

CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

Cambourne High StreetCouncil Meeting 7th November 2023

John

Please excuse my slow response on this. When your email arrived, I was on holiday and since getting back it has taken me a while to get on top of things in order to give you a meaningful response. I guess this is good news, as I am currently quite busy on Cambourne.

With regard to the High Street, I think it would be fair to say that we have been the victim of events outside our control. As you will recall, It took Souk South Cambs an unbelievable 3 year to discharge my Pre-App. In itself this was problematic but it has also caused a chain reaction, which has had further impacts on my timing.

To be more specific, the delay was so extreme that by the time we eventually received the Council's clearance, the World had changed. The new Part L of the Building Regulations had to be incorporated (meaning that the gas heating we had planned could no longer be used) and I have also had to consider the implications of the introduction of Biodiversity Net Gain legislation. Both have had significant cost implications, resulting in my having to completely re-engineer every single unit throughout the entire scheme. Equally, all this has happened with a backdrop of rapidly escalating construction costs and increasing interest rates, the latter meaning that predicted sales prices have now fallen.

To be frank, dealing with all of the above and trying to devise a scheme that is remotely economically viable, whilst still providing a retail High Street has been extremely testing and taken me the best part of a year. However, I have now recommenced the final elements of preparation for our planning application. If you would like me to come along to the Town Council's next planning committee meeting to provide a more detailed update, I would be happy to oblige.

In the meantime, now that the bird nesting season has ended, I need to undertake various site preparatory works and I wanted to appraise you of this. Most immediately (probably during the week commencing Monday 22nd October), I need to get the site levelled - which primarily involves grubbing up the tree stumps in our land adjacent to the woods. This will involve a large, tracked vehicle, meaning that a much larger area will need to be taped off whilst the works are undertaken, to keep the public away. It may also mean that we need to close footpath that crosses the site for short period, but signage will be erected so that pedestrians can be detoured.

Kind regards.

Duncan