

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.