

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a special meeting of the Council held on
Friday, 9 December 2005 at 9.30 a.m.

PRESENT: Councillor Mrs CAED Murfitt – Chairman
Councillor JH Stewart – Vice-Chairman

Councillors: Dr DR Bard, RE Barrett, JD Batchelor, EW Bullman, RF Bryant, NN Cathcart, Mrs PS Corney, SM Edwards, Mrs A Elsby, R Hall, Mrs SA Hatton, Dr JA Heap, Mrs EM Heazell, JA Hockney, Mrs HF Kember, SGM Kindersley, RMA Manning, RB Martlew, MJ Mason, DC McCraith, CR Nightingale, Dr JPR Orme, Mrs DP Roberts, Mrs GJ Smith, Mrs HM Smith, Mrs DSK Spink MBE, Mrs BE Waters, Dr JR Williamson, NIC Wright and SS Ziaian-Gillan

Officers: Caroline Hunt Principal Planning Policy Officer
Keith Miles Planning Policy Manager

Apologies for absence were received from Councillors BR Burling, JP Chatfield, Mrs SJO Doggett, Dr SA Harangozo, Mrs JM Healey, MP Howell, Mrs CA Hunt, DH Morgan, Mrs JA Muncey, JA Quinlan, A Riley, J Shepperson, RT Summerfield, Dr SEK van de Ven, DALG Wherrell and JF Williams.

1. DECLARATIONS OF INTEREST

The following personal interests were declared:

Dr DR Bard & Mrs CAED Murfitt	Pension provider University Superannuation Scheme, one of joint funders of Monsanto site
Dr JPR Orme	Pension provider Bayer CropScience, one of joint funders of Monsanto site
Mrs EM Heazell	Husband employed by Addenbrooke's NHS Trust (also prejudicial – she would leave the room)
SM Edwards	As a resident of Oakington and tenant of field in Oakington Green Belt
JD Batchelor, SGM Kindersley, DC McCraith	As County Councillors
CR Nightingale, Mrs HF Kember, Mrs EM Heazell, JPR Orme	Members of Cambridge Southern Fringe Member Reference Group
CR Nightingale	Member of Addenbrooke's 2020 Vision group
RMA Manning	As the owner of land in Willingham and Over (also prejudicial – he would leave the room)

A number of Members stated their memberships of faith groups, but this was not believed to be a necessary declaration.

2. GUIDED BUS DECISION - ADDITIONAL ITEM

Councillor MJ Mason referred to the Secretary of State's decision, just published, on the application for the guided bus and asked leave to propose that Council re-examine the transport policies within the Local Development Framework to incorporate that decision. He requested as an alternative, if no seconder were forthcoming, that the Planning Policy Manager make a statement on the decision.

The Planning Policy Manager reported that he had been advised of the decision by a

County Council officer at 4.45 pm the previous day and had been assured that the County Council had not known of the decision when they had briefed Members two days earlier. A press release had been issued this morning. The decision granted planning permission for the guided bus as sought by the County Council, subject to some minor modifications, and had been issued nearly two months before the deadline stated in the House of Commons.

The Local Development Framework (LDF) would still have been submitted to the Secretary of State by 6 January 2006 even if the guided bus decision had not then been made. The Planning Policy Manager did not believe that the decision raised new matters but, even if it did, the policy required that no properties at Northstowe be occupied until the guided bus was in operation, so there was no need to delay the submission of the LDF. Copies of the decision were made available for Members.

The Planning and Economic Development Portfolio Holder welcomed the early decision and expressed the belief that it did not significantly affect the Northstowe decisions and that the LDF transport decisions remained intact.

The Planning Policy Manager agreed with Councillor SM Edwards that dialogue should be started now if emergency access to Northstowe still needed to use the guided busway.

3. MINUTES OF PREVIOUS MEETINGS

The Chairman was authorised to sign the Minutes of the meetings held on 15, 18, 22 and 25 November 2005 as correct records, subject to the following amendments:

15 November 2005

Declarations of Interest (Minute 1)

Amend Councillor Manning's declaration to include the ownership of land in Over and Councillor Edward's to the lease of land in the Oakington Green Belt, not ownership of land in Over

Add Councillors Kindersley and Batchelor's declarations as County Councillors

Introduction (page 2, 1st full paragraph)

Amend "to" to "it" in the last sentence

Development North West of Cambridge (page 3, 1st paragraph)

Amend "Histon Road" to "Huntingdon Road"

Lord's Bridge (page 5, 3rd paragraph)

Amend "impaction on the Lord's Bridge site" to "impacting on the Mullard Radio Astronomy Observatory"

Renewable Energy (page 5, 5th paragraph)

Amend "minimum" to "threshold"

18 November 2005

Policy C4 – Mitigating the Impact of Northstowe on Existing Communities

(page 13, 2nd paragraph)

Amend 3rd line of the Minutes to read: "all parts of existing Conservation Areas, whether built or open areas, must remain part of the villages in which they currently reside..."

The Planning Policy Manager advised that the Conservation Area was already shown as part of the Longstanton inset map, so no change was required to the plans. The amendment was a clarification of the Parish Council's views.

That the sentence "All parts of existing Conservation Areas, whether built or open areas, must remain part of the villages in which they currently reside." be added to Policies NS/6 and SP/15.

22 November 2005

Cambridge East Area Action Plan (Minute 2, 2nd paragraph)
Second sentence – amend "The" to "To"

Policy CE/2 Development Principles (page 20, 7th paragraph)
Amend "principals" to "*principles*"

C – The Site and Its Setting (page 21, 1st paragraph)
First line – amend "western end" to "*eastern end*"

D5 – Employment (page 22, 7th paragraph)
Delete "s" from "generals"

The Leader confirmed that no discussions had been held on the site for a new sewage works at Cambridge Northern Fringe East.

4. SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK: SUBMISSION TO SECRETARY OF STATE

The Planning Policy Manager reminded Members that this meeting was to deal with matters deferred by earlier meetings and that it was important to move the Framework forward so that the Council could plan development as it felt best. He congratulated Council on reaching this stage.

Mr Miles advised Members of government consultations on revisions to PPS3 urging local planning authorities to approve planning applications for housing in advance of formalised Plans where there was a shortage of housing. The government was keen to see an increase in the rate of house building. The LDF should be adopted in April 2007 so the Council was in a good position to rely on it. Although the effect on the application for Northstowe already lodged was not yet certain since the consultation paper had only just been published, it was unlikely that the application would be ready for decision until near the end of the LDF process, by which time it could be relied upon. In any event, there were criteria other than prematurity on which the application would be judged.

Members expressed concern that the government appeared to be trying to force housing development at a time when the housing market was slowing and that applications approved prior to the adoption of the LDF could cut across intended land allocations.

Councillors Mrs DSK Spink and Mrs DP Roberts observed that the current planning application for Northstowe would appear to be premature in view of the stage the Local Development Framework had reached, a view with which other Members concurred.

5. CORE STRATEGY DPD: ITEMS DEFERRED FROM MEETING OF 15 NOVEMBER 2005

Council **AGREED**

- (a) To insert in the first sentence of paragraph 2.1 (Strategic Vision) "*or elsewhere*" after "pressures to the south";

Noting Councillor Mrs EM Heazell's concern that there was no room for groups of houses, Council nevertheless **AGREED**

- (b) That Haslingfield is correctly classified as a Group Village in Policy ST/5 because of its primary school;

Council further **AGREED**

- (c) To add to the definition of "climate proofing", the words "*for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices, and using materials that have low/zero CO₂ and green house gas emissions.*"
- (d) To add to the Glossary a definition of "local needs":
"The definition varies depending on the circumstances in which it is used. Where talking about types of housing or employment provision in the district it will often relate to the needs of the wider Cambridge area. Where talking about local needs as identified through the Housing Needs Survey it refers specifically to the needs of the district. With regard to exceptions sites for affordable housing it refers to the needs of the village / parish."

6. DEVELOPMENT CONTROL POLICIES DPD: ITEMS DEFERRED FROM MEETING OF 15 NOVEMBER 2005

Council **AGREED**

- (a) To replace paragraph 3.7 to Policy DP/1 (Sustainable Development) with:
"Guidance on the preparation of a Health Impact Assessment can be found in the Design Guide Supplementary Planning Document."
- (b) To add a new sentence to paragraph 3.8 to Policy DP/2 (Design of New Development), after the second sentence:
"Development at higher densities may require more innovative design to incorporate off-street car parking, for example, through integrating garages within the footprint of dwellings or underground parking."

Willingham Green Belt Boundary

Councillor RMA Manning left the meeting for this item.

The Planning Policy Manager reminded Members that representations had been received to draw the Green Belt boundary at Willingham a little more loosely in order to leave some white land, in particular between Haden Way and Station Road. Officers had been asked to consult the Parish Council and had done so: the plan with the agenda showed the Parish Council's preferred boundary. The option existed to leave white land on the edge of a settlement if it was felt that the village might need room for expansion and, in this case, the Parish Council had felt that this piece of land was small, sufficiently compromised by other development, near facilities and might be suitable for development in the future.

Councillor Mrs PS Corney, local Member, presented an alternative boundary following hedges and watercourses, which, she considered, would be clearer on the ground and

did not cut through gardens. It would have the effect of moving the Green Belt boundary further away from properties on the west of Station Road and the south of Newington. She reminded Members that the object was to protect Willingham from Northstowe, not to constrain the existing village.

Several Members were uneasy at changing the Green Belt boundary without public consultation, but were assured that Willingham Parish Council had made it clear for years that they were in favour of some further development and that the land east of Haden Way would remain outside the Village Framework. The public still had an opportunity to comment after the LDF had been submitted to the Secretary of State.

Council, on two formal votes, each by 13 votes to 11, **AGREED**

- (c) To amend the proposed Green Belt boundary around Willingham to follow the Village Framework except to the east of Haden Way and west of Station Road, where it should follow the lines of fences and a hawthorn hedge, and east of Station Road where it should follow the awarded watercourse as far east as Rampton Road, as shown on the map attached to minutes.

Councillor Mrs DP Roberts recorded her vote against these decisions.

Over Green Belt Boundary

Councillor RMA Manning left the meeting for this item.

Council, at the request of Over Parish Council, **AGREED**

- (d) That the Over Green Belt boundary revert to that proposed on the Pre-Submission Proposals Map and the changes proposed on the 15th November 2005 be rescinded;

Sawston Green Belt Boundary

On behalf of Sawston Parish Council, Councillor Dr DR Bard made representations that there had been a history of problems with the undeveloped land between the grounds of Sawston Hall and properties fronting St Mary's Road and that it was an anomaly, lying outside the Village Framework, as it was a natural part of the estate. Councillor Mrs SA Hatton, who declared that she had been a member of the District Council in 1974, when problems had started, expressed a wish to see the land returned to its former condition. Councillor SS Ziaian-Gillan wished to keep its present status.

Suggestions were made that, if the land were retained in the Green Belt, the Parish Council should engage with the Environmental Health Portfolio Holder to investigate the service of notices on the owner and might consider turning it into a pocket park.

Council, seeing no reason to change the boundaries, **AGREED**

- (e) That the triangle of land between the grounds of Sawston Hall and properties fronting St Mary's Road, Sawston should remain outside the village framework and within the Green Belt;

Councillors Dr DR Bard and RMA Manning recorded their votes against this decision.

Housing Mix

Councillor SM Edwards declared a personal interest in that his wife was the chairman of Fulbourn Riding for the Disabled and Councillor Mrs GJ Smith declared personal interests in having disabled relatives and her membership of a disability forum.

Members' attention was drawn to a very recent Inspector's Report on another authority's

Local Plan Review, which concluded that the imposition of a maximum floorspace on smaller units was “an arbitrary and unjustified imposition on the detailed design of new housing”, but did support the provision of a proportion of homes built to lifetime standards.

A number of Members were still of the opinion that there should be some size threshold for smaller dwellings, but the problem lay in producing a definition. The Planning and Economic Development Portfolio Holder undertook to look into the extent to which the size of rooms could feature in the consideration of planning applications for smaller dwellings.

Calls were made for a requirement that all new homes should be wheelchair accessible, at least on the ground floor, but several Members confirmed that this was already a requirement under Building Regulations. Discussion continued on whether to include a specified proportion of homes built to lifetime standards. Some Members favoured 100%, but it was recognised that this was unlikely to be acceptable to Inspectors. On the other hand, a small percentage could be taken as a maximum.

Bearing in mind the report of the Planning Inspector in another case, Council **AGREED**

- (f) that Policy HG/2 should not include a floorspace threshold or number of bedrooms in relation to housing mix, but should include a requirement for a proportion (not to be specified) of new dwellings to be designed to lifetime mobility standards.

Councillor Mrs GJ Smith recorded her vote against the decision not to include a percentage of dwellings to be built to lifetime standards.

Dwellings to Support a Rural-based Enterprise

Council **AGREED**

- (g) To replace Policy HG/9 paragraph 4, with:
“Dwellings associated with the keeping of horses are an inappropriate form of development in the countryside. Where the future need for accommodation is anticipated, stables should be located close to an existing dwelling, or suitable building capable of conversion to such use. Dwellings for horse enterprises will be considered in accordance with the tests for other rural-based enterprises.”;
- (h) To add a new sentence to paragraph 5.39, following the first sentence:
“It is not considered that the security of horses justifies the provision of a dwelling and there are other methods of providing site security.”;
- (i) To delete paragraph 5.40;
- (j) To add to the end of paragraph 5.41 *“where they comprise a rural enterprise.”;*
- (k) To revise paragraph 5.42 to read:
“...will be prepared for dwellings associated with a rural enterprise.”.

Lord’s Bridge Consultation Zone

The Planning Policy Manager confirmed that the Mullard Radio Astronomy Observatory had sought consultation only for telecommunications and microwave operations within the Consultation Area 2, but Members felt that certain building proposals could also have an impact. Mr Miles undertook to clarify their needs with the Observatory. The omission of the types of proposals subject to consultation would require consultation on all proposals, which would be unmanageable.

Council **AGREED**

- (l) That, subject to clarification with the Observatory on the developments on which consultation is needed, a new policy paragraph be added to Policy SF/10:

“Within the ‘Lords Bridge Consultation Area 2’ (defined on the Proposals Map), development proposals for telecommunications and microwave operations that could adversely affect the operation of the Mullard Radio Astronomy Observatory at Lord’s Bridge will be subject to consultation with the University of Cambridge, and account will be taken of the risk of interference to the equipment being used at the Observatory. Planning permission will be refused where interference would be caused that could not be overcome by conditions or by the use of planning obligations.”;

Council further **AGREED**

- (m) To add new Important Countryside Frontages at Over where the countryside penetrates to streets or paths which afford the countryside views from public viewpoints which contribute to the character of the village, as shown on the Map attached at Agenda Item 10;

(Councillor RMA Manning confirmed that he had no declarable interest)

- (n) To add to the Glossary a definition of “rural enterprise”:

“An enterprise where a countryside location is necessary and acceptable, which contributes to the rural economy, and / or promotes recreation in and the enjoyment of the countryside. Examples may include types of farm diversification, recreation and tourism.”;

- (o) To amend the Protected Village Amenity Area boundary at London Road, Sawston to exclude from the PVAA the Medical Centre which is under construction, as the land no longer performs a village amenity function.

- (p) To add a new paragraph to the end of Policy DP/6 (Construction Methods) to read: *“Construction traffic for development at Northstowe, Cambridge East, Cambridge Southern Fringe, Cambridge North West, Cambridge Northern Fringe and Cambourne will be routed to avoid roads passing through villages.”*

(Wording to be clarified to ensure that all villages in the District are covered);

- (q) to add a new sentence to the end of paragraph 3.21, to read:

“The routing of construction traffic for the major developments is particularly important because of the scale and duration of the development and frequency of vehicle movements and will be required to avoid villages to minimise impacts on existing residents.”

7. SITE SPECIFIC POLICIES DPD: ITEMS DEFERRED FROM MEETING OF 15 NOVEMBER 2005

Bayer Cropscience Site, Hauxton

Councillor JPR Orme was not present for this discussion, taken immediately after the introduction to the purpose of the meeting.

Council on 15 November had deferred a decision on the allocation of this site for development pending consultations with the local Member and Hauxton Parish Council. Mr Tony Allison, Chairman of the Parish Council, confirmed that Council’s acceptance of the proposals, with requests for a new access road from Church Road to delineate housing from commercial areas and that the existing village should benefit from any

Section 106 Agreement. Councillor Dr JA Heap also confirmed agreement.

The Planning Policy Manager confirmed that the wording in Policy SP/2 relating to contaminated land had been changed as a result of the earlier debate.

Council AGREED

- (a) That the Bayer Cropscience site at Hauxton be allocated in the Local Development Framework for sustainable mixed use development;
- (b) That Policy SP/2 include a requirement for contributions to benefit the existing village of Hauxton.

It was **NOTED** that the following note had been added at the end of Policy SP/2:
"Note: Planning permission was granted in June 2005. It is included in the LDF due to gaining permission after March 2005, to ensure the housing land supply it creates is acknowledged."

Papworth Hospital Site

The Planning Policy Manager reported, supported by Councillor NIC Wright, that meetings with various sections of the community at Papworth Everard had confirmed that the proposed policy for the hospital site was very close to local aspirations. The principle objective of use for healthcare had been clarified, together with the need to maintain a sustainable employment mix. Indications were that Papworth Hospital would be re-provided on the Addenbrooke's site in 2011, giving a 3-4 year period to market the site.

Council AGREED

- (b) To add the words "*(excluding glass houses)*" to the first sentence of Policy SP/10 after "buildings";
- (c) That Policy SP/11, Papworth Everard Village Development, Site 1 – Papworth Hospital Site, be revised as set out in Appendix 1 to the Minutes

8. NORTHSTOWE AREA ACTION PLAN: ITEMS DEFERRED FROM MEETING OF 18 NOVEMBER 2005

Village Framework

Councillor SGM Kindersley reported that he had been instructed by Longstanton Parish Council to state that the proposed amendments looked encouraging.

Council AGREED

- (a) That the following amendments be made to Policy NS/6 (Green Separation):
 - (1) Amend the Village Framework to include St Michael's Mount and identify the grounds as a Protected Village Amenity Area;
 - (2) Delete the first sentence of Policy NS/6 (4). The Policy will now read:
"The landscape character of a series of paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount."
 - (3) Delete the first sentence of paragraph C4.5 and amend the second sentence to read:

“That part of the Green Separation which lies within Oakington Airfield will be landscaped as a series of paddocks and hedgerows as is typical of the setting of Longstanton St Michael’s.”;

Town Centre

The Planning Policy Manager outlined the reasons for the proposed amendment and stated that the town centre should not be visible from nor affect Oakington. Councillor SM Edwards pointed out that the main issue had been the siting of the employment area, which was to be between the town centre and Oakington, but felt that paragraph (3) of the report covered the point.

Council AGREED

- (b) that Policy NS/8 (Town Centre), paragraph 1(b), be amended to read:
“Within rather than on the edge of Northstowe and at least 200 metres to the east of Rampton Drift.”;

Relationship to A14 Improvements

Noting that “which may include Grampian style conditions” gave the Council sufficient powers, Council **AGREED**

- (c) That Policy NS13/13 (2) (A14 Improvements) be amended to read:
“Planning permission for Northstowe will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor between Bar Hill and Cambridge throughout the development of Northstowe for the traffic forecast to be generated by each phase of new town development and ultimately for 8,000 dwellings. Such conditions (which may include ‘Grampian’ style conditions) will link the start and phased development of the new town to the opening of any necessary improvements to the A14 corridor. The improvements that will be necessary for each phase of development will be identified once the A14 improvement scheme has been agreed by Government.”;

Council further AGREED

- (d) That in Policy NS/22(8n) (Location of Children’s Play Areas and Youth Facilities), “60m” be amended to “100m”;
- (e) That the words “or underground pipe” be inserted after “a new channel” in Policy NS/24(4e) (Mitigating Flood Risk at Oakington);
- (f) That the last sentence of paragraph D12.5 be replaced with:
“Should the environmental impact of such a channel prove unacceptable because of the depth and width of the cut through green separation, an underground pipe will be required.”;
- (g) That the words “at the cost of the development” be retained in Policy NS/24(7i) (Management and Maintenance of Watercourses).

9. CAMBRIDGE EAST AREA ACTION PLAN: ITEMS DEFERRED FROM MEETING OF 22 NOVEMBER 2005

Council AGREED

- (a) That Policy CE/13(2) be reworded to read:
“Planning permission for Cambridge East will be subject to conditions requiring that

sufficient highway capacity is available in the A14 corridor throughout the development of Cambridge East for the traffic forecast to be generated by each phase of development and ultimately for 10,000-12,000 dwellings. Such conditions (which may include 'Grampian' style conditions) will link the start and phased development of the urban quarter to the opening of any necessary improvements to the A14 corridor."*;

- (b) that, for consistency, a similar wording be included for Cambridge Northern Fringe East, to link development and any necessary improvements to the A14 corridor;
- (c) that a second sentence be added to paragraph D7.30:
"Development at higher densities may require more innovative design to incorporate off-street car parking, for example through integrating garages within the footprint of dwellings and underground parking.";
- (d) That in Policy CE/24 (7m) (Location of Children's Play Areas and Youth Facilities), "60m" be replaced with "100m".

10. CAMBRIDGE SOUTHERN FRINGE AREA ACTION PLAN: ITEMS DEFERRED FROM MEETING OF 25 NOVEMBER 2005

Councillor Mrs EM Heazell left the meeting for this item.

Council **AGREED**

- (a) That the word "education" be inserted after "facilities" in Policy CSF/9(2);
- (b) To insert a new paragraph after paragraph D4.4:
D4.4A The range of community services and facilities needed to serve Trumpington West as a whole will be determined through joint working between the two local planning authorities and the County Council as service provider. Facilities may be located in either the City or South Cambridgeshire depending on detailed masterplanning. The County Council has advised that a single primary school will be provided to serve the whole development at Trumpington West."
- (c) That a new Section 5 be added to Policy CSF/10 (Road Infrastructure):
"5. No dwellings at Trumpington West shall be occupied until the Addenbrooke's access road is completed. " and that Cambridge City Council be requested to take the same approach.
- (d) That in Policy CSF/174 (4a) (Location of Children's Play Areas and Youth Facilities), "60m" be replaced with "100m"

Transport

The Planning Policy Manager reported that the Department of Transport insisted that contractors for the guided bus installation take part in the considerate contractor scheme.

Council **AGREED**

- (e) That a new criterion be added after Policy CSF/22(2) (Site Accesses and Haul Roads):
"2A. No construction traffic will be permitted to access the site during peak hours to avoid exacerbating existing congestion on Hauxton Road."

Councillor CR Nightingale, local Member, expressed concern about the effect of construction traffic on Great Shelford and asked for reference to the village since it was not part of the Southern Fringe. The Planning Policy Manager advised that the intention was to cover all the villages in the District in the proposed addition to Policy DP/6 of the Development Control Policies DPD, but would clarify the wording with the Portfolio Holder.

11. CONCLUSION

Council **AGREED**

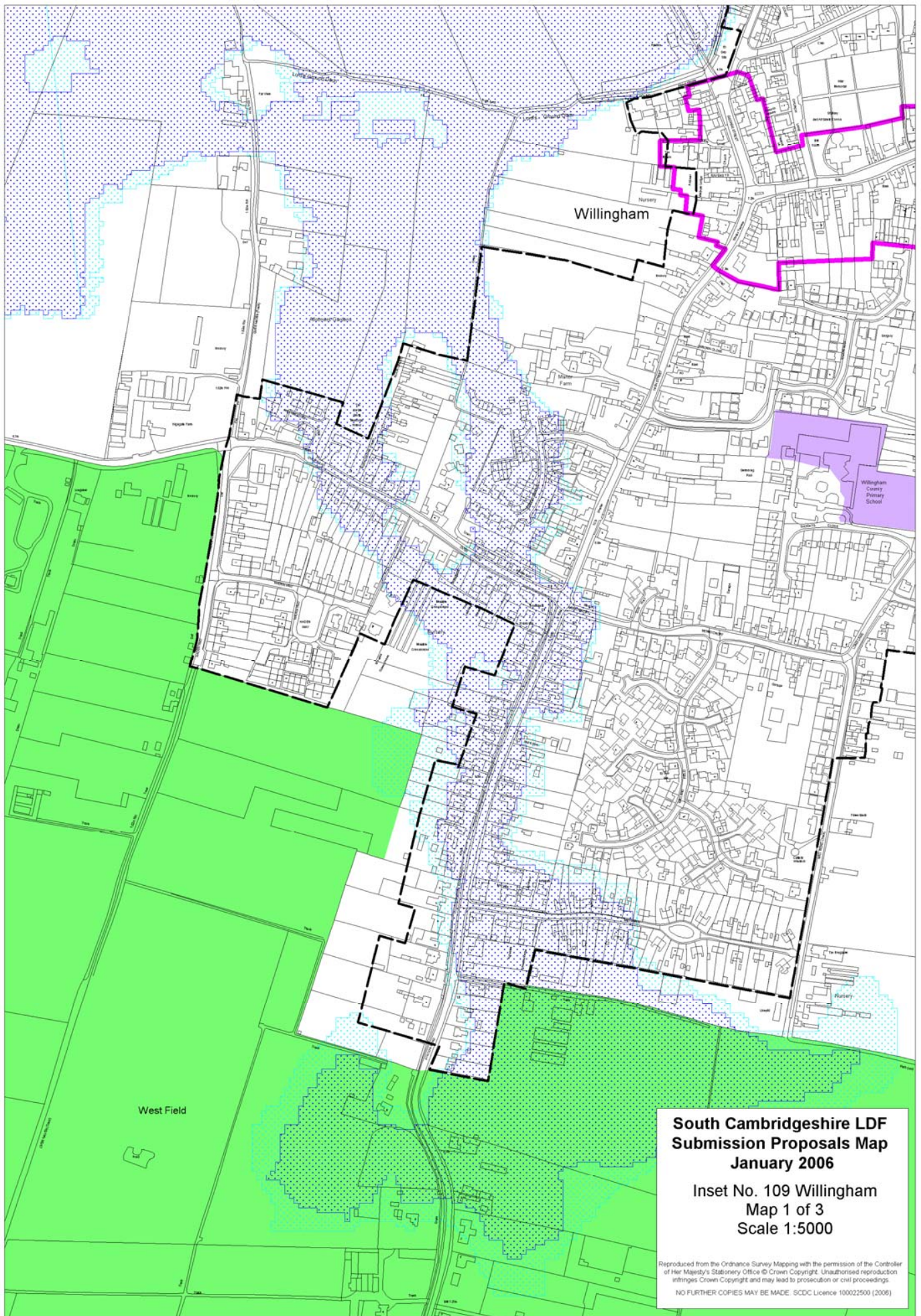
- (a) that the proposed changes as agreed above be incorporated into the draft LDF documents and that the LDF **BE SUBMITTED** to the Secretary of State in January 2006; and
- (b) to **DELEGATE** further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

The Leader, on behalf of the Council, thanked the Planning Policy Manager and the Principal Planning Policy Officer for their work and the Chairman and Vice-Chairman for the conduct of the meetings. The Planning and Economic Development Portfolio Holder endorsed these thanks and also thanked Members for attending the meetings. Appreciation was also expressed to Mr M Monk, former Principal Planning Policy Officer.

The Planning Policy Manager accepted these thanks, but commented that this had been a whole Council effort.

The Meeting ended at 1.13 p.m.

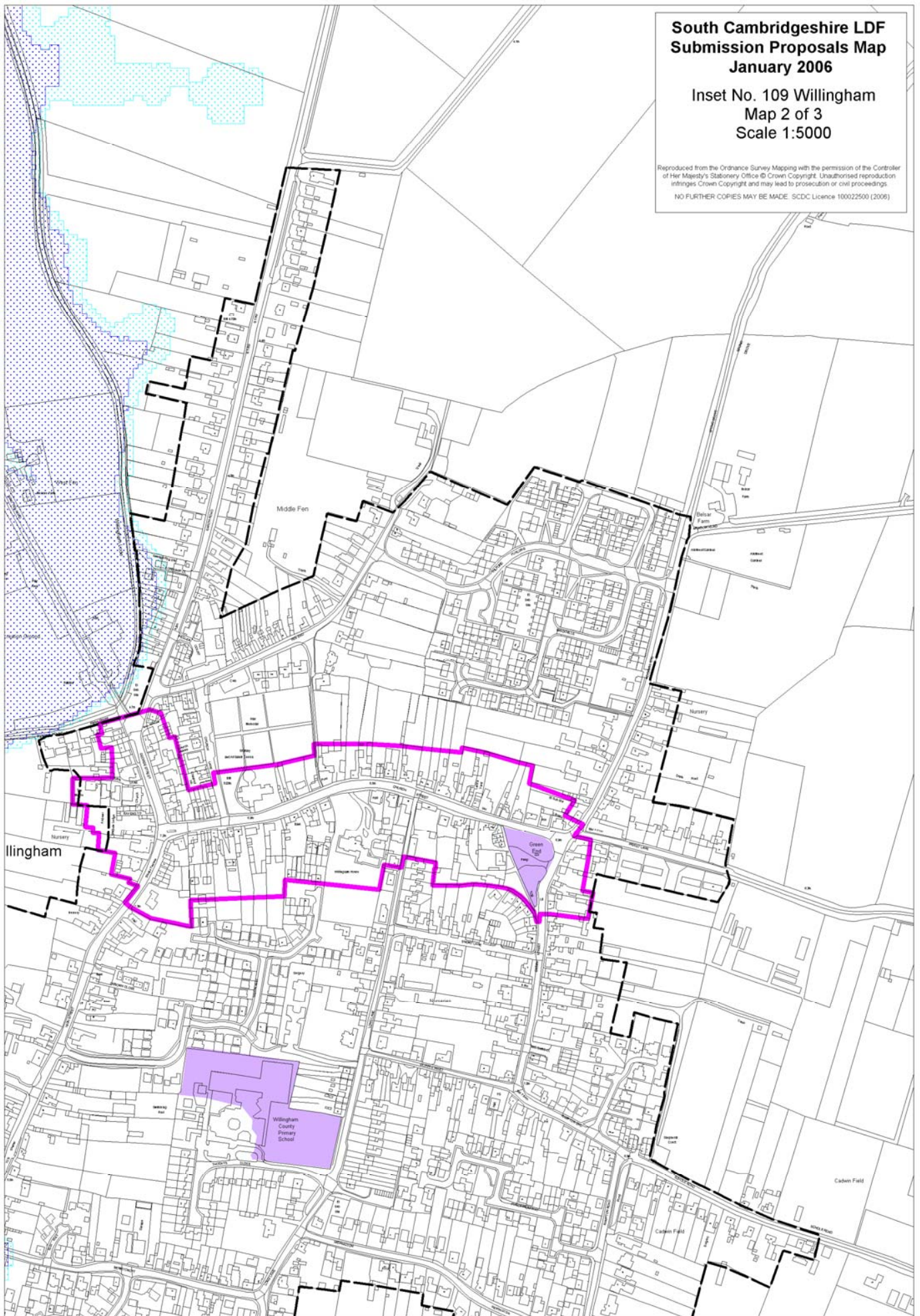
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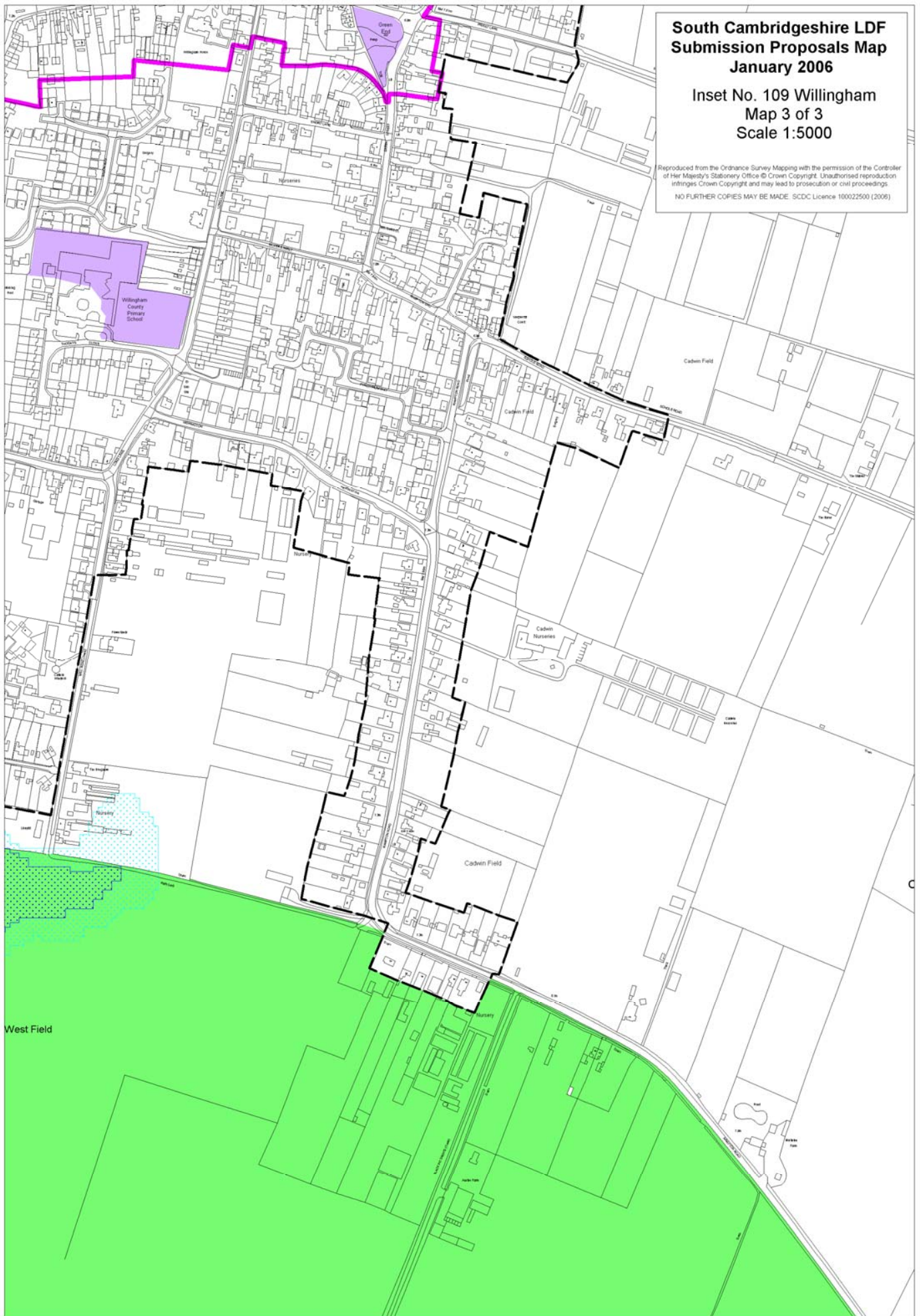


**South Cambridgeshire LDF
Submission Proposals Map
January 2006**

**Inset No. 109 Willingham
Map 2 of 3
Scale 1:5000**

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SP/2 Bayer Cropscience, Hauxton

Land at Bayer CropScience Plc, Hauxton, is allocated for a sustainable mixed use development. Development of the 8.7 hectare site will comprise an even balance between jobs in B1 employment development, and numbers of dwellings, as well as open space and community facilities.

The development will include:

- 1. The creation of riverside informal open space linking between the proposed Trumpington Meadows Country Park and Hauxton village, retaining appropriate existing features of ecological interest, and creation of new features that will enhance the site.**
- 2. Establishing pedestrian and cycle links to the Trumpington West Development, and to the Trumpington Park & Ride.**
- 3. Establishing pedestrian and cycle links to the village of Hauxton.**
- 4. Contributions to improved public transport provision along the A10 corridor.**
- 5. Finding uses for the Listed Buildings on the site at the Hauxton Mill complex.**
- 6. The remediation of all land contaminated by the former industrial processes.**
- 7. Redevelopment will secure a reduced visual impact of the site on the openness of the Cambridge Green Belt.**

A masterplan will be required for the site.

- 11.2 The Bayer Cropscience site near Hauxton offers a specific opportunity where a brownfield site is to come available for redevelopment, located near to the edge of Cambridge. The site comprises an intensively developed industrial site, including manufacturing and warehousing. Appropriate redevelopment will comprise a mix of uses, to maximise sustainability. It is anticipated that it will provide around 250 dwellings. It will enable visual improvement of this prominent site, improving a major approach into Cambridge. It will need to be sensitively designed to take account of its position surrounded by the Green Belt. It is capable of being developed with good links to the Trumpington West development, and Trumpington Park & Ride, as well as the village of Hauxton itself. The site

also offers opportunities for improved access to the River Cam. Part of the site lies within the medium risk flood zone, and appropriate mitigation measures will be required. Proposals for redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals for appropriate development within the green belt.

PLANNING BACKGROUND INFORMATION

Approached Hauxton Parish Council – November 2004

- Bayer CropScience Ltd and representatives met with Tony Allison and Graham Turnbull of Hauxton Parish Council on 2 November 2004 to inform the Council that the Company were going to be considering options for the future of the site.
- Regular contact was maintained during the preparation of the consultation exhibition and after the event.

Submitted Written Representations to the South Cambridgeshire District Local Development Framework Preferred Options Reports – November 2004

- Bayer CropScience Ltd submitted representations to the Preferred Options Reports stage of the South Cambridgeshire District Local Development Framework:

Public Consultation – January 2005

- In order to enter a dialogue with the general public and stakeholders it was decided that the most appropriate method of relaying the information on the options being considered was to hold a public exhibition. This was organised in association with the Hauxton Parish Council and the local District Councillor.

Community Notification

- The local community was informed of the public exhibition primarily through a letter box drop of leaflets the week before the exhibition detailing the dates, times and venues where the exhibition would be on view
- Approximately 1,900 households received leaflets in the villages of Harston, Hauxton and Little Shelford.
- A newspaper article was printed in the Cambridge Evening News on Wednesday 19 January 2005 drawing attention to the exhibition.

Dates and Venues

- The public exhibition was held on two consecutive days at two local venues.
- On Wednesday 19 January 2005 the exhibition was held at Hauxton Village Hall for a 7 and a half hour period from 1:30pm to 9pm.
- On Thursday 20 January 2005 the exhibition was on display at the Bayer CropScience Ltd Sports and Social Club on the Bayer CropScience Ltd site between 1:30pm and 9pm.
- Both the venues were selected as they were felt to be accessible and were generally known to those people who were invited to the exhibition.
- The public exhibition was on display from early afternoon until 9pm to try to allow as many people to attend as possible.

The Presentation Material

- The exhibition was formed of two identical sets of four 'story boards'. The boards, which contained text, diagrams and maps, and photographs, explained the justification for carrying out the consultation exercise at the time, the existing position of the site and then provided details of the proposed options and the next stages of the process.

- A preferred option was not promoted so as to allow attendees to form their own conclusions.
- In addition, a colour leaflet summarising the exhibition and consultation exercise details was available for attendees to read at the exhibition and to take with them when they left.
- Representatives of Bayer CropScience Ltd and members of the consultant team including planners, a highway engineer and an environmental consultant were available to explain the options in more detail if attendees had any questions.

Enabling Feedback

- The primary aim of the exhibition as a public consultation exercise was to stimulate discussion of the proposed options and to find out the community's opinions.
- To do this formal feedback forms were available at the exhibition.
- Attendees then had the option of either filling in comments and leaving them in a 'comments box' at the exhibition or returning completed forms by post.
- As an alternative, an e-mail address was provided on the feedback form to which the community could send comments on the proposed options.

Attendance

- In total 188 attendees signed the visitor's book but in addition there were a number of people who did not sign the book but attended.
- Bayer CropScience Ltd believes, with some confidence that approximately 300 people attended the public exhibition in total.
- The attendees were a mix of local residents, interested parties and representatives from organisations.

Responses and Feedback

- The reaction to the exhibition, options and consultation process was favourable.
- There was genuine local support for the mixed-use scheme (residential and employment) on the site to the east of the A10 and for a hotel and sport/leisure uses to the west of the A10.

Feedback of Exhibition Comments to Community

- Bayer CropScience Ltd provided a summary of the consultation responses and details of the next stages of the review process in early March 2005 that were included in a local newsletter distributed to local residents.

Submitted Written Representations to the South Cambridgeshire District Local Development Framework Pre-submission Documents – July 2005

- Based on the findings of the public consultation Bayer CropScience Ltd submitted representations to the next stage of the South Cambridgeshire District Local Development Framework promoting a mixed-use redevelopment of the site.

Other Consultations

Bayer CropScience Ltd have also been in continued consultation with a number of other parties over the last 12 months regarding the future of the site including the

District Council, County Council, Environment Agency, Cambridgeshire County Highways and the Cambridge Preservation Society.

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Kieth

Thank you for your e-mail message in which you helpfully set out extracts of the Local Development Framework relevant to the possible development of the Bayer Cropscience site at Hauxton. John Heap had been able provide copies to a meeting of our Parish Council and we had also downloaded the Planning Officers views on the submissions made with respect to Hauxton, so there has been adequate time for consideration of what is being proposed.

In the event there was little discussion at the Parish Council because what is set out under SP/2 and paragraph 11.2 closely reflect the outcome of discussions we have been having with Bayer since November 2004 a synopsis of which is attached for information. As a result of the consultation process you can take it that SP/2 and paragraph 11.2 are acceptable to Hauxton Parish Council and to Hauxton at large and is largely a reflection of representation 2421 on the draft LDF made by Hauxton PC in November 2004. One item we would like the Council to consider under under SP/2 item 4 is the relationship between any proposed development, Hauxton Gap and the A10. We would like to see a new access road created from Church Road that delineates the housing areas from the commercial development on the eastern side and links to access to the western side at a new roundabout on the A10.

We would have liked a little more guidance about what might happen on the west side of the A10. In our representation 2262 of November 2004 we highlighted the Sporting, Recreational and Social facilities lost to Hauxton, Harston and South Cambs by the closure of Bayer Social Club that did not appear in the October 2004 draft and was not reflected elsewhere. Any redevelopment that can restore or make available such facilities without compromising the Separation of Communities afforded by the Green Belt stature of the area would be welcome.

As you know, the Parish Council had been looking for some section 106 advantage from the development of the University Arms land to the east of the village. Now that seems no longer to be realistic, the Parish Council would like the same thought to be reflected in the wording you have already provided. The concern of the Parish Council is that not all of whatever is available under section 106 should be used on the A10 corridor. They want "old" Hauxton to be remembered and to be able to feel that they have benefited from this development.

Hauxton Parish Council would like to think that the positive attitude adopted by them in approaching the redevelopment of the Bayer site can be reflected by further consultation with the owners, SCDC and others in the preparation of the masterplan for the site.

If you think it appropriate I or a colleague would be happy to attend the Council meeting on the 9th December. If you wish to discuss this further I can be contacted daytime on 07775614350.

Regards

Tony Allison Chairman Hauxton Parish Council

(A hard copy of the above text and attachment will also be sent to Kieth by post)

----- Original Message -----

From: [Miles Keith](#)

To: tonyakaaga@tiscali.co.uk

Cc: [Cllr Heap John](#) ; [May Susan](#) ; [Cllr Kindersley Sebastian](#)

Sent: Tuesday, November 29, 2005 10:16 AM

Subject: Bayer CropScience Site

Tony,

I understand that Cllr John Heap has spoken to you about the debate that took place at Council (South Cambridgeshire) concerning the allocation of the Bayer CropScience site for a mixed housing/employment redevelopment. At the meeting on 15th November, the Leader of the Council persuaded members to defer a decision to seek the views of the Parish Council. Cllr Heap was not present at the meeting and could not therefore convey his understanding of the Parish Council's views. Council has offered the opportunity for the Parish Council to send a representative to its meeting on 9th December to speak to the meeting if you so wish. The alternative would be for the Parish Council to send a letter.

Just in case you do not have a copy of the proposed policy, the text reads:

"SP/2 Bayer Cropscience, Hauxton

Land at Bayer CropScience Plc, Hauxton, is allocated for a sustainable mixed use development. Development of the 8.7 hectare site will comprise an even balance between jobs in B1 employment development, and numbers of dwellings, as well as open space and community facilities.

The development will include:

- 1. The creation of riverside informal open space linking between the proposed Trumpington Meadows Country Park and Hauxton village, retaining appropriate existing features of ecological interest, and creation of new features that will enhance the site.**
- 2. Establishing pedestrian and cycle links to the Trumpington West Development, and to the Trumpington Park & Ride.**
- 3. Establishing pedestrian and cycle links to the village of Hauxton.**
- 4. Contributions to improved public transport provision along the A10 corridor.**
- 5. Finding uses for the Listed Buildings on the site at the Hauxton Mill complex.**
- 6. The remediation of all land contaminated by the former industrial processes.**

7. Redevelopment will secure a reduced visual impact of the site on the openness of the Cambridge Green Belt.

A masterplan will be required for the site.

11.2 The Bayer Cropscience site near Hauxton offers a specific opportunity where a brownfield site is to come available for redevelopment, located near to the edge of Cambridge. The site comprises an intensively developed industrial site, including manufacturing and warehousing. Appropriate redevelopment will comprise a mix of uses, to maximise sustainability. It is anticipated that it will provide around 250 dwellings. It will enable visual improvement of this prominent site, improving a major approach into Cambridge. It will need to be sensitively designed to take account of its position surrounded by the Green Belt. It is capable of being developed with good links to the Trumpington West development, and Trumpington Park & Ride, as well as the village of Hauxton itself. The site also offers opportunities for improved access to the River Cam. Part of the site lies within the medium risk flood zone, and appropriate mitigation measures will be required. Proposals for redevelopment of the recreation buildings and waste water treatment facility on the western side of the A10 will be considered in the context of proposals for appropriate development within the green belt."

Any questions, do not hesitate to contact me (01954 713181).

Regards,

Keith Miles
Planning Policy Manager

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APPENDIX 1

Site 1 – Papworth Hospital Site

Re-use and/or re-development will provide for the continuation of employment uses on the Papworth Hospital site.

A sequential approach will be taken to finding replacement uses beginning with healthcare. Only if a suitable healthcare use or uses cannot be found after the site has been marketed for healthcare for a period beginning no later than mid 2006 and ending no earlier than 12 months before the final closure and vacation of Papworth Hospital would other employment uses within the B1 use classes that would be compatible with this location in the centre of Papworth Everard be permitted.

Any scheme must:

- (1) Maintain the vitality and viability of Papworth Everard village;
- (2) Maintain the housing and employment balance of the village;
- (3) Maintain the present setting of Papworth Hall; and
- (4) Preserve buildings on the site that contribute to the setting of the village and history of the site.

Development and/or redevelopment for housing will not be permitted. Conversion of existing buildings of character for residential use may exceptionally be permitted where it would be the most appropriate use of the buildings and re-create the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall.

Papworth Everard is a unique village within South Cambridgeshire where a unique policy approach has been developed and applied in recent years. The presence of medical facilities in Papworth for nearly a century has seen a focus of healthcare provision in the village ranging from the treatment and convalescence of tuberculosis sufferers to the current provision of residential rehabilitation facilities for the disabled by the independent Papworth Trust, and the treatment of people with life threatening cardio-vascular problems by the Papworth Hospital NHS Trust. By the late 1980's, with an ageing population (many of them ex-TB patients) and a relatively high proportion of younger residents with physical disabilities, the village was in decline. To meet this challenge and to make Papworth Everard a more sustainable settlement, a planned development/redevelopment was begun in the 1990's to provide a bypass, 1,000 additional dwellings, the redevelopment of the village centre and the re-location of some employment uses from the village centre to an edge of village location

Papworth Hospital is a major employment site and some 300 local residents work at the hospital either directly or as sub-contractors. The Hospital provides a range of employment opportunities from the unskilled to highly specialised doctors. The NHS Trust's decision to transfer Papworth Hospital to Cambridge is a major threat to the future viability of Papworth Everard and the maintenance of a sustainable and balanced community. The whole 1990's planning strategy is in danger of being undone at a stroke.

Papworth Everard is synonymous with healthcare provision which provides a breadth of employment opportunities. Healthcare provision is therefore the preferred use. This could include a continued role within the NHS or trading on the world renowned Papworth Hospital name could include private healthcare facilities. A long term approach will need to be taken to securing a healthcare future, and now that the NHS Trust has made the decision to re-locate to Addenbrookes, this should begin immediately. .

If it is necessary to consider other forms of employment for the Papworth Hospital site, then a mix of uses within the B1 Business Class would be the most appropriate in this historic parkland setting.

Residential development would not be acceptable other than for the conversion of any existing buildings which would not be suitable for healthcare/employment uses or which would make the most appropriate contribution to enhancing the historic setting of Papworth Hall. Residential redevelopment as an alternative to healthcare/employment uses is not compatible with the long term strategy to make Papworth Everard a sustainable village and would make the village a dormitory settlement unrelated to the main focus of jobs growth in and on the edge of Cambridge.