

23/01134/FUL

I am Cllr. John Travis and I speak for Melbourn Parish Council.

The Melbourn Parish Council Planning Committee considered this Application at a meeting held on the 11 April 2023 and resolved to support it.

The council fully understands that the science park requires re-developing and welcomes this in principle. The new park will create job opportunities, attract people and investment to the village, use sustainable energy and encourage sustainable transport. It will also make the park more accessible to the public and enhance green open spaces.

However, we understand it is the first time the applicant has proposed carrying out this class of project in a village setting rather than an urban setting.

The decision to support therefore comes with three serious reservations.

Firstly, the Townscape and Visual Impact Assessment. The height and scale of the buildings will have significant impact on the street scene. Building characteristics lack harmony with a rural village setting. Compared to the present park the plans show much larger buildings near the road. Neighbouring properties will be overlooked and may be affected by a loss of natural light during the day and suffer from light pollution at night.

Secondly, the construction phase. It is understood that construction work on the site could take up to 8 years. There is naturally concern about the impact of this work on neighbouring residents and the wider village. Noise, vibrations, and debris from the works near residential properties will have an impact on the wellbeing of residents. This view is shared by the Health Impact Assessment officer at SCDC.

The council also questions whether the health assessment carried out by Savills consulted a medical professional. The SCDC's Health Impact Assessment Officer may have highlighted missing information in the report.

Lastly, the future impact of traffic on the village is of concern. According to the Transport Assessment Report, there will be 978 car parking spaces on the site. This implies that around 1,000 vehicles will be on the site at any one time. During the construction work there will be increased traffic travelling through the village and yet more when the park is fully operational.

The Parish Council requests that, assuming planning consent is given, the correct conditions are put in place to mitigate the impact of all types of traffic on the village.

Thank you for this opportunity. I welcome any questions from the committee.