

FORMER BAYER CROPSCIENCE LTD SITE, HAUXTON, CAMBRIDGESHIRE

Environmental Statement – Redevelopment Non-Technical Summary
November 2008 June 2009



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Former Bayer CropScience Ltd Site, Hauxton

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1. Introduction

1.1 This document is a Non-Technical Summary (NTS) of the Environmental Statement (ES) that accompanies a planning application submitted on behalf of Harrow Estates Plc for the redevelopment of the former Bayer CropScience Ltd site at Hauxton, Cambridgeshire for a residential-led mixed use development. The ES and this NTS have been prepared in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. In accordance with the aforementioned Regulations, this NTS provides the following information:

- Description of the site;
- Outline of the proposed development and of alternatives considered;
- Overview of the EIA process; and
- Summary of the key environmental effects identified within the ES and a description of measures to mitigate any adverse effects.

2. Description of Site

The Site

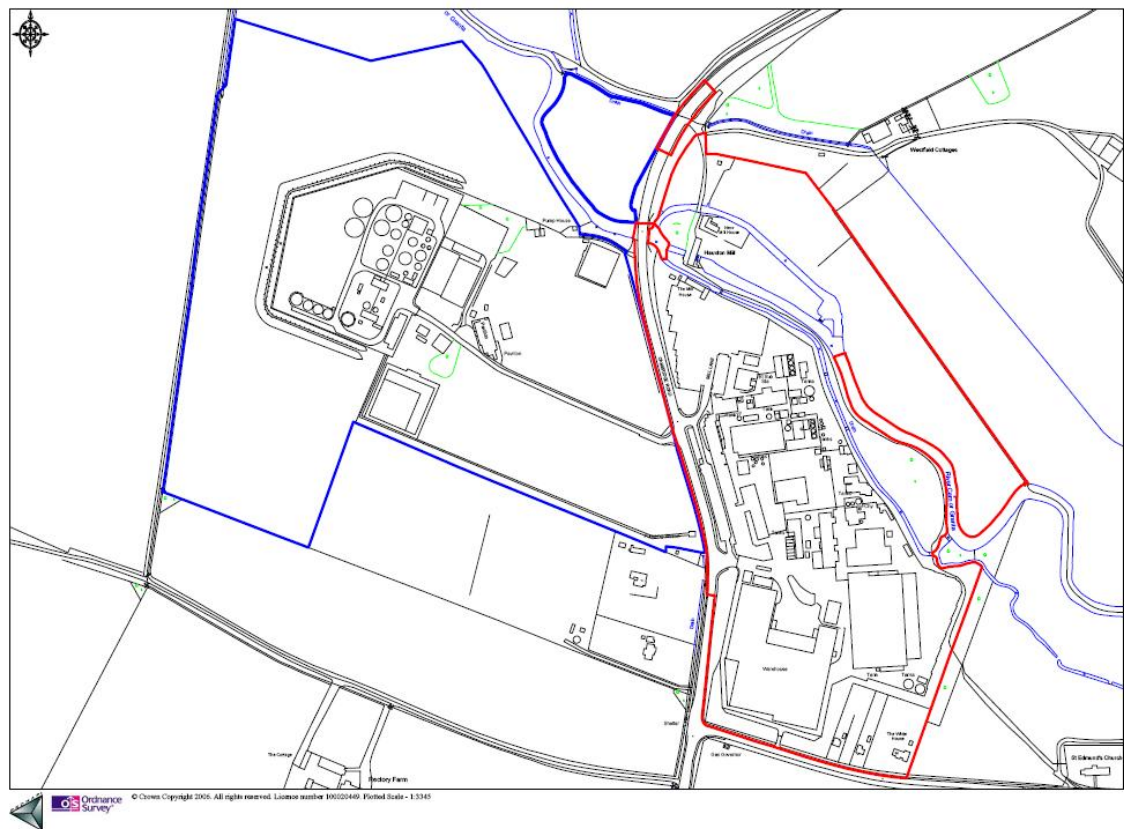
2.1 The 14.9 ha application site is part of a former agrochemical manufacturing works that had been operational since the late 1940s. The previous owner Bayer CropScience Ltd began winding down manufacturing operations in 2003 and ceased operations in April 2006.

Figure 2.1 Site Location Plan



- 2.2 The site is located approximately 6.5 km to the south of Cambridge City Centre and lies to the north west of a series of villages that are similar in character including Hauxton, Harston and Little and Great Shelford (see Figure 2.1). Hauxton is the nearest settlement to the site. It is a small village of approximately 340 homes with a primary school and local amenities of open space and a village hall.

Figure 2.2 Site Plan



- 2.3 The application site (outlined in red in Figure 2.2) is located to the east of the A10 and is comprised of two distinct areas; the developed land to the east of the A10, and the River Cam Corridor.

Developed Land to the East of the A10 (the Main Site)

- 2.4 The 8.7 ha works site previously had extensive buildings on it, including a large footprint of warehouse buildings, four storey office blocks and additional large scale infrastructure including storage towers and tanks up to seven storeys in height. Most of the buildings were demolished as part of the decommissioning process in advance of the remediation process.
- 2.5 The works site included hardstanding within the main site protected by a security wall. The site also has a large area of car parking to the north east for 276 cars.
- 2.6 The Mill House, which stands adjacent to the Riddy Brook and the area of car parking, is a Grade II listed building, although the interior of the building has been vastly altered to accommodate office use.
- 2.7 There was previously a residential cluster outside the industrial perimeter fence comprising three vacant houses on the southern part of the site fronting onto Church Road. These properties have been demolished.

Road Frontages

- 2.8 The site has a primary frontage onto the A10 (Cambridge Road) where there is a 50 mph speed limit on this stretch of the road. The speed limit of the A10 falls to 30 mph to the south of the site on the approach to Harston.
- 2.9 The site also fronts onto Church Road that leads into the village of Hauxton. The site is screened at the junction between the A10 and Church Road by landscaping implemented as part of the development of a large warehouse building.
- 2.10 Vehicular access to site is currently through two access points from the A10 one towards the north end of the site, the second further south towards the junction between the A10 and Church Road. There was also an emergency access to the site from Church Road. The listed Hauxton Mill can be accessed from a small junction from the A10.
- 2.11 Full details of the existing highways environment can be found in the Transport Assessment that accompanies this planning application.

Public Access

- 2.12 Due to the nature of the previous manufacturing use public access is limited to a statutory footpath cutting across the car park area to Hauxton Mill. Otherwise the site is secured by a high security wall / fence and monitored by CCTV.
- 2.13 The current site has two access points from the A10 and a minor emergency access on Church Road. In addition there are three residential access points on the A10. The most northerly of the A10 access is on the historic line of Mill Lane and serves the car-park. The southerly access used to serve the works and office buildings of the site.

Contamination

- 2.14 Past chemical manufacturing operations have contaminated the ground water in certain concentrated areas on the previously developed site which require a stringent remediation strategy to be authorised by the Environment Agency before redevelopment can proceed. Full details of the contamination are addressed in a complementary fully detailed planning application that has been re-submitted for remediation and engineering works.
- 2.15 For the purposes of this Environmental Statement a baseline position of the land to the east of the A10 having been remediated to a cleared fit for purpose state for redevelopment has been assumed.

The River Cam Corridor

- 2.16 The River Cam Corridor lies in the Green Belt to the east of the main site and includes the River Cam and Riddy Brook water courses. It is an area of contrast to the historic industrial use with high environmental potential but heavily compromised by the presence of the adjoining industrial complex to the west. There are open fields to the north of the River Cam (referred to as the North Meadow in the ES) and belts of mature vegetation border the main site, the River Cam and the Riddy Brook.
- 2.17 The River Cam Corridor also includes the Grade II listed Hauxton Mill where the River Cam flows under the Grade II listed Hauxton Bridge carrying the A10.
- 2.18 There is poor vehicular access to the River Cam Corridor from the A10 although there is pedestrian access along the banks of the Riddy Brook running from the Mill towards Hauxton. This route and its immediate environment are poorly managed and are in need of attention to ensure its longevity.
- 2.19 The area has ecological value and future potential that can be enhanced through appropriate measures.

Site Ownership

- 2.20 The site is currently in single occupation owned by Harrow Estate Plc's parent company, Bridgemere UK Plc.

Site Surroundings

- 2.21 To the north of the site, beyond the North Meadow, lies agricultural land and the Westfield Cottages. The M11 motorway also runs to the north of the site with Junction 11 connecting to the A10.
- 2.22 To the east of the site lies further agricultural land and beyond this the Grade II listed St Edmund's Church and the village of Hauxton itself.
- 2.23 Immediately to the south of the site lies Church Road which provides access from the A10 to Hauxton. On the opposite side of Church Road lies some disused and now flooded gravel pits. Harston is a short distance southwards along the A10.
- 2.24 The site is bounded to the west by the A10. On the opposite side of the A10 is a Waste Water Treatment Plant (WWTP) which is still operational to pump and treat water from the land east of the A10 before discharge to the local river system. On the west of the A10 are also two residential properties and Rectory Farm with associated agricultural land.

3. Proposed Development

- 3.1 The ES assesses the likely environmental effects of comprehensive redevelopment of the site for a residential-led mixed use development. Proposed development is to comprise residential units (Use Class C3), office floorspace (Use Class B1) and a small retail (Use Class A1).

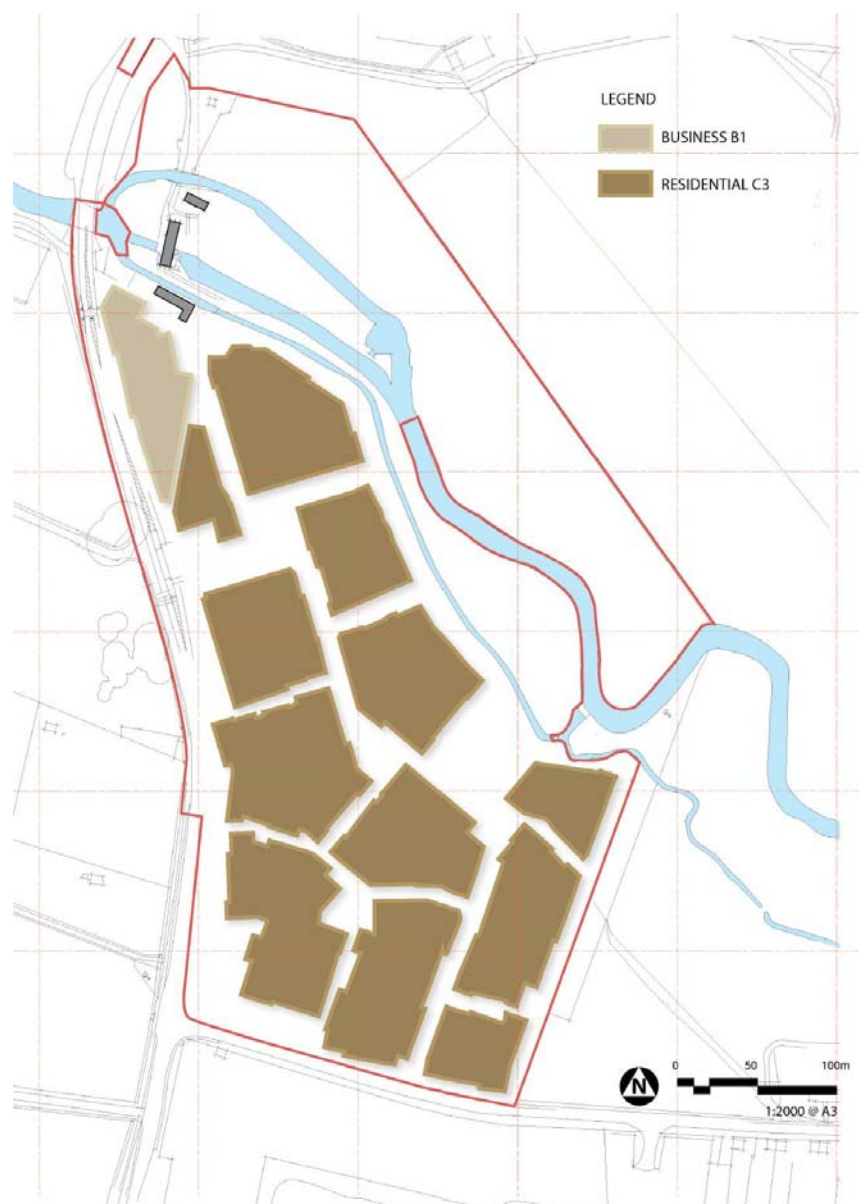
Use and Amount of Development Proposed

- 3.2 The ES sets out an assessment of the likely effects of the redevelopment of the site and associated works for the following quantum of development:
- 380 dwellings
 - 4,000 sq. m of office floorspace
 - 250 sq. m of retail floorspace

Design Approach

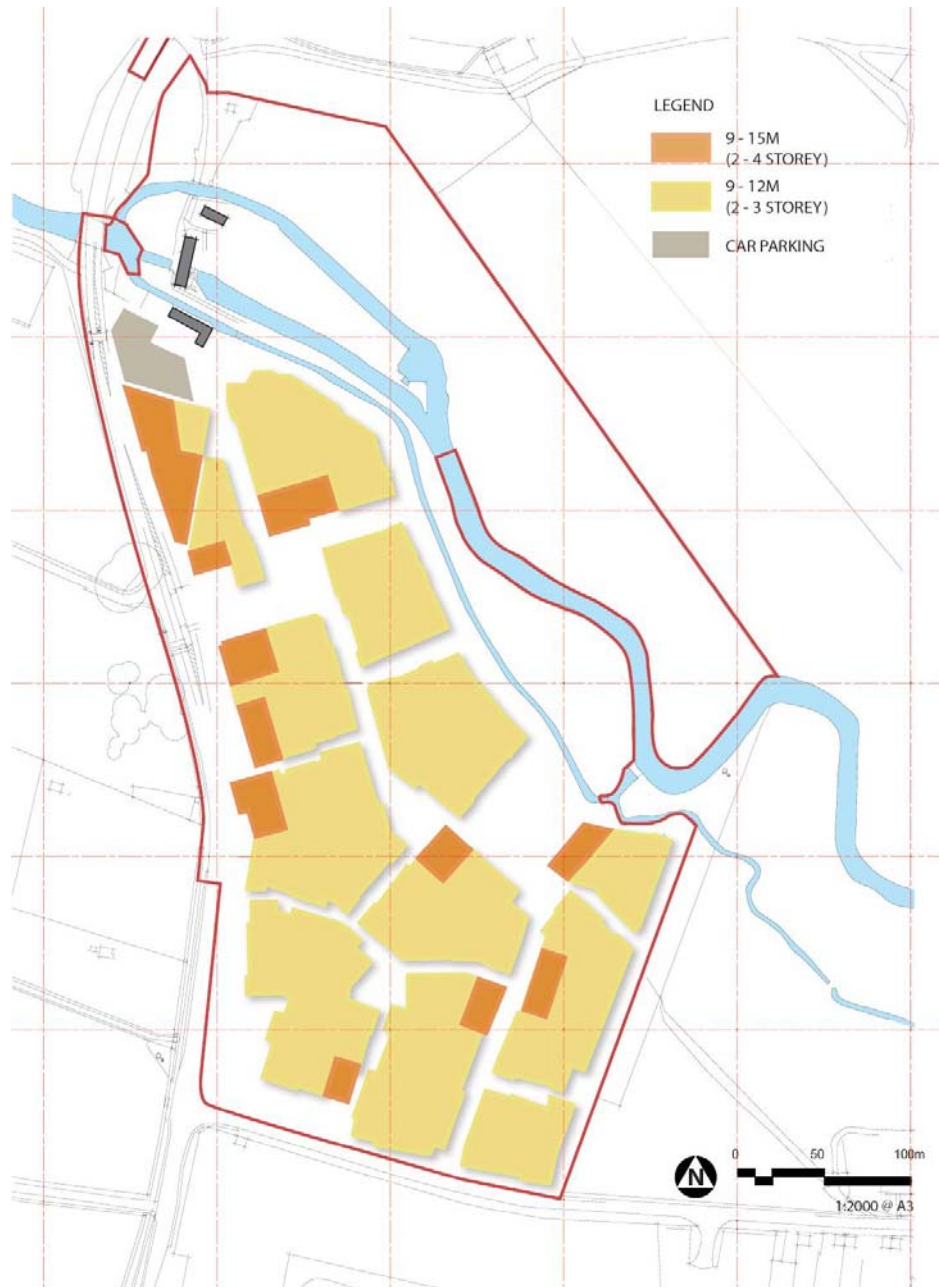
- 3.3 The office development on the site will be located fronting onto the A10 in the north western corner of the site creating an improved setting for the adjacent listed Mill House. The remainder of the site will accommodate the residential uses and integrated areas of public open space including a large communal green. The location of the potential retail use has currently not been suggested. The proposed mix and location of uses assessed as part of the Environmental Statement are shown in Figure 3.1.

Figure 3.1: Use Class Parameter Plan



- 3.4 The residential and commercial buildings will be between 2 and 4 storeys in height in order to respect the local character and setting of the site. A small number of taller buildings could be located in appropriate positions to create reference points and local landmarks such as at the main entrance to the site from the A10. The proposed building heights assessed as part of the Environmental Statement are shown in Figure 3.2.

Figure 3.2: Building Heights Parameter Plan



- 3.5 A primary access road is proposed running through the site from Church Road to the A10. It is also proposed to provide an additional two minor access points into the site from Church Road. Car parking will be provided adjacent to the commercial uses and in variety of ways for the residential uses including individual spaces for dwellings within property boundaries or in courtyards with limited visitor parking on streets.
- 3.6 An illustrative site layout has been prepared for the site (see Figure 3.3). The illustrative site layout is indicative and reflects the parameter plans which set the parameters for the redevelopment of the site. The parameter plans have been the subject of Environmental Impact Assessment rather than the illustrative masterplan.

Figure 3.3: Illustrative Site Layout



Outline of Alternatives Covered

Alternative Schemes

- 3.7 The parameter plans and illustrative site layout have been prepared following consideration of the potential alternative forms of development that could be sustainably accommodated at the site.

Mix of Uses

- 3.8 The site has been considered for a mix of residential and commercial uses. Initially an even split of residential and commercial uses on the site was investigated. However, a more residential-led proposal was favoured due to the proximity to Cambridge and the need for residential development in the Cambridge Growth Area within which the site is located. It was considered that this offered the most sustainable form of development focussing on transport connections with Cambridge rather than encouraging more trips from dispersed locations to employment uses on the site.

Location of Uses

- 3.9 Due to the contaminated nature of the site it was considered that the employment uses would be best suited to being located on the northern part of the site which is more contaminated than the southern part. In addition it was considered that as the amount of commercial uses was to be limited that these would be best located fronting onto the A10 on the northern part of the site.

Building Heights

- 3.10 The height of buildings proposed on the site was considered with proposals up to 4 storeys in height investigated across the site. However, in order to minimise the landscape and visual affect of the appearance and massing of the proposed development the proposed location of buildings of up to 4 storeys were restricted to key landmark or significantly screened locations.

Access

- 3.11 A number of access options were investigated as part of the development. Eventually, the primary access point to the site from the A10 was located almost opposite to that for the WWTP facility to the West of the A10. This would help to optimise pedestrian's ability to cross the A10 and access the sports and recreation facilities to the west of the A10. It would also provide an access loop through the development to the main access point to Church Road for the Guided Bus and other vehicular traffic.

Alternative Sites

- 3.12 The presence of any preferable suitable sites was investigated but no suitable alternatives were identified.

4. The EIA Process

The Requirement for an EIA

- 4.1 The applicants have not submitted a Screening Application to South Cambridgeshire District Council (SCDC) in order to establish whether an Environmental Impact Assessment (EIA) of the proposals is required. Instead, following initial consideration of the potential environmental effects of the scheme a voluntary Environmental Statement has been prepared, in accordance with the provisions of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.
- 4.2 The ES provides detailed information on the likely significant environmental effects of the proposed development. It also describes the measures that are proposed to mitigate any adverse effects and provides a statement as to the significance of any predicted impacts both before and after mitigation.

Approach to the EIA

- 4.3 The general approach to the ES follows best practice guidance and covers those areas referred to in Schedule 4 'Information for Inclusion in Environmental Statements' of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.
- 4.4 The main objective of producing the ES is to provide a systematic analysis of potential environmental effects, which may occur as a consequence of the proposed development and to identify those likely to be significant. The ES considers the following environmental topics:
- Human Beings;
 - Transport;
 - Air Quality;
 - Noise and Vibration;
 - Soils, Geology and Ground Contamination;
 - Water Resources;
 - Ecology;
 - Landscape and Visual;
 - Archaeology and Cultural Heritage;
 - Waste Management;

- 4.5 Where adverse impacts are identified, the ES proposes appropriate mitigation measures (incorporating design and operational measures), which seek to prevent, reduce or offset effects of adverse effects and to enhance beneficial effects.

5. Likely Environmental Effects and Measures to Mitigate Adverse Effects

- 5.1 The ES contains full details of the likely environmental effects of the proposed redevelopment and puts forward appropriate mitigation measures to minimise adverse effects where necessary. A summary of the main issues is provided below:

Human Beings

- 5.2 The redevelopment of the former Bayer CropScience Ltd site will have some degree of socio-economic impact and implications for human beings. Accordingly, the ES assesses the likely socio-economic effects of the proposed development on people and the local economy.
- 5.3 The proposed development is predicted to increase the range and type of housing, and increase and alter the composition of the resident population of the local area. There will be an increase in the demand for services as a result of the proposed development, however, the applicant will liaise with the appropriate authorities, to ensure that adequate provision for health and education services is made for new residents of the proposed development.
- 5.4 A number of direct and indirect temporary construction related jobs plus permanent direct and indirect jobs (primarily in the commercial sector) are predicted to be created. The small retail provision is likely to have a positive effect in terms of local retail representation in the Village. Overall the proposed scheme is assessed to have a generally long-term beneficial effect on human beings.
- 5.5 The impacts upon human beings with respect to air, noise, geology, contamination, water quality, landscape and visual, and transport are, likely to be either negligible or very minor and recommended mitigation measures should reduce such impacts further, particularly during the construction phases.

Noise and Vibration

- 5.6 The ES has assessed the likely noise and vibration effects of the proposed development. It concludes that, subject to certain mitigation measures, the development could proceed without the likelihood of subsequent operations harming the amenity of local residents or causing significant noise impacts. The recommended mitigation measures will ensure that at worst only a minor short-term adverse impact will result from construction noise and vibration. It is recommended that construction mitigation measures

should be in accordance with BS5228 'Noise Control and Construction and Open Sites'. The operation of the development is not anticipated to have any residual noise and vibration impact over the long-term operation of the proposed development and no specific mitigation measures are recommended.

Transport

- 5.7 The ES has assessed the effects of the proposed development on the surrounding highway network and local pedestrian, cycling and public transport facilities. The ES concludes that the construction of the proposed development is likely to have a short-term adverse residual effect on the local network. The operation of the site should **may result in a minor adverse residual impact on queuing and delay for traffic on the A10 associated with the signal control site access junction. Overall, the operation of the site should** only have negligible residual effects across the highway network once appropriate mitigation measures (including the provision of new bus services, advanced traffic signal control systems and potential speed reductions) are implemented. The assessment concludes that the redevelopment proposals will provide long-term enhancements to public transport provision, pedestrian accessibility and pedestrian / cyclist amenity.

Air Quality

- 5.8 The ES has investigated potential air quality impacts associated with the construction and operation of the proposed mixed-use development at the former Bayer CropScience Ltd site. Existing conditions within the study area indicate that the nitrogen dioxide and PM₁₀ objectives are currently being achieved, even at worst-case locations.
- 5.9 The construction works have the potential to create dust and it will therefore be necessary to apply a package of mitigation measures to minimise dust emission. Even with these measures in place, there remains a risk that some areas might potentially be affected by occasional dust soiling impacts. Any residual effects will be temporary and relatively short lived, and will only arise during dry weather with the wind blowing towards a receptor, at a time when dust is being generated and mitigation measures are not being fully effective. The overall impact is judged to be short-term minor adverse.
- 5.10 The operational impacts are principally those associated with road traffic emissions arising from the redevelopment of the site on the local roads. The proposed development would lead to a small increase in traffic flows on the local road network. The development could also lead to a reduction in the speed limit on the A10, adjacent to the site. The impact of these changes have been modelled using a standard approach, and it is concluded that concentrations of nitrogen dioxide and PM₁₀ would remain below the objectives in 2014, whether the scheme is developed or not, and the residual effect is judged to be negligible adverse.

Soils, Geology and Ground Contamination

- 5.11 The ES has assessed the effects of the proposed development with respect to ground and groundwater contamination. The ES notes that the site will have been remediated to a fit for purpose status prior to development. Therefore the ES concludes that following the implementation of recommended mitigation measures during construction that there should not be any residual effects of the proposed development.

Water Resources

- 5.12 The ES provides an assessment of the potential impacts and their associated effects on water resources as a result of the proposed development of the application site. The potential impacts of construction processes on the water resources include the potential to affect surface water courses and create a flood risk on the site in the short-term. During the operation of the site sources of risk to the water environment are significantly reduced.
- 5.13 The assessment has concluded that there will be no significant effects on the water environment during construction or the operation of the site following the implementation of appropriate proposed mitigation measures as outlined in the Environmental Management Plans which will be prepared for the construction and operational phases in accordance with guidance from the Environment Agency.
- 5.14 Following mitigation measures during construction and operation such as there will be negligible increases in flood risk from the local water courses and drains, and surface water run-off. There will be negligible effects on the hydrological, ecological and morphological regimes of the local water courses and drains. The local water course and drains will not suffer pollution or water quality degradation as a result of the construction and operation of the development.

Ecology

- 5.15 Following the implementation of mitigation measures the redevelopment of the site is likely to have a minor impact on the local flora and fauna in the short term through disturbance during construction. However, there is an anticipated net gain for biodiversity in the medium to long term as the redevelopment will result in the creation of new habitats and the enhancement of existing ones such as the Riddy Brook.

Landscape and Visual

- 5.16 The ES assesses the likely effects of the proposed development on the existing landscape and views, including an assessment of the overall visual impact.

-
- 5.17 The remediated baseline condition of the site prior to development will not contribute to the landscape character of the area. Overall the landscape character of the actual site has a low quality.
- 5.18 Redevelopment for residential led mixed use development, as mainly 2-storey units with the occasional taller feature units will, together with associated landscape works, when set against the baseline, remediated site will reduce the quality of the local environment and have an adverse impact on landscape character. If set against a baseline of the former industrial buildings however it would be judged to improve the quality of this local environment and would have a beneficial impact on the landscape character.
- 5.19 In visual terms, the previous industrial elements of the site, taking into account the massing, height and colours of former individual buildings could be seen from various viewpoints above both coniferous and deciduous mature tree belts, hedges and artificial bunds. The availability of these views is limited to the immediate area around the site, essentially (but not exclusively) to within 1.5km.
- 5.20 Redevelopment of the site at a domestic scale, predominantly 2-storey housing will reduce the availability of views above the tree canopies with any noticeable changes being confined to viewpoints that either lack vegetation screening or that is in very close proximity to the development site boundary.
- 5.21 Changes in building heights, the use of some vernacular building materials combined with the opportunity to reinforce and enhance landscape elements around the site will, overall result in positive visual qualities from the assessed viewpoints.
- 5.22 Mitigation will comprise mainly of tree and shrub screening planting to boundaries that will reinforce the screening effect, particularly in winter months.
- 5.23 The residual landscape character and visual amenity will improve from this mitigation and the Significance of Visual Effects will be reduced to minimise any of the identified impacts.

Archaeology and Cultural Heritage

- 5.24 The ES provides an assessment of the existing cultural heritage and archaeology assets at the proposed development site and the potential effects the redevelopment will have on these assets.
- 5.25 There is a potential for the new development to impact upon the setting of the listed buildings to the north of the site in and around the site at all stages of the development. Impact upon the setting of listed buildings during preparation and construction is moderate adverse but short term, indirect and reversible and are likely to comprise noise, vehicle and plant movements, material storage and other construction related operations. The impact of the development itself and its operation on the setting of Old Mill House is long term, indirect, reversible and of negligible significance. The impact can be mitigated through appropriate design of the new development. The impact of the development itself and its operation on the setting of the remaining listed buildings in and around the site is long term, indirect,

reversible and of negligible significance. The impacts can be mitigated through screening and appropriate design of the new development.

- 5.26 There will be residual effects post mitigation during construction and operation of the site. Impacts upon the setting of listed buildings during construction is moderate adverse but short-term, indirect and reversible and are likely to comprise noise, vehicle and plant movements, material storage and other construction related operations. In addition, light spillage following the introduction of street lighting will have a long term indirect, reversible impact of low significance.
- 5.27 There will be no impacts on archaeological remains as a result of the proposed development.

Waste Management

- 5.28 The ES identifies the solid wastes arising from the construction and operation of the proposed redevelopment and assesses the potential environmental effects associated with their handling and disposal.
- 5.29 Excavation waste arisings are considered to be negligible. Cut and fill management should be employed to ensure that all excavated materials can be re-used on site for landscaping purposes.
- 5.30 Construction waste arisings are estimated to be between 5,783m³ and 6,489m³ based on calculations using benchmarks. This effect is considered to be of minor significance and should be further reduced through the mitigation measures proposed within the ES.
- 5.31 The anticipated operational waste arisings for the proposed development are around 402,477 kg / per annum, however, it has not been possible to establish a baseline against which to compare this value. It is therefore uncertain whether this represents an overall increase or decrease. The proposed mitigation measures include recommendations for the provision of modern, accessible waste management measures such as those currently promoted and provided for by South Cambridgeshire District Council. These should help achieve high recycling rates for the site in line with the high existing district wide recycling levels.
- 5.32 In summary, the ES concludes that whilst implementation of the proposed mitigation measures will reduce the quantity of waste arising and divert as much as possible from landfill, there will inevitably be residual waste arisings in the construction and operational phases. These residual effects are considered to be of minor significance.

6. Summary and Conclusions

- 6.1 The proposed development at the former Bayer CropScience Ltd site at Hauxton has been prepared with the aim of avoiding adverse effects on the environment. It is clear from the ES that the significance

of the predicted effects associated with the proposed development are mainly either negligible or beneficial, with only a minimal number of adverse effects that cannot be satisfactorily mitigated against.

Further Information

6.2 If you require further information on the Environmental Statement, please contact either:

- Richard Newsome, GVA Grimley – 020 7911 2304; or
- Jennie Daly, Harrow Estates Plc – 01928 797900.