

Greater Cambridge Local Plan – Issues & Options Consultation Representations (February 2020)

DB Group (Holdings) Ltd - Land at Wellington Way, Bourn, Cambridgeshire, CB23 2TQ

Introduction

This note sets out representations to the Issues & Options consultation to the Greater Cambridge Local Plan.

The following information is to be submitted with the representations:

- Call for Sites Submission
- Site Location Plan

The final version of these representations has been submitted via email to: localplan@greatercambridgeplanning.org.

Questions

2. Please submit any sites for employment and housing you wish to suggest for allocation in the Local Plan. Provide as much information and supporting evidence as possible.

DB Group (Holdings) Ltd site at Wellington Way, Bourn, Cambridgeshire, CB23 2TQ is being submitted as an existing B2 General Industrial employment site. The site is owned and operated by DB Group (Holdings) Ltd. DB Group's business was founded in the early 1970s and has been a pioneer in the construction industry since those times. It was originally established to provide specialist sands to industry for cement testing and fuse manufacturing and is still exporting sands all over the world today. The company's business now further incorporates and largely consists of structural waterproofing and environmentally friendly substitutes for cement, for which the Bourn site provides manufacturing and storage infrastructure. The site also incorporates the company's research and development laboratories, which work in partnership with universities and other external bodies.

DB Group began operating from this site in 2012 following comprehensive works to facilitate the use of the site for their operations (refer to planning permission reference S/1712/12/FL). These works facilitated the relocation of their operations from their former site in Lolworth. This relocation was necessary in order to expand production and increase employment as a result of new developments within the construction industry.

The operations and processes which take place on site include the following:

- Sand grading – filtering sand to provide different levels of fineness;
- Production of additives used in concrete mixes – blending of powders from silo storage;
- Warehousing – receipt and dispatch of goods either manufactured or purchased off site for resale.

These uses, in combination, amount to B2 General Industrial use. The blending and grading processes undertaken on site generate external noise, particularly in respect of the extraction system used to

capture and recycle dust particles from the manufacturing process to maintain air quality. The site is also serviced by an average of 2 incoming and 3 outgoing HGV movements a day.

The company currently employs 21 full time staff on site with a further 40 being primarily field based and visiting the site approximately once a week.

DB Group are currently exploring a number of expansion opportunities on site. One of these is a volumetric truck operator to supply concrete directly to customers. Activity at their existing Bourn site associated with this operation would be carried out externally and would entail filling various hoppers on the vehicle. This would require at least one further silo on site and the use of a mechanical loader to take aggregates and sand from external storage bays. The operations have the potential to increase the level of noise generated at the site and would also increase HGV movements.

A further opportunity exists in the production, cutting and finishing of precast concrete products. This would require concrete mixing equipment, supplied from bagged and/ or additional bulk silo stocks, as well as the use of stone-cutting saws.

The company's expansion plans have the potential to create a further 16 jobs on site in the relatively near term and potentially more in the future.

8. How should the Local Plan help us achieve net zero carbon by 2050?

DB Group's strategy is focused on improving sustainability within the construction sector, and the company seeks to reduce their environmental impact in everything they do. That's why, in 2015 they introduced Cemfree[®] ultra-low carbon concrete which was a complete game changer for the construction industry that achieves dramatic embodied carbon savings of up to 88% in concrete. This innovative technology was developed in-house to ensure every detail was exactly as it should be. It has since won multiple awards and continues to excite and impress the industry in equal measure.

Local production and use of Cemfree ultra-low embodied carbon concretes can play a part in the Councils plans for more sustainable development across Greater Cambridge, replacing environmentally damaging cement-based concretes and demonstrating its commitment to the low carbon agenda.

Ensuring that businesses and employment opportunities within the District are also focussed on achieving net zero carbon by 2050 will be essential to the Council achieving this goal. The Council should be proactively working with DB Group, and companies like them, to ensure that the Council enables them to achieve their full potential in terms of contributing towards this goal.

9. How do you think we should be reducing our impact on the climate? Have we missed any key actions?

In addition to the actions already listed, the Council should be supporting companies who are finding innovative solutions to reducing our impact on the climate. As set out in response to question 8, DB Group has sustainability running through its core and the company understand how important it is to reduce their environmental impact in everything they do. That's why, in 2015 they introduced Cemfree ultra-low carbon concrete which was a complete game changer for the construction industry that achieves dramatic carbon savings of up to 88% in concrete. This innovative technology was

developed in-house to ensure every detail was exactly as it should be. It has since won multiple awards and continues to excite and impress the industry in equal measure.

Ensuring that businesses and employment opportunities within the District are also focussed on reducing our impact on climate will be essential. The Council should be proactively working with DB Group, and companies like them, to ensure that the Council enables them to achieve their full potential in terms of reducing our impact on the climate. The Councils should also consider opportunities to support the use of Cemfree and similar low carbon concretes across its estate and Greater Cambridge.

16. How should the Local Plan help us achieve 'good growth' that promotes wellbeing and social inclusion?

The Local Plan should ensure that a variety of employment opportunities are available across the District for all members of the community. This includes protecting and enabling the growth of established and successful businesses in the District such as DB Group. DB Group operate in Bourn and undertake the following operations and processes:

- Sand grading – filtering sand to provide different levels of fineness;
- Production of additives used in concrete mixes – blending of powders from silo storage;
- Warehousing – receipt and dispatch of goods either manufactured or purchased off site for resale.

These uses, in combination, amount to B2 General Industrial use. The company currently employs 21 full time staff on site with a further 40 being primarily field based and visiting the site approximately once a week. The company's expansion plans have the potential to create a further 16 jobs on site in the relatively near term and potentially more in the future.

DB Group initiated an apprenticeship scheme for its contracting business in 2018, leading its first successful trainee to become a permanent employee now remunerated at levels on par with more experienced peers. Summer 2019 saw its first intern opportunities provided to sixth-form students, which it hopes to continue into the future.

24. How important do you think continuing economic growth is for the next Local Plan?

Very important.

The Local Plan should ensure that a variety of employment opportunities are available across the District for all members of the community. This includes protecting and enabling the growth of established and successful businesses in the District such as DB Group. DB Group operate in Bourn and undertake the following operations and processes:

- Sand grading – filtering sand to provide different levels of fineness;
- Production of additives used in concrete mixes – blending of powders from silo storage;
- Warehousing – receipt and dispatch of goods either manufactured or purchased off site for resale.

These uses, in combination, amount to B2 General Industrial use. The company currently employs 21 full time staff on site with a further 40 being primarily field based and visiting the site approximately once a week. The company's expansion plans have the potential to create a further 16 jobs on site in the relatively near term and potentially more in the future.

DB Group initiated an apprenticeship scheme for its contracting business in 2018, leading its first successful trainee to become a permanent employee now remunerated at levels on par with more experienced peers. Summer 2019 saw its first intern opportunities provided to sixth-form students, which it hopes to continue into the future.

As set out in response to questions 8 and 9, the Council should be supporting companies who are finding innovative solutions to key challenges facing the District, such as reducing our impact on the climate. DB Group has sustainability running through its core and the company understand how important it is to reduce their environmental impact in everything they do. That's why, in 2015 they introduced Cemfree ultra-low carbon concrete which was a complete game changer for the construction industry that achieves dramatic carbon savings of up to 88% in concrete. This innovative technology was developed in-house to ensure every detail was exactly as it should be. It has since won multiple awards and continues to excite and impress the industry in equal measure.

Ensuring that businesses and employment opportunities within the District are also focussed on innovation is essential. The Council should be proactively working with DB Group, and companies like them, to ensure that the Local Plan enables their full economic potential. The Councils should also consider opportunities to support the use of Cemfree and similar low carbon concretes across its estate and Greater Cambridge.

25. What kind of business and industrial space do you think is most needed in the area?

The Local Plan needs to ensure that there is enough industrial space to accommodate B2, General Industrial use, on sites that will not be hampered by surrounding land uses. DB Group operate in Bourn and their site is in close proximity to the Bourn Airfield New Village. The following operations and processes are undertaken on site:

- Sand grading – filtering sand to provide different levels of fineness;
- Production of additives used in concrete mixes – blending of powders from silo storage;
- Warehousing – receipt and dispatch of goods either manufactured or purchased off site for resale.

The blending and grading processes undertaken on site generates external noise, particularly in respect of the extraction system used to capture and recycle dust particles from the manufacturing processes to maintain air quality. The site is also serviced by an average of 2 incoming and 3 outgoing HGV movements a day.

The company currently employs 21 full time staff on site with a further 40 being primarily field based and visiting the site approximately once a week.

DB Group are currently exploring a number of expansion opportunities. One of these is a volumetric truck operator to supply concrete directly to customers. Activity at their existing site at Bourn associated with this operation would be external and would entail filling the various hoppers on the vehicle. This would require at least one further silo on site and the use of a mechanical loader to take aggregates and sand from external storage bays. These operations have the potential to increase the level of noise generated at the site and would also increase HGV movements.

A further opportunity exists in the production, cutting and finishing of precast concrete products. This would require concrete mixing equipment, supplied from bagged and/ or additional bulk silo stocks, as well as the use of stone-cutting saws.

In light of the above, it is essential that the proposed Bourn Airfield New Village takes full account of DB Group's existing operations and will not hamper future expansion plans to make Bourn a source of low carbon construction materials and technology for wider environmental benefit. This will require particular consideration being given to adequate distance separation from noise sources, site and building layout / orientation, provision of acoustic barriers as deemed necessary as a result of detailed assessments, particularly with regard to noise and air quality.

This accords with the Planning Practice Guidance (PPG) which states:

“How can the risk of conflict between new development and existing businesses or facilities be addressed?”

Development proposed in the vicinity of existing businesses, community facilities or other activities may need to put suitable mitigation measures in place to avoid those activities having a significant adverse effect on residents or users of the proposed scheme.

In these circumstances the applicant (or ‘agent of change’) will need to clearly identify the effects of existing businesses that may cause a nuisance (including noise, but also dust, odours, vibration and other sources of pollution) and the likelihood that they could have a significant adverse effect on new residents/users. In doing so, the agent of change will need to take into account not only the current activities that may cause a nuisance, but also those activities that businesses or other facilities are permitted to carry out, even if they are not occurring at the time of the application being made.

The agent of change will also need to define clearly the mitigation being proposed to address any potential significant adverse effects that are identified. Adopting this approach may not prevent all complaints from the new residents/users about noise or other effects, but can help to achieve a satisfactory living or working environment, and help to mitigate the risk of a statutory nuisance being found if the new development is used as designed (for example, keeping windows closed and using alternative ventilation systems when the noise or other effects are occurring).”

Paragraph: 009 Reference ID: 30-009-20190722

Revision date: 22 07 2019

26. Do you think we should be protecting existing business and industrial space?

Yes. The Local Plan needs to ensure that there is enough industrial space to accommodate B2, General Industrial use on sites that will not be hampered by surrounding land uses. DB Group operate in Bourn and their site is in close proximity to the Bourn Airfield New Village. The following operations and processes are undertaken on site:

- Sand grading – filtering sand to provide different levels of fineness;
- Production of additives used in concrete mixes – blending of powders from silo storage;
- Warehousing – receipt and dispatch of goods either manufactured or purchased off site for resale.

The blending and grading processes undertaken on site generates external noise, particularly in respect of the extraction system used to capture and recycle dust particles from the manufacturing processes to maintain air quality. The site is also serviced by an average of 2 incoming and 3 outgoing HGV movements a day.

The company currently employs 21 full time staff on site with a further 40 being primarily field based and visiting the site approximately once a week.

DB Group are currently exploring a number of expansion opportunities. One of these is a volumetric truck operator to supply concrete directly to customers. Activity at their existing site at Bourn associated with this operation would be external and would entail filling the various hoppers on the vehicle. This would require at least one further silo on site and the use of a mechanical loader to take aggregates and sand from external storage bays. These operations have the potential to increase the level of noise generated at the site and would also increase HGV movements.

A further opportunity exists in the production, cutting and finishing of precast concrete products. This would require concrete mixing equipment, supplied from bagged and/ or additional bulk silo stocks, as well as the use of stone-cutting saws.

In light of the above, it is essential that the proposed Bourn Airfield New Village takes full account of DB Group's existing operations and will not hamper future expansion plans. This will require particular consideration being given to adequate distance separation from noise sources, site and building layout / orientation, provision of acoustic barriers as deemed necessary as a result of detailed assessments, particularly with regard to noise and air quality.

This accords with the Planning Practice Guidance (PPG) which states:

“How can the risk of conflict between new development and existing businesses or facilities be addressed?”

Development proposed in the vicinity of existing businesses, community facilities or other activities may need to put suitable mitigation measures in place to avoid those activities having a significant adverse effect on residents or users of the proposed scheme.

In these circumstances the applicant (or 'agent of change') will need to clearly identify the effects of existing businesses that may cause a nuisance (including noise, but also dust, odours, vibration and other sources of pollution) and the likelihood that they could have a significant adverse effect on new residents/users. In doing so, the agent of change will need to take into account not only the current activities that may cause a nuisance, but also those activities that businesses or other facilities are permitted to carry out, even if they are not occurring at the time of the application being made.

The agent of change will also need to define clearly the mitigation being proposed to address any potential significant adverse effects that are identified. Adopting this approach may not prevent all complaints from the new residents/users about noise or other effects, but can help to achieve a satisfactory living or working environment, and help to mitigate the risk of a statutory nuisance being found if the new development is used as designed (for example, keeping windows closed and using alternative ventilation systems when the noise or other effects are occurring)."

Paragraph: 009 Reference ID: 30-009-20190722

Revision date: 22 07 2019

27. How should we balance supporting our knowledge-intensive sectors, with creating a wide range of different jobs? What kind of jobs would you like to see created in the area?

The Local Plan should ensure that a variety of employment opportunities are available across the District for all members of the community. This includes protecting and enabling the growth of established and successful businesses in the District such as DB Group. DB Group operate in Bourn and undertake the following operations and processes:

- Sand grading – filtering sand to provide different levels of fineness;
- Production of additives used in concrete mixes – blending of powders from silo storage;
- Warehousing – receipt and dispatch of goods either manufactured or purchased off site for resale.

These uses, in combination, amount to B2 General Industrial use. The company currently employs 21 full time staff on site with a further 40 being primarily field based and visiting the site approximately once a week. The company's expansion plans have the potential to create a further 16 jobs on site in the relatively near term and potentially more in the future. The company's drive for lower carbon construction is typified by the local development of its Cemfree ultra-low embodied carbon concretes. The company employs international industry experts at its Bourn research and development laboratories, developing current and new product solutions.

The Council should also be supporting innovative companies, such as DB Group, who are leaders in their field and contribute to achieving wider objectives of the Plan such as reducing our impact on the climate. DB Group has sustainability running through its core and the company understand how important it is to reduce their environmental impact in everything they do. That's why, in 2015 they introduced Cemfree ultra-low carbon concrete which was a complete game changer for the

construction industry that achieves dramatic carbon savings of up to 88% in concrete. This innovative technology was developed in-house to ensure every detail was exactly as it should be. It has since won multiple awards and continues to excite and impress the industry in equal measure.

Ensuring that businesses and employment opportunities within the District are also focussed on reducing our impact on climate will be essential. The Council should be proactively working with DB Group, and companies like them, to ensure that the Council enables them to achieve their full potential in terms of innovation.

28. In providing a range of employment space, are there particular locations we should be focussing on? Are there any specific locations important for different types of business or industry?

The Local Plan needs to ensure that there is enough industrial space to accommodate B2, General Industrial use, on sites that will not be hampered by surrounding land uses. DB Group operate in Bourn and their site is in close proximity to the Bourn Airfield New Village. The following operations and processes are undertaken on site:

- Sand grading – filtering sand to provide different levels of fineness;
- Production of additives used in concrete mixes – blending of powders from silo storage;
- Warehousing – receipt and dispatch of goods either manufactured or purchased off site for resale.

The blending and grading processes undertaken on site generates external noise, particularly in respect of the extraction system used to capture and recycle dust particles from the manufacturing processes to maintain air quality. The site is also serviced by an average of 2 incoming and 3 outgoing HGV movements a day.

The company currently employs 21 full time staff on site with a further 40 being primarily field based and visiting the site approximately once a week.

DB Group are currently exploring a number of expansion opportunities. One of these is a volumetric truck operator to supply concrete directly to customers. Activity at their existing site at Bourn associated with this operation would be external and would entail filling the various hoppers on the vehicle. This would require at least one further silo on site and the use of a mechanical loader to take aggregates and sand from external storage bays. These operations have the potential to increase the level of noise generated at the site and would also increase HGV movements.

A further opportunity exists in the production, cutting and finishing of precast concrete products. This would require concrete mixing equipment, supplied from bagged and/ or additional bulk silo stocks, as well as the use of stone-cutting saws.

In light of the above, it is essential that the proposed Bourn Airfield New Village takes full account of DB Group's existing operations and will not hamper future expansion plans. This will require particular consideration being given to adequate distance separation from noise sources, site and building layout / orientation, provision of acoustic barriers as deemed necessary as a result of detailed assessments, particularly with regard to noise and air quality.

This accords with the Planning Practice Guidance (PPG) which states:

“How can the risk of conflict between new development and existing businesses or facilities be addressed?”

Development proposed in the vicinity of existing businesses, community facilities or other activities may need to put suitable mitigation measures in place to avoid those activities having a significant adverse effect on residents or users of the proposed scheme.

In these circumstances the applicant (or ‘agent of change’) will need to clearly identify the effects of existing businesses that may cause a nuisance (including noise, but also dust, odours, vibration and other sources of pollution) and the likelihood that they could have a significant adverse effect on new residents/users. In doing so, the agent of change will need to take into account not only the current activities that may cause a nuisance, but also those activities that businesses or other facilities are permitted to carry out, even if they are not occurring at the time of the application being made.

The agent of change will also need to define clearly the mitigation being proposed to address any potential significant adverse effects that are identified. Adopting this approach may not prevent all complaints from the new residents/users about noise or other effects, but can help to achieve a satisfactory living or working environment, and help to mitigate the risk of a statutory nuisance being found if the new development is used as designed (for example, keeping windows closed and using alternative ventilation systems when the noise or other effects are occurring).”

Paragraph: 009 Reference ID: 30-009-20190722

Revision date: 22 07 2019

Carter Jonas – 21 February 2020