

CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

CAMBOURNE BUSINESS PARK

Council Meeting 7th September 2021

Following the presentation from Cllr Bridget Smith Leader of South Cambs District Council the Town Chairman wrote to her expressing the Town Council's concerns. The Town Chairman has received a response to the Letter confirming they would be listening to the Town Council and has offered to speak with the Town Council again on the project.

In The Chairman's letter there was an offer to the consortium of the Town Clerk's expertise and the following was contained in the response

"Thank you for the offer to use the expertise and input of the Town Clerk. I agree that it will be helpful for the Town Council to remain closely involved and I would be happy to come again to a Town Council meeting, with the relevant colleagues, to talk through how we can work together through the next stages of the proposed development. I will contact the Clerk to talk through how this level of engagement can best be achieved."

The Council has also been copied in on the following correspondence in relation to the Business Park development by Cambridge Past, Present & Future.

Dear Cambridge Investment Partnership

Cambridge Past, Present & Future is supportive of this private/public partnership to increase the amount of affordable housing.

With regard to the new parks proposed within the development, we are not convinced that you have got this right and we would encourage you to reconsider their location:

The large park is almost completed surrounded by roads and the main access road goes around three sides of it. The smaller park area is also bounded by roads on three sides, two of which are the main access road (and at that point a larger number of vehicles will be passing as it close to the vehicle entrance). The roads will considerably reduce the value of these spaces:

- Child safety and ability of parents to relax whilst children are playing.
- Air pollution in a green space environment that is being designed for well-being.
- Physical barriers for biodiversity to cross/overcome, therefore reducing biodiversity benefits (we note plans for a wetland, will amphibians be killed crossing roads?).
- The general well-being benefits for the users of green space will be denuded by noise pollution, air pollution and the visual intrusion of vehicles.

We assume that the locations have been chosen to try and place these green spaces at the heart of the community, where they are most accessible. Unfortunately, that also matches the access roads. We feel that the development should be redesigned so that the green spaces are at the heart of the community but not surrounded by the main vehicle access. This is perfectly possible and achieved on many other developments. Please reconsider.

Whilst we noted a commitment to biodiversity, we did not see any commitment to an amount of Biodiversity Net Gain. Given South Cambs District Council's commitments to biodiversity we would expect to see a commitment to achieve 20% BNG from this development.

We note that the imminent draft local plan papers are likely to include a much larger development to the north of the A428 at Cambourne. The continuing growth of this settlement will also increase its importance over time, as hopefully it moves away from being a commuter suburb in the countryside to something resembling a self-sustaining community. With this in mind, whilst the design, density and build standards had been quite good at the start of the Cambourne project twenty years ago, we feel that recent building phases have seen these standards slip and the development of Land North of Lower Cambourne should provide an opportunity to raise those standards back to their former levels.

I trust that you will take our comments into consideration. Our formal response is attached.

Kind regards

James Littlewood - Chief Executive

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