

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