

CAMBOURNE TOWN COUNCIL  
District of South Cambridgeshire

**BUSINESS PARK DEVELOPMENT – 23/00123/FUL**

Planning Meeting 21<sup>st</sup> November 2023

As previously reported that at the District Council Planning Committee held on the 11<sup>th</sup> October 2023 the application was deferred at the recommendation of the case officer as additional information required to be reviewed prior to consideration of the application.

There has been correspondence between Zeiss, SCIP and the Planning Department regarding Zeiss's objection.

The Town Clerk received the following Via Email

Hi All,

In the attached letter SCIP appear to have liaised with Zeiss and addressed their concerns without requiring any changes to the layout. I imagine that they will be now going to planning committee on 13<sup>th</sup> December. Maybe a date to put in people's diaries.

Regards

Ed

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Associate Planner

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Your ref: 22/01310/RMM

Our ref: J0044635

2<sup>nd</sup> November 2023

Dear Aaron

## **LAND SOUTH OF THE POND / BUSINESS PARK ROAD, CAMBOURNE**

***Application 23/00123/FUL – Erection of 256 No. dwellings and change of use of existing marketing suite to café, landscaping, car parking, substations, bin and bike stores and associated works.***

I am writing to you following my previous submission on the 3<sup>rd</sup> October and the subsequent deferral of the application at the October Planning Committee Meeting held on 11<sup>th</sup> October 2023. Following the committee meeting, we have undertaken an additional review of matters relating to potential noise and vibration impacts on the adjacent Zeiss House. We have also instructed Eurofins to advise on the matter Electronic Magnetic Interference. This letter provides updates on these three topics and is supported by the following:

A letter from Eurofins dated 1<sup>st</sup> November

A Noise Assessment of Impact on Zeiss - Revision A, prepared by Create Consulting, dated October 2023

A Vibration Assessment of Impact on Zeiss - Revision A, prepared by Create Consulting, dated October 2023

Following my submission in October, you are already aware that SCIP has previously undertaken extensive investigations and modelling of potential noise and vibration impacts of future construction activities both on site and from within Zeiss House itself. Following productive discussions with Zeiss, we have a clear understanding of the noise and vibration limits that Zeiss consider needs to be adhered to in order to ensure that no adverse impact is caused to their on-going operations during construction activities near to the eastern boundary of the application site.

The noise and vibration levels/limits requested by Zeiss have now been the subject of further review and consideration. As confirmed within the two attached Create Consulting Reports, SCIP is now satisfied that it can conduct its on-site construction activities in a manner that will ensure the levels/limits requested by Zeiss are adhered to, relative to existing baseline levels.

On the subject of Noise, noise monitors will be in situ along the external façade of the Zeiss building and on the site hoarding for the duration of construction works carried out within 30m of the Zeiss House boundary. These monitors will have specific limits set that will provide real time notification if the agreed noise levels/limits at these monitoring locations are being exceeded or are close to being exceeded. Any potential adverse noise impact that might result from construction activities will therefore be successfully mitigated.

On the subject of vibration, SCIP has confirmed that its construction activities and methodologies will be carefully controlled to limit the potential for vibration impacts. Piling is not to be undertaken and the use of specific machinery such as a "pecker", the only item of machinery which generated vibration levels during the on-site test that exceeded the Zeiss design limits when measured on the test bed, is not being used as part of the construction. The use of other machinery, such as vibratory rollers will be managed to ensure the lowest vibration generating settings are used (to again reflect the positive outcomes from the field test results).

The precise construction methodologies to be adopted on site will be agreed as part of a specific Construction Method Statement. The on-site testing already undertaken demonstrates that through the implementation of these specific construction methodologies, the Zeiss vibration design limits can be adhered to. To ensure this remains the case, vibration monitoring will be undertaken at the application site, the methodology for which is set out within the Create Vibration Report.

On the subject of Electro Magnetic Interference (EMI), the attached Eurofins letter provides expert opinion on the likely impacts of both the substation and the apartment building/houses on sensitive equipment located within Zeiss House. It is concluded that given the higher potential for EMI, relocating the substation so that it is located at least 30m from the site boundary shared with Zeiss House is advisable. This adopts the mitigation measure set out by Zeiss. SCIP has no objection to this and as discussed, SCIP is happy to modify the planning condition (draft condition 39) already agreed to secure this.

In terms of the apartment buildings and houses, it is advised that whilst some off set is advisable between the new homes and the sensitive equipment contained within Zeiss House, a separation distance of circa 10m is likely to provide sufficient protection. The proposed masterplan, which achieves 23m separation from the nearest façade of the apartment building to Zeiss House, therefore already builds in appropriate protection.

Having regard to the above, it is considered that the new development can be integrated effectively within the existing businesses that are located adjacent to the site, i.e. Zeiss House, and that unreasonable restrictions would not be placed upon existing businesses as a result of this development. The proposed development is therefore compliant with paragraph 187 of the NPPF.

Yours sincerely



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