travelling through the village during the construction work and when the park is fully operational. This traffic will be generated by construction traffic, employees, and users of the site, as well as supply vehicles. The Parish Council requests that the correct conditions are put in place to mitigate the impact of all types of traffic on the village. To ensure the safety of residents and school areas at all times.

Although it is clear in the supporting documents that sustainable travel is a priority, it is unclear how this will be encouraged when the park is fully functioning so further details would be appreciated.

Finally, the council has been made aware of an increase to rental fees by the applicant which has resulted in the premises on the site becoming unaffordable for local businesses. This is deeply concerning for the council as it was understood that Bruntwood wanted to encourage existing local businesses to remain on site long term, but instead it seems that they have been priced out of the park.