

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th August 2009

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/2014/08/O - HAUXTON

Redevelopment of 8.7ha of Previously Developed Land for a Mix of Uses Including Up to 380 Dwellings, approximately 4,000 sq metres of Employment Use (Class B1), Retail Floor Space (Class A1), Open Space Provision and Access.

At land to the East of the A10 Known as the Former Bayer CropScience Ltd Site

Recommendation: Approval

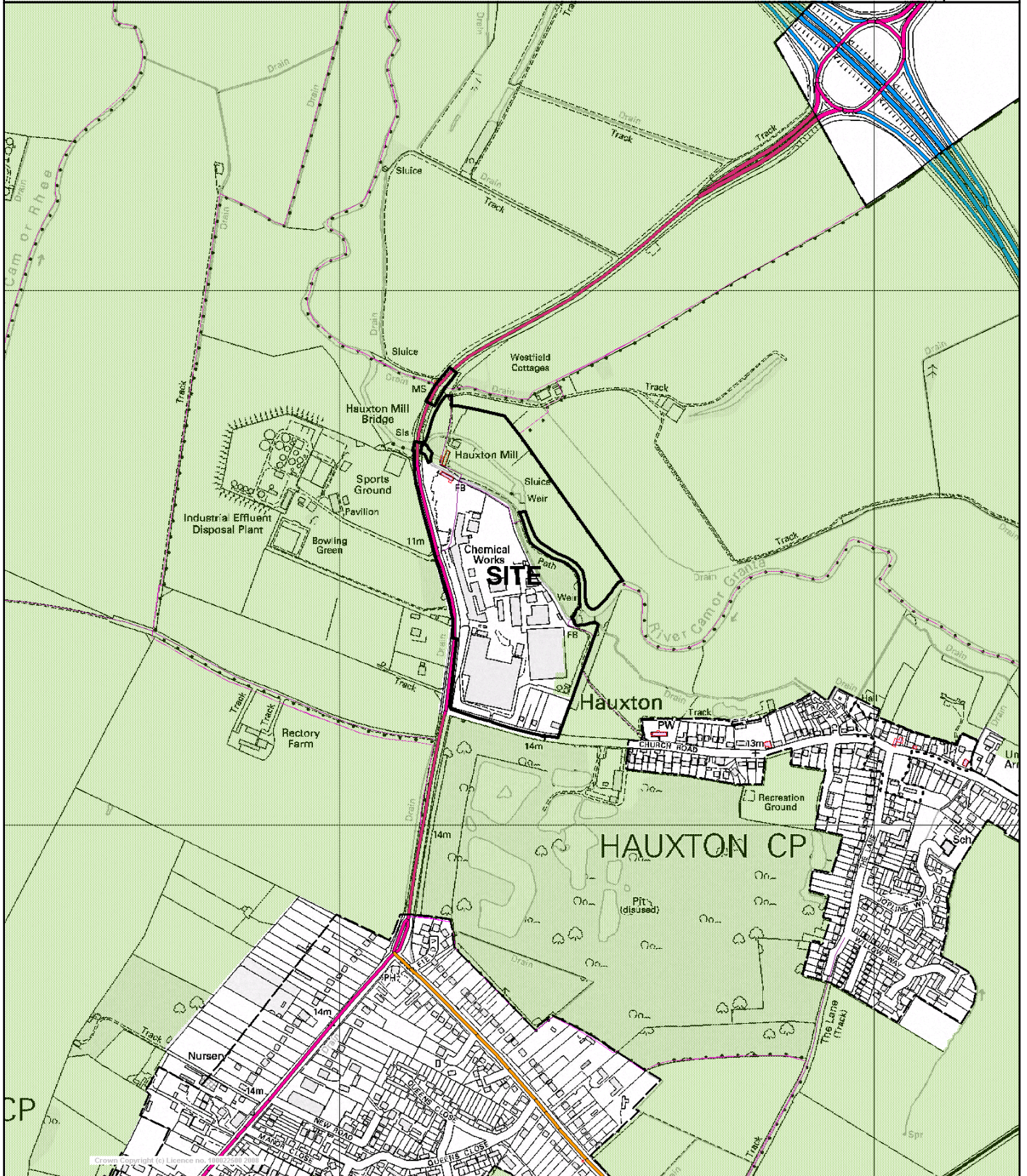
**Date for Determination: 18th February 2009
(Major Application)**

Notes:

This Application has been reported to the Planning Committee for determination because there are outstanding objections to the scheme and the proposal is a departure from the development plan policies.

Site and Proposal

1. The 14.9 hectare (ha) application site is the former agro chemicals plant known as Bayer CropScience, which carried out the production and testing of agricultural related chemicals for over 65 years until its closure in 2003, together with land in the River Cam Corridor. The full Bayer site is divided into two by the A10 with the factory site located to the east side and the west side providing a mix of uses including associated sports facilities and the waste water treatment facility.
2. This current application relates to the main factory site (8.7ha) on the east side of the A10, which, due to its previous use, has pockets of high levels of contamination. Many of the former buildings on the site have been demolished, including 3 detached 2 storey dwellings fronting Church Road. The site also contains large areas of hard standing in the form of a 276 space surface car park and areas of internal infrastructure. The contamination will require remediation prior to any development on the site. That is the subject of application S/2307/06/F considered elsewhere on this Committee.
3. In addition to the factory buildings, the site also contains two listed buildings known as Hauxton Mill and the Mill House both of which are grade II listed buildings while to the north of the Mill is the new Mill house which although not listed in its own right is located within the curtilage of the listed Mill. A public footpath (number 5) cuts across part of the site which provides a loop route with footpath number 4, from the A10 through the site over the Riddy Brook and the River Cam past the Mill House and the Mill to reappear further along the A10 at the access point serving Westfield Cottages. A second public footpath (number 1) links with footpath number 5 at the footbridge over the Riddy Brook and provides a route partly along the western bank of the Riddy Brook before crossing it to run along the western bank of the River Cam to then re-cross the Riddy Brook and continue along the eastern boundary of the application site and onto Church Road.



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4. The site is bounded to the west by the A10, to the north and east by a 2.5 metre high boundary wall, which rests above a Bentonite wall along the edge of the Riddy Brook. To the south the site boundary is formed by Church Road, which provides the main link into Hauxton village from the A10.
5. In detail this application, registered on 19th November 2008, seeks outline consent for redevelopment of 8.7ha of previously developed land for a mix of uses including up to 380 dwellings, up to 4,000 sq metres of B1(A) office floorspace, not greater than 250 sq metres (gross) retail development (Class A1), provision of open space and associated access and engineering works.
6. With regards to the residential element it is proposed to provide a mix of dwelling type to a density of 54 dwellings/hectare, to allow for a variety of accommodation sizes and tenures across the development, and to encourage a diverse community on the site. The buildings will be predominantly 2 and 3 storeys in height with some 4-storey development located at appropriate locations such as entrance points. In terms of mix the proposal is to provide 50% 1 and 2 bedroom dwellings, 25% 3 bedroom houses and 25% 3+ bedroom dwellings. The majority of the residential development will be located within the southern part of the site, in order to benefit from proximity to the main part of Hauxton village. In terms of design, although this is only an outline application the submitted Design and Access statement (D&A) shows an illustrative layout and elevation details with a mix of contemporary and traditional design buildings across the site.
7. The applicant has agreed in principle to provide 70 units 'extra care' housing as an on-site affordable housing provision as part of the development. Extra care housing means purpose built accommodation to meet the needs of frail elderly people in which varying amounts of integrated care and support can be offered and where some services and facilities are shared.
8. Turning to the proposed employment area the illustrative layout plan shown in the D&A shows this area allocated in the northern part of the site close to the listed Mill House. The total amount of floor space will be equal to 4,000 sq metres fronting onto the A10 and comprising smaller 'incubator' units for small to medium sized local businesses. A retail element is sought to serve not just the redevelopment but also the existing Hauxton village although in terms of size and location it is considered that this should be determined at the detailed application stage rather than at outline.
9. The primary access to the site is in the form of a new signalled controlled T-junction via the A10 and is combined with a number of traffic calming measures along this stretch of the A10. These measures include a reduced speed limit (see Highway Authority comments below - paragraph 38), the details of which are still being investigated, and the creation of a pedestrian refuge on the A10 located to the south of the Hauxton Mill Bridge. The main access point will provide an internal spine route through the development to link onto Church Road. In addition there will be two local access points from Church Road, each serving approximately 20 houses.
10. On the issue of open space the revised D&A provides details on an open space framework, which confirms that the development will provide a series of open space facilities across the site. These facilities include the provision of a village green and a riverside walk along the Riddy Brook while the area located to the rear of Hauxton Mill on the Mill Island will be allocated as areas of informal open space within the development. The area known as the North meadow located to the north and east of the River Cam is allocated as an ecological area with restricted access and would not be open to the general public. Distributed throughout the development will be a

series of public squares, Local Areas of Play (LAPs) and a Local Equipped Area of Play (LEAP) on the Village Green.

11. Formal outdoor sports provision is to be accommodated on the opposite side of the A10 on land within the control of the applicant. This amounts to 1.5 hectares of land with a commuted maintenance sum for off site sports facilities. An off-site financial contribution to Hauxton Parish Council towards the provision of a Neighbourhood Equipped Area for Play (NEAP) in Hauxton Village has also been agreed in principle by the applicants.
12. The application is accompanied by:
 - (a) Environmental Statement (ES) plus addendum (June 2009).
 - (b) Planning Statement (containing Sustainability appraisal) amended June 2009.
 - (c) Design and Access Statement amended June 2009.
 - (d) Transport Assessment and addendum June 2009.
 - (e) Ecological Assessment and Bat Survey.
 - (f) Health Impact Assessment.
 - (g) Community Consultation Statement.

The ES Non-Technical Summary June 2009 is attached as electronic Appendix 1.

13. The technical appendices of the ES include the following:
 - (a) Air Quality Assessment.
 - (b) Noise Impact Assessment.
 - (c) Flood Risk Assessment.
 - (d) Remediation Method Assessment.
 - (e) Archaeological Assessment.
 - (f) Historic Buildings Assessment.

Planning History

14. Application **S/2307/06/F** (demolition and remediation of the land) and **S/2308/06/O** (redevelopment for mixed uses) were considered at Planning Committee on 3rd October 2007.
15. In regard to application **S/2307/06/F**:

“the Committee **APPROVED** the application for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), subject to the Conditions referred to therein, including conditions addressing the concerns raised by the Environment Agency (referred to in paragraph 38 of the report), Highways Agency (paragraph 35) and the Council’s Ecology Officer (relating to bat and owl surveys and habitat restoration), and to wheel washing equipment.”
16. On 27th February 2008 the Secretary of State confirmed by letter that requests from two parties that the application be called in for her determination would not be justified. She considered that the main issues relevant to this case are her policies to encourage the redevelopment and beneficial use of contaminated land and to ensure that any unacceptable risks to human health, buildings and the environment are identified and properly dealt with as new development and land uses proceed (PPS23: Planning and Pollution Control) and to take proper account of the flood risk (PPS25: Development and Flood Risk). She stated that: “The application concerns a proposal on a brownfield site that would be of no more than local significance. The

decision as to whether to grant planning permission will therefore remain with South Cambridgeshire District Council.”

17. Application **S/2307/06/F** was approved and the Decision Notice dated 25th March 2008. However, a Consent Order dated 6th October 2008 quashed that planning permission. The Council conceded that it failed to consider whether the development, the subject of the application, fell within paragraphs 9 and 10 of Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.
18. Development falling within Schedule 1 of the above-mentioned Regulations requires Environmental Impact Assessment (EIA). Paragraphs 9 and 10 refer to waste disposal installations for hazardous and non-hazardous waste respectively.
19. The application has therefore to be re-determined and is reported elsewhere on this Committee agenda.
20. In regard to application **S/2308/06/O**: “The Committee was **MINDED TO GIVE OFFICERS DELEGATED POWERS TO APPROVE OR REFUSE** the application, subject to it being referred to the Secretary of State as a departure from the Development Plan and not being called in for determination, to the prior completion of a Section 106 Legal Agreement securing:
 - (a) A Neighbourhood Equipped Area of Play with Hauxton village.
 - (b) A Local Equipped Area of Play within the site.
 - (c) Contributions towards:
 - i. the improvement in public transport provision;
 - ii. the enhancement of cycleways along the A10;
 - iii. enhancement of the Great Shelford health centre;
 - iv. education facilities at Hauxton primary school;
 - v. the maintenance of the River Riddy walk and trees; and
 - (d) The provision of extra-care units on the site,to the satisfactory resolution of outstanding issues (including the village hall, playing fields and listed building), withdrawal of the Environment Agency’s objection (relating to the submitted Flood Risk Assessment) and withdrawal of the Highways Agency’s Article 14 direction relating to the submitted transport assessment, and subject to the conditions listed in the report along with any others required in order to lift the outstanding objections.”
21. The application was referred to the Secretary of State. In her decision letter dated 4th July 2008 she stated: “that the main matters relevant to her decision in this case are her policies which promote high quality, inclusive design in terms of function and impact, which takes the opportunities available for improving the character and quality of an area (PPS1, Delivering Sustainable Development); to assist in safeguarding the countryside from encroachment (PPG2, Green Belts); meet the housing requirements of the whole community (including those in need of affordable housing), widen housing opportunity and create mixed communities (PPS3, Housing); maximise the use of previously-developed land in sustainable locations for all forms of built development (PPG4, Industrial/Commercial); ensure that development proposals are in line with sustainable development principles and, consistent with these principles and taking account of the nature and scale of the development, that development is

located in sustainable (accessible) locations (PPS7, Sustainable Development in Rural Areas); adequate provision is made for development and economic growth whilst ensuring effective conservation and enhancement of the diversity of England's wildlife and geology (PPS9, Biodiversity and Geological Conservation); promote accessibility to development comprising jobs, shopping, leisure facilities and services so that there is a realistic choice of access by public transport, walking and cycling, recognising this may be less achievable in some areas (PPG13, Transport); encourage the redevelopment and beneficial use of contaminated land and to ensure that any unacceptable risks to human health, buildings and the environment are identified and properly dealt with as new development and land uses proceed (PPS23, Planning and Pollution Control); ensure that all planning applications in flood risk areas be accompanied by a flood risk assessment (PPS25, Development and Flood Risk).

Having considered carefully these and other relevant planning issues raised by this proposal, the Secretary of State is of the view that the applicant appears to have taken PPG2 into account and to have accepted that the proposed development is inappropriate development in the Green Belt. The applicant has therefore put forward very special circumstances, which in his view outweigh the harm caused by the development. The Secretary of State is satisfied that the issues raised do not relate to matters of more than local importance, which would be more appropriately decided by her rather than the Local Planning Authority. She has therefore concluded that the application should be decided by South Cambridgeshire District Council."

22. That application has not been determined. Section 106 negotiations have continued.
23. In the meantime the current application was submitted along with an ES.

Planning Policy

24. Local Development Framework (LDF) Core Strategy DPD (adopted January 2007) policies relevant to this application: **ST/1** Green Belt; **ST/3** Re-using Developed Land and Buildings; **ST/6** Group Villages. The 8.7 ha former factory site is a pocket of land excluded from the Green Belt.
25. LDF Development Control Policies DPD (adopted July 2007) policies relevant to this application: **DP/1** Sustainable Development; **DP/5** Cumulative Development; **HG/1** Housing Density; **HG/2** Housing Mix; **HG/3** Affordable Housing; **SF/6** Public Art and New Development; **SF/8** Lord's Bridge Radio Telescope; **SF/9** Protection of Existing Recreation Areas; **SF/12** River Cam; **NE/4** Landscape Character Areas; **NE/6** Biodiversity; **NE/7** Sites of Biodiversity or Geological Importance; **NE/8** Groundwater; **NE/9** Water and Drainage Infrastructure; **NE/11** Flood Risk; **NE/12** Water Conservation; **NE/15** Noise Pollution; **NE/16** Emissions; **CH/1** Historic Landscapes; **CH/2** Archaeological Sites; **CH/3** Listed Buildings; **CH/4** Development within the Curtilage or Setting of a Listed Building.
26. LDF Site Specific Policies DPD (Submission draft January 2006) policies relevant to this application: Policies **SP/7** and **SP/10** Bayer CropScience. These identify an 8.7ha site for a mixed-use development, including the remediation of all contamination caused by previous industrial uses of the site. The Inspector's binding report is expected in late July or August 2009.
27. Government Policies **PPS1** Delivering Sustainable Development; **PPG2** Green Belt; **PPS3** Housing; **PPG4** Industrial and Commercial Development; **PPS7** Sustainable Development in Rural Areas; **PPS9** Biodiversity and Geological Conservation; **PPG13** Transport; **PPG15** Planning and the Historic Environment; **PPG16** Archaeology and

Planning; **PPS23** Planning and Pollution Control; **PPG24** Planning and Noise; **PPS25** Development and Flood Risk.

28. East of England Plan (May 2008) policies of relevance are: **SS1** Achieving Sustainable Development; **CSR3** Green Belt; **ENV6** The Historic Environment; **ENV7** Quality in the Built Environment; and **WM1** Waste Management Objectives.
29. **Circular 05/2005 – Planning Obligations** – states that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respect.
30. **Circular 11/1995: The Use of Conditions in Planning Permissions** – states that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Consultations

31. **Hauxton Parish Council**

“Introduction

Hauxton Parish Council identifies the Bayer Site (East and West of the A10) as a major complex problem requiring (i) remediation of the whole Bayer site and the surroundings that is effective in perpetuity and (ii) sustainable redevelopment that both funds the remediation and enhances the southern entrance to Cambridge City. The two planning applications (S/2307/06/F & S/2308/06/O) are for the largest developments of Hauxton in its entire history, doubling the number of households. The revised and new applications S/2307/06/F and S/2014/08/O are substantially similar to the former and can therefore be considered against the same criteria.

Hauxton Parish Council requests close participation in the deliberations of the planning authorities and the Environment Agency (for the remediation and the flood risk management) to ensure the complexity and extent of the remediation and development achieves suitable outcomes.

Hauxton Parish Council supports the planning applications S/2307/06/F & S/2014/08/O subject to resolution of a number of significant issues involving the developer, statutory consultees and Local Authorities and subject to satisfactory benefit to the village of Hauxton.

Many of the issues, fears and aspirations of Hauxton and other local Villages' Parishioners have been documented in the reports arising from the two Public Consultation meetings, the latter Community Consultation Report an appendix to the Planning Applications.

Hauxton Parish Council has also been party to the discussions and decisions with SCDC, Harrow Estates and their agents on the determination of the previous Planning application S/2308/06/O most of which are well covered by the documentation accompanying the revised application.

It also notes that replies to some of the issues raised have been made by Harrow Estates but for the record the Parish Council wishes to reiterate them in modified form against the new application.

Hauxton Parish Council continues to SUPPORT the application but is still seeking to ensure that the following issues are addressed and remedied:

Bayer Site (East and West of the A10):

- (a) Hauxton Parish Council requests South Cambs District Council to support the process of determining sustainable use of the two listed buildings (Hauxton Water Mill and Old Mill House). Short term this means addressing vehicle access across Riddy Brook and also the Conservation Policy.

Two listed buildings on the site (Hauxton Water Mill and Old Mill House) have no identified future in the proposal. Accepting that no detailed undertaking may be possible at this stage the process of determining sustainable use of these buildings must be started. This means planning so as to ensuring access across the Riddy from the South and it means opening dialogue with those determining conservation policy so as to arrive at a sustainable use of Hauxton Mill and Old Mill House. Hauxton Mill is particularly challenging owing to its small internal size and the redundant, derelict New Mill House within it's curtilage and hence subject to similar restrictions. Several previous attempts have failed to find sustainable uses for either.

Specifically it was noted that there appeared to be no vehicular access to Hauxton Mill across the Riddy from the proposed development, this is thought to be essential in order to (i) have a vehicle access that is an alternative to road access on the bend on the A10 – which is most dangerous – and (ii) access the parking provided for the business units available outside office hours e.g. for a shop/public house/restaurant in the Old Mill House/Hauxton Mill.

- (b) Hauxton Parish Council requests South Cambs District Council to ensure the integrity of the public footpath from Hauxton Church to the Mill along the whole length of the river is maintained. The line of the footpath actually follows the factory wall by the Riddy. The footpath across Church Meadow on the proposed plans no longer carries on through the woodland to the Riddy but appears to end in a street on the estate and this is not acceptable.
- (c) Hauxton Parish Council is seeking dialogue with the Environment Agency and/or Developers on management of flood risk. The Parish Council were promised that when the plans for flood management were finalised a member or team from the Environment Agency would explain how the model works. This has yet to occur.
- (d) Hauxton parishioners via the Parish Council are still of the opinion that lack of traffic lights and some lane management at the Hauxton Gap will cause rat-running through the new development.

The traffic study in the new application is largely unchanged except for clarification of policies. There will still be a significant percentage of traffic usually exiting Church Road via Hauxton Gap utilising the new road through the development and going North via the new signal controlled T junction. This is not consistent with the stated policy of calmed traffic within the development.

If there are no traffic lights or a formal left turn lane installed on Church Road at the A10 junction queuing traffic will block Church Road at peak times and there will be a temptation for all traffic, including that turning left on the A10 towards Harston, attempting to use the road through the development.

- (e) Hauxton Parish Council is still of the opinion that there is a need to establish the extent that tangible benefits will accrue from the development for the existing village and new community.

Certainly the priority for Hauxton Village is remediation of the whole Bayer site and the surroundings, including groundwater and this in itself will be a benefit. However the proposal doubles the number of households in the village and unless facilities are generated within Hauxton for shops and leisure as part of the redevelopment then the additional householders will have to travel to shop and for leisure. Inevitably that means private vehicle use. On sustainability grounds the proposal must lead to a shop and a leisure facility.

Hauxton Village no longer has a shop or a public house and the village needs affordable housing. There is a Primary School and a small village hall that is insufficient for the needs of the village at present. When the development is completed, doubling the number of households, support in addition to current known 106 funding initiatives will be necessary.

The principle of getting developers to incorporate green space, children's play and leisure areas within the development or fund alternatives elsewhere is fine in principle provided it is sustainable.

Hauxton Parish Council are worried that the level of additional funding is not able to be defined and has set up a Village wide group to look into and report back on perceived and future needs and how they can be integrated with what is currently available from the development and other funding bodies. As this is an organic process it may well mean future discussions at the detailed planning stage.

- (f) It should be noted that Hauxton Parish Council has expressed interest to Harrow Estates to take on the management of the river corridor (mowing, tree management, litter control, dog walking control etc along the river banks) subject to suitable assurances and financial arrangements.

The river corridor is seen as an important amenity for South Cambridge, extending the proposed Trumpington Country Park along the riverside to the Norman Church at Hauxton which is a building of considerable historic value.

(Extract from POLICY EN2: The District Council will not permit development which has an adverse effect upon the wildlife, landscape and the countryside character of the River Valleys of South Cambridgeshire. Where appropriate the District Council will consider the use of Article 4 Directions to protect this setting.)

- (g) Hauxton Parish Council notes that the fate of the West site impacts on the sustainability and environmental quality of proposed housing on the east site.

(The West Site is not covered in planning application S/2014/08/O).

The Parish Council is currently involved in discussions with Harrow Estates on land on the West Site to be transferred for Sporting and Recreational use as part of the East Site development. It would like to further this once plans for the West Site are developed and once again confirms an interest in expanding these further at that time.

While the proposals for a Waste Recycling Centre on the West Site and Rectory Farm may not be accepted as material at this stage they clearly have implications for the viability of the development on the East Site and on several issues. Hauxton Parish Council has made representations to Cambs County Council (CCC) that the West site (waste water treatment plant and surroundings) is an entirely inappropriate location for the Waste Recycling Centre. Hauxton Parish Council makes the following points:

1. To be effective a waste recycling centre needs to be close to the source of the waste and on a site already visited for other purposes. Therefore Trumpington Magistrates Court area is a more effective alternative.
2. The Bayer West site is green belt for the major part and not previous industrial land and contributes significantly to the green River Cam corridor.
3. The Bayer West site fails the criteria of avoiding existing housing and is therefore unsuitable.
4. Use of the Bayer West site as a Waste Recycling Centre blights the regeneration of the East site to the detriment of Hauxton residents.
5. The West site fails the requirement of road infrastructure capable of supporting the additional vehicle movements.
6. The proposed plan offering Rectory Farm land behind and adjacent to the West Site, as an area of search for a re-cycling facility, we believe would also cause similar problems and we will be objecting accordingly.

- (h) Hauxton Parish Council is of the opinion that the proposed bus service, whilst laudable in concept, raises important questions:

The proposed bus would be of little or no use to older/less agile residents of the present village unless there was some way of extending the bus route into the centre of Hauxton Village. Likewise the proposed bus fails to transport children from the proposed housing on the Bayer site to Hauxton Primary School.

Could there be provision for a bicycle park and ride? Would there be any synergy in investigating an electric powered buggy service from the new development into the old village to facilitate transport to and from the school if required and to accommodate the less able-bodied residents? Such vehicles seem to work well around large holiday complexes.

- (i) Hauxton Parish Council asks for information on how the Bayer site development fits into the wider general infrastructure planning e.g. for water, power and sewage viz a viz Trumpington, Clay Farm, Glebe Farm, Addenbrooke's developments.

The planning statement document indicates these will follow policies in the adopted structure plan and emerging LDF and be taken as reserved matters once the development is better defined. Although small in comparison to the Southern Fringe developments etc. there appears to be no co-ordinated plan to marry them all together. It should also be remembered that the existing site was largely stand alone including the facility to treat its own sewage.

- (j) Hauxton Parish Council notes that when the 3D visualisation of the proposed Development is viewed there are questions on the density of building and lack of public space. Would there be sufficient car parking spaces in the residential and commercial areas? Where would the wheelie bins go? What amenities and facilities would be provided for the Elderly and Disabled?

The planning statement includes the provision of facilities within the development for young children, within the Village for older children and juveniles and the provision of recreational facilities on the West Site as a means to mitigate the reduced area for such on the East Site.

We have already been advised that, unlike affordable housing, the Social Care housing provision cannot be Hauxton specific in the first instance. We would therefore like further input at the detailed planning stage regarding the other issues above.

- (k) Hauxton Parish Council is concerned that the proposal appears at this stage to be a high density urban style development in a rural setting namely a village with distinct characteristics (river valley setting, Norman church and a preponderance of low rise dwellings).

Whilst recognising that space is of a premium the redevelopment needs to be village style with a good mix not dense, tall urban style boxes. The site has a unique feature, the River Cam, and an outlook onto the Norman Hauxton Church and these should be the visual focus (REF POLICY EN2). Density and design of the proposed development is an issue that will require further discussion when the project reaches the detailed design phase.

M11 JUNCTION

Hauxton Parish Council is concerned that an integrated comprehensive South Cambridge fringe transport assessment is not already available given the advanced state of plans for house building in Trumpington etc.

Hauxton Parish Council understands that the issue over the M11 is that the development will have an impact upon the M11 & the Highways Agency wants this to be addressed in the transport assessment and by 106 funding. The Highways Agency is understood to have stated that it would be better to have one transport assessment to cover all developments rather than lots of isolated ones an approach that Hauxton Parish Council endorses.

A10 ROAD

Hauxton Parish Council is concerned that the proposed pedestrian refuge crossing and the more northerly gate crossing over the A10 north of the site are neither safe nor consistent with the traffic density and current speed limits and support the planned reduction of speed limit to 30mph.

The Parish Council is concerned that the proposed cycleway through the development has to cross and run alongside the A10 on the West Side in order to safely cross the river bridge going north where presumably it meets other cycles coming south. It may be safer to route this via The Mill footpath and up to the crossing opposite the point where the proposed cycleway emerges from the Country Park.

Hauxton Parish Council also understands that the City Council may have a requirement for the developer to fund improvements to the cycleway to the M11/A10 junction and to fund a Pegasus crossing on the A10 where the footpath exits the

proposed Trumpington Meadows Country Park. The Parish Council questions the safety of horses and riders coming out of the country park to progress over any such Pegasus crossing and down the A10 and is of the view that any proposal for a Pegasus crossing is neither safe nor consistent with the traffic density. The existing cycleway alongside the A10 from the Gated crossing going north will presumably be superseded by that through the Country Park so there is no justification to burden the developer with such a requirement.

HAUXTON SCHOOL

Hauxton Parish Council requested information on the amount the proposed Clay Farm, Glebe Farm, Addenbrooke's and Trumpington developments are to contribute to the LEA and relevant schools in order that the Parish Council can see proportionality of cost burden in relation to the number of new households in Hauxton.

Hauxton Parish Council understands that negotiations regarding the degree of funding for Hauxton School may still not be resolved as is the issue of whether CCC continues to support the building of a new School at Hauxton. The degree to which developments at the school fit in with plans for other facilities in the Village is part of the Village Group's brief and their recommendations will be made available to the Parish Council, SCDC and the Developers.

Primary Care Trust (PCT)

Hauxton Parish Council have noted the provision of additional facilities at Lt Shelford Surgery, is mindful that the proposed Clay Farm, Glebe Farm, Addenbrooke's and Trumpington developments will create a much larger number of additional patients than the housing on the Bayer site and requests information from the PCT on the location(s) of the additional GP surgery capacity.

Hauxton Parish council would have preferred additional facilities at Harston Surgery but recognises that the site area and availability for parking limit this as it stands at present.

Whilst not entirely a part of this application Hauxton Parish Council would like to enter into a dialogue with South Cambs District Council to try establish a mechanism whereby all new development by planning application within it's control receives an agreed levy to contribute towards local facilities.

This mechanism is already partly working in areas of Norfolk and Councillors there are seeking to extend it to all development (Ref. Filby Parish Council). In order that this is not seen to be stifling development it would seem appropriate that the levy be a percentage of selling price paid when the properties are sold. It is not unusual for Estate Agents selling the properties to charge between 2-3% for their efforts whereas the Parish Councils which may have had to expend many hours of mostly voluntary effort, working on the resolution of the planning applications, have no mechanism to reward their Parish for their efforts. Hauxton Parish Council believes that the planned expansions in the area need to have an agreed mechanism in place to avoid what almost seems like an unseemly scramble to secure 106 funding.

Dialogue with the Developers and South Cambs District Council Planners

Hauxton Parish Council will continue to maintain the very valuable dialogue they have established with Harrow Estates, their Agents and SCDC Planning and will work to resolve any problems and issues that arise wherever possible.

Given that there is now a need to again determine the application, Hauxton Parish Council may well wish to modify or alter its responses in the light of future discussions and developments.”

32. **Harston Parish Council**

“With reference to Planning Application S/2014/08/O for the Redevelopment of 8.7ha of Land East of the A10 on the former Bayer Crop Science Site Harston Parish Council has been working closely with Hauxton Parish Council and supports and endorses the submission of Hauxton Parish Council for this application. To this end Harston Parish Council recommends APPROVAL subject to:

- (a) The conditions and recommendations laid out in Hauxton Parish Councils response to this Planning Application
- (b) The provision of support for Harston Surgery to accommodate the increase in patient numbers that this development will undoubtedly create.

Harston Surgery is situated in Church Road, Harston. The surgery, which provides an excellent standard of medical care to Harston and nearby villages, has a long-term problem relating to the lack of availability of sufficient parking places for the numerous visitors to the practice. The following points are pertinent:

- (a) Church Road is narrow and provides one of the few routes from the A10 across the River Cam to Haslingfield and several other villages and destinations. As such it is a very busy road.
- (b) The Industrial Estate in Button End results in a large number of HGV's having to use this road. In addition the road is used as a 'rat run' for all types of vehicles particularly during peak periods.
- (c) The surgery is situated amidst numerous residential dwellings on every side.
- (d) Many visitors to the surgery are unable to park in the existing facilities because they are full. As a result they resort to parking along Church Road increasing both the congestion and the risk of accident and injury to patients, road users and residents alike.
- (e) The surgery has tried hard but unsuccessfully to resolve these problems and lately has tried to encourage patients to use the 'Queens Head PH' car park, which thanks to the generosity of the Landlord has been offered for short term parking. This however is not an adequate solution to the problem because of (a) the distance of the PH from the surgery, and (b) the narrowness of the footpath.
- (f) The problem has increased substantially over time as a result of local populations increasing.

The proposed new residential development at Hauxton will undoubtedly increase the patient numbers at Harston Surgery exacerbating an already very serious problem. Support must be provided from the relevant authorities to initiate those actions necessary to overcome this before the new development at Hauxton is realised.”

33. **Environment Agency** finds the FRA and Hydraulic modelling report dated September 2007 acceptable. In conjunction with the Council's Environmental Health Office a number of conditions are recommended.

34. **Cam Valley Forum** summarise its comments as follows:

- “1. We have grave doubts about the ability of the remediation measures planned to make the site safe for builders and subsequent householders. The nature and volumes of the chemicals on site (and the difficulty of remediation and

monitoring in hidden parts) make this area unsuitable for human habitation in the short and medium term. (Even Vertase express doubts about the procedures planned).

2. Because of the nature of the chemicals in the soil and water and because of the fact that many are mixed or in close proximity to each other, it is vital that all remediation of the site is completed before the first brick is laid. Significant reductions in the contamination are far from assured and unpredictable chemical reaction could occur. We believe that staged building ahead of total remediation of the site compromises the process of achieving chemical breakdown and compromises the safety of those who will work and live on site as well as the local and wider environment. We understand the need of developers to begin building as soon as possible to earn some early income to help pay for the remediation but we believe there should be no question of this happening because human health and safety must be of paramount importance and certainly more important than cash-flow considerations.
3. We applaud the replacement of an ugly, dangerous site with housing, offices and open space and we believe the increased population can help to justify the cost of better school, medical, retail and recreation activities. We are concerned about extra traffic but all these factors are qualified by the need for effective remediation of the site.
4. We also have concerns about sound ecological management of the Riddy banks and the future of both otter and black poplar populations in the vicinity.

35. **Natural England**

The application site is approximately 3.5km away from Barrington Chalk Pit Site of Special Scientific Interest (SSSI), and within 5km of Whittlesford-Thriplow Hummocky Fields SSSI, Thriplow Peat Holes SSSI and Dernford Fen SSSI. The site is immediately adjacent to the River Cam County Wildlife Site (CWS). A number of protected and notable species are known to occur in, or are likely to use parts of the application area including bats, badgers, barn owl and otter.

Based on the information provided, Natural England has **no objection** to the proposed development, subject to the inclusion of our recommended conditions and the proposal being carried out in strict accordance with the details of the application and any agreed mitigation strategy. The reason for this view is that we consider that the proposal is unlikely to have a significant direct effect on the interest features of the above-mentioned SSSIs, and provided that adequate mitigation is agreed with the local authority impacts to protected species should be minimal.

We are satisfied with the outlined mitigation and enhancement measures in the Environmental Statement. However, in order to ensure the long term maintenance and enhancement of the wildlife value at the site, especially with regard to the increased human activity in the area and potential pressures this will place on wildlife interests, we advise that these proposals should be detailed further and agreed with your Authority prior to any construction works taking place. As such we would wish to see the following points are assured through planning **conditions / obligations**:

Prior to any works starting on site, an Ecological Management Plan (EMP) for the entire site will be agreed with the LPA. This will include the full details of:

- (a) mitigation during construction to ensure minimal impact to habitats and wildlife, such as timing and methodology of works;
- (b) management measures including a work programme to maintain and enhance the value of the site for wildlife once the development is completed;
- (c) sensitive planting plans including appropriate locally native species that will be of benefit to wildlife. This should include details for providing plants of a local provenance, ideally from seed collected from suitable habitats in the surrounding area;
- (d) erection of specialist bird and bat boxes within the development area and in surrounding semi-natural habitats. Ideally we would wish to see more long-term mitigation for bats both on and off site, including provision for roosting bats and habitat enhancements for foraging and commuting. For example, we would encourage the provision of some access into roof voids of non-dwelling buildings, through the use of bat tiles. These would be particularly beneficial on buildings adjacent to any wildlife corridors (i.e. the river) or other known roosts (i.e. at the Mill);
- (e) measures to enhance the Riddy Brook habitat and other wildlife corridors for bats, birds, mammals, invertebrates and fish;
- (f) lighting control (construction and operational) around bat roosting sites and foraging areas;
- (g) an ecological monitoring programme to ensure that mitigation and enhancement is successful, and to guide future management of the site;
- (h) details of commuted funds to enable the site to be managed to benefit wildlife in the long-term, and detail who will be responsible for carrying out this work.

36. **Ramblers Association** “expect existing RoW to be kept open as the development proceeds, if necessary by means of temporary diversions (though there seems no reason why this should be necessary, except for the short path that crosses the car park at the front of the site). Also it would be mutually helpful if the RA were to be involved at the design stage, as we can have ideas about the best routing for any additional access.”

37. **Highways Agency** has no objections but directs that the following condition, relating to the M11/Junction 11, be imposed:

“No part of the Bayer site development shall be brought into its intended use unless, and until, the highway improvements as shown in outline on the (Atkins) drawing 5026095/006/002 Revision B dated 10th October 2006 have been implemented to the satisfaction of the Local Planning Authority (SCDC) in consultation with the Local Highway Authority (Cambs CC) and the Highways Agency acting on behalf of the Secretary of State for Transport.”

38. **County Highways Authority** has been in lengthy negotiations with the applicants in regard to the A10 junction with the development and the access to the playing fields to the west of the A10.

In regard to the latter, a revised junction arrangement proposes “a left in/left out with no signal control. Whilst this layout not being signal controlled is acceptable, the Highway Authority would bring to the attention of the developers that the implications of this junction for their longer term aspirations opposite the site will prevent any further development on this leg apart from a very low flow use. Conversion to a signalled crossroads at a later date is not an option due to the congestion problems.

Again allowing it to be signalled later with full turns from it would be allowed but again only if it had the current number of trips.

The junction will need to be designed to a 50mph design speed, as the limit is not reviewable until the works have been completed and comparisons have been made between the data taken before and then after the implementation of the site.”

39. **NHS Cambridgeshire (PCT) comments:**

“A development of this size could result in an increased population of approximately 950 people, depending on actual type and mix of dwellings.

Access to Health Services is essential for this new population. Currently, the nearest GP Practices that serve this area are Harston and Great Shelford. Both Practices have confirmed that due to constraints with their buildings and available car parking they currently could not provide the Primary Medical Services to new patients living within this new development. To create the necessary capacity, substantial improvements would need to be undertaken to the CP Practice facilities in either Great Shelford or Harston or both in order to meet the needs of this expanded community.

As any improvement to these GP Practices Premises would be required as a direct impact of this development, we feel that a S106 Planning Obligation to pay for such improvements should be incorporated into any planning approval. Agreement was reached with Bridgemere UK PLC that a sum of £168,750 would be made in respect of a Section 106 Contribution to fund an extension to Shelford Health Centre in order to accommodate the additional patients resulting from this development. I would request that the same obligation be given in respect of the new application, as without this being included, we will have to object to this application.

From a Public Health perspective, it has already been identified from the previous applications (S/2307/06/O and S/2308/06/O) that the site includes some contaminated land. We would need to be satisfied that the land has been properly assessed for environmental and health risks and that contamination has or will be suitably dealt with to reduce any risks to an acceptable level.

We would also want to be satisfied that any revised transport infrastructure and arrangements meet the approval of Cambridgeshire County Council.”

The PCT has further commented that: “further consideration be given to allow more flexibility in the Section 106 Agreement. The reason for this is to allow the PCT to use those funds in the most appropriate way when the development comes to fruition.

We feel that with the current economic position and the slow down of the housing market completion of the development may be some years off which could result in us wanting to do something different in respect of the development of Primary Care Services.

A level of flexibility would allow us to address the needs in the most appropriate and cost effective manner both for the PCT and the residents of the new development.”

40. **Ecology Officer** original comments are as follows:

“Whilst I appreciate the progress that current action has made with respect to dealing with potential contamination at this site the fact that this application is now subject to EIA means that we require all information to allow the potential impacts to be properly

considered. To this end in re-submitting the various information I would have expected it to have been appropriately reviewed, edited and updated where necessary. This has not happened. This means that the bat report is actually out of date and misleading as the means of mitigation and compensatory measures are now wrong.

The bat report should be updated to state what the current findings have been, the processes that have taken place with Natural England and the compensatory measures undertaken.

A repeat badger survey should take place as it was reported that a sett was within 10m of a pipeline and should works to this pipeline need to take place then a disturbance license would be required.

A repeat of the otter survey should be undertaken as it is nearly 2 years since the original survey and a potential holt site was identified. New such sites may be found which may have an influence in the design process.

I also have concern at the proposed treatment of the Riddy in the D&A statement. It thought that the final edge treatment of the Riddy was going to result in restoration of semi-natural habitats not retention of a steep-faced concrete edge.

Furthermore, much work has recently taken place on negotiating schedules to go within the site's S106 agreement. The agreed measures should be contained within the submitted ES otherwise the general public are not aware of further measures that are being provided to safe guard the site's environment and future management."

He subsequently has commented that the Ecological Management Plan is the best means to address many of the points raised by Natural England.

41. **Wildlife Trust**

Firstly, the contribution to biodiversity enhancement is pretty negligible for a development of this scale. We are aware of the provision of bat boxes (required to comply with protected species legislation), the north meadow, for example, is a major missed opportunity because of the requirements for engineered flood storage.

The following measures should therefore be added to the current proposals:

- (a) Use a natural bank to the Riddy rather than the proposed concrete bank, which should not be required if the site is fully de-contaminated;
- (b) Introduce a management programme for the willow pollards through the site;
- (c) Enhancement of the land opposite the site on the other side of the A10. this area is adjacent to the proposed new Trumpington Meadows Country park and could form a valuable, if small additional area of habitat along the river corridor.

Finally, because of the very limited amount of accessible greenspace associated with this development it is inevitable that the new residents will seek their informal recreational needs from the new Trumpington Meadows site opposite. This will increase the number of visitors at the "quieter, more wildlife-rich" end of the park, with the potential for adverse impacts on some of the biodiversity conservation objectives of the park. There will be a need for the provision of additional information, additional rangering and additional community consultation above that anticipated from the

Trumpington Meadows development itself and existing communities. It would therefore seem wholly appropriate that this development should provide some contribution to the enhancement and future management costs of the Trumpington Meadows country park. The Wildlife Trust therefore requests that South Cambridgeshire District Council negotiate some provision from the developers of this site towards the Trumpington Meadows park.

42. County Council New Communities

“In terms of an education contribution for the original 2006 application, you will probably be aware that we have had a number of discussions with the developer and their consultant to try and negotiate an appropriate S106 contribution. A final agreement was never reached.

As negotiations on the 2006 application ran over a long period of time, a number of issues have now changed as updated information has become available. For the new 2008 application we need to ensure that our education requirements are based on the most up to date information.

The County's desire to build a replacement school at Hauxton has not changed. However, new pupil forecast figures released just before Christmas now show the existing Hauxton Primary to be approaching full capacity in 2013/14. Therefore there will be less spare capacity at the school to cater for the proposed development.

In addition to the changing pupil numbers, the cost of building has reduced. The BCIS All-in Tender Price Index has fallen since the Feasibility Study (Option 2) was written for the replacement school back in April 2008. As a result, the total cost of the scheme has been reduced.

The County Council seeks a developer contribution of £762,933 to be applied to primary education serving Hauxton. The contribution should be index linked to Q3 2009 (BCIS All-in Tender Price Index).”

43. Conservation Officer

“The proposals affect the Grade II Listed buildings; Hauxton Watermill, Hauxton Mill House, Hauxton Watermill Bridge and the curtilage listed New Mill House, together with the settings of the Church of St Edmund (listed Grade I), Little Manor House (listed Grade II) and the Milestone on Hauxton Mill Bridge (listed Grade II). English Heritage should be consulted if not already done so.

Whilst resolving the future of this site is supported in principle, there are still significant concerns that the future of the Listed buildings on the site is unclear; and that the Listed buildings have been placed to one side and not incorporated successfully in to the final design, harming their setting and future viability and failing to resolve their need for adequate maintenance. Policy SP/7 identifies the need for the new use to be clearly identified as an integral part of the masterplan for the site, and this is still not resolved.

The proposed use of the Mill House as possibly a pub or restaurant is without a specific scheme and would require significant alterations such as kitchen flue, wheelchair accessibility and toilets, and a bar. The relationship of this new use with the improved access to the River Cam is also unresolved. The implications of the changes to the buildings need to be assessed properly prior to determining the use, as they may be harmful to the character of the buildings; and a Listed building

application for the Listed buildings should be determined prior to acceptance of the principle of redevelopment in this position.

The proposals for the site would also harm the viability of the Listed buildings by providing an urban backdrop separating them from their context, siting the industrial buildings closer to the Listed buildings than they previously were, crowding the Listed buildings with new development and providing insufficient car parking space for the proposed use of the Mill House and the potential future use of the Watermill.

Any proposals for development around Listed buildings require the following fundamental architectural principles of scale, height, massing and alignment, and the use of appropriate materials. The submitted plans show insufficient information regarding materials and details, little relationship with the existing Listed buildings, and deep span bulky buildings up to four storeys in height throughout the site and in primary views of the Listed buildings in contrast with their modest narrow span and scale.

The development has an urban rather than rural character that is harmful to the setting of the existing rural group. The precedents used for the design are also overly urban (Accordia, Cambourne and Great Shelford). Although this is an outline application, in principle the concept, the bulk and spans and architectural style in the proposals are alien to the character of the village. The bulk determines the extent of development and number of units; and because the proposals are too bulky for the setting, the principle of the proposed number of units is problematic.

The Design and Access statement shows previous development circled within the Mill House group (Fig 21). A scheme on that basis would obtain more support than the submitted proposal, as the scale, proportion, spans and orientation of the adjacent buildings are significantly more sympathetic.

The proposed off-site tree management by others to reinforce the screening from the Listed church is not adequate, as it cannot be controlled. The improved screening should comprise a continuous band of trees and hedging within the site, to be permanently maintained. This would probably require the development along the eastern boundary to be reduced and be further from the hedge-line.

The proposed plan also shows new development in the position of the existing footpath in the northeast corner of the site. The loss of the historic link between Church and Mill group would be harmful and the proposal should be amended to retain the footpath in a rural setting and to reduce the extent of development in this area.

The raised levels associated with the remediation measures associated with the contamination of the site are not identified and therefore the impact on the setting is unclear.

Although the applicant agreed as part of S/2308/06 to maintain the properties to acceptable standards as statutorily required, they have not continued to do so. For instance, the gutters are blocked and ivy is growing up the walls of the Listed Watermill. The condition of the buildings gives concern about the unresolved future uses and maintenance for these buildings and increases the need for a practical solution to be found now as part of any Phase 1 approval for the redevelopment, rather than later as a condition of the approval.

Should this application be approved, I recommend the conditions as recommended by David Grech for S/2308/06 regarding submission of reserved matters, a

landscaping condition to include the retention and reinforcement of the eastern boundary, and:

The extent of repair of the existing Listed and curtilage Listed buildings at Hauxton Mill shall be agreed and carried out to the satisfaction of the Local Planning Authority prior to the occupation of any part of the development hereby approved.”

44. In response to the applicant’s additional information, the following comments are made:

“The difference between the situation that David Grech commented on and I have subsequently commented on is that although there has been a statement of commitment to maintain the Listed buildings, this has not been done. When I visited, the gutters of the Watermill were full of plant growth and ivy was climbing back up the walls. Whilst I would agree some maintenance had been carried out previously to the Watermill and possibly the Mill House (but not to the curtilage Listed New Mill House), it has not been thorough enough. It therefore gives concern about the long term condition of the buildings and therefore the necessity for the repair condition.

Subject to this, the lack of communication about the future use of the buildings under SP/7 is of concern. We would have more confidence in the promises if we could see that a future use was being investigated and that the proposed use was likely to be acceptable. A concurrent application for Listed building consent and planning permission as necessary for the Listed buildings would substantially allay our concerns, but in the absence of that there should be some reasonable indication that the proposals will not be significantly damaging to the buildings, will not leave them unviable in future, and will not leave the buildings to deteriorate further.

I would therefore suggest that the future of this part of the site is discussed much further on the basis that the position and character of Listed buildings results in a limited range of future uses that the agents could readily identify; and some of those potential uses may be rendered unviable by the type of development proposed on the adjacent land. To leave the future of the Listed buildings unknown and possibly damaged is contrary to PPG15:

3.8 *Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation. The range and acceptability of possible uses must therefore usually be a major consideration when the future of listed buildings or buildings in conservation areas is in question.*

B3 *The Act empowers an authority to seek such particulars as it requires and an authority should certainly seek any particulars necessary to ensure that it has a full understanding of the impact of a proposal on the character of the building in question. An authority should not accept an application for consideration until it has sufficient information to provide such understanding.*

2.16 *Sections 16 and 66 of the Act require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest, and of the contribution they make to townscape or the countryside, if they become isolated from*

their surroundings, eg by new traffic routes, car parks, or other development.

It would be inappropriate to agree proposals that put the future of the Listed buildings in doubt. In view of the worsening condition of the Listed buildings and the lack of information submitted with the application, both conditions regarding their future are required.

45. **Corporate Manager (Health and Environmental Services)** recommended in collaboration with the Environment Agency that the following 5 conditions be imposed:
- “1. Development approved by this permission shall not be commenced unless a validation report, as detailed in the Remediation Method Statement for application S/2307/06/F, has been approved in writing by the Local Planning Authority. The validation report should provide verification that the required works regarding contamination have been carried out in accordance with the approved method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.
(Reason - To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed to an appropriate standard.)
 2. Development approved by this permission shall not be commenced unless a Human Health Detailed quantitative Risk Assessment, and method statement for any remedial measures required, has been submitted to and agreed by the Local Planning Authority.
(Reason - To ensure the site will be suitable for the proposed development.)
 3. No spoil or materials shall be deposited or stored in the floodplain, nor any ground raising allowed within the floodplain, unless expressly authorised in writing by the Local Planning Authority.
(Reason - To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.)
 4. No soil material shall be brought onto the development site until a protocol has been agreed with the Local Planning Authority. This should address the source of material, sample frequency, sampling procedure, analyses, targets and reporting.
(Reason - To check the quality of soils and materials being imported onto the site.)
 5. Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.
(Reason - The site is contaminated and piling could lead to the contamination of groundwater in the underlying aquifer.)”

Further discussions have resulted in modifications, which are incorporated in the recommendation below.

46. **Arts Development Officer** is disappointed that the applicant has not provided public art. The Council has had a policy since March 2004, adopted as part of the LDF in

July 2007 and an adopted SPD for public art in January 2009. This is a large development and more should have been expected.

Representations

47. The owners of The Little Manor and Church Meadow have made comments, which are summarised below:
- (a) They are not yet convinced that this site can be remediated over a comparatively short timescale to a condition where it is sensible to use it for housing development. That being so they have no objection in principle to the site concerned being converted largely to residential use.
 - (b) It is appreciated that the present design proposals are merely illustrative and are a matter for a full planning permission application. Nevertheless they are pleased that some of the features that they, and no doubt others, criticised appear to have been modified in the direction of their suggestions.
 - (c) The most severe worry is the proposal to treat the site as a two-phase project, remediating and developing the southern half of the site before remediating the more severely polluted northern part.

The arguments are very firmly to do with public health. These are summarised in the agenda report on application S/2307/06/F. Extending the remediation to two separate periods would greatly extend the period of a risk, probably for a period of up to 4 years. Secondly, developing the southern part of the site so that housing can be put on the market early, would be bound to endanger yet more small children. On the technical side, it would not be possible to control ground waters from re-contaminating treated areas if the whole site wasn't addressed systematically.

- (d) The density of the site (as well as the drawings of flat roofed 3 to 4 storey housing blocks) is alien to the still generally rural location of the site. There is an ambiguity between the main planning proposal showing a density of 54 houses per hectare (380 houses) and the information in the Design and Access Statement stating in Section 3.9 (page 24) "With regard to the local areas a density between 40-50 dwellings per hectare was considered appropriate", and in Section 3.11 "The preferred option for the development is380 dwellings on 8ha of land (at a density of 47.5 d/ha)." Elsewhere the developers have justified the high density on the grounds that the site should be regarded as "suburban", however, as an island within the Cambridge Green Belt, this is not really a proper classification.
- (e) The developer's concerns to make the site more sustainable by making special arrangements for public transport and trying to latch on to the opportunities provided by the Guided Bus is appreciated but in the short term at least this is unlikely to be a successful strategy. The guided bus route will really only service directly a small number of employment centres. People with cars are unlikely to make their way to work (even if they do work within the city area) using a series of bus changes. This does not bode well for sustainability. The idea that there will be a 20-30% drop in car use from the rural norm by residents is very optimistic. This is not a suburban site but beyond the fringe of Cambridge City. There is a stick and carrot approach to bus versus car transport, because of the restricted carport facilities. Severe parking problems with cars inevitably being parked on streets overnight are anticipated. There appears to be no intention of having any garage parking.

The policy of the developers is not simply driven by the advantages of sustainability, but rather by maximising site density. Garages are used for far more than just car storage, and absence of this kind of facility will devalue the residential desirability of the development in the long run, as will uncontrollable parking requirements.

- (f) The traffic flow information in the Transport Assessment report contains lots of data and flow diagrams from their traffic survey (now 2 years old). However, there is absolutely no interpretation of this data. It is clear that very large numbers of vehicles pass the entrance to the development site, particularly at rush hour times in the morning and late afternoon. The Highways Authority was initially clearly unhappy with the proposed traffic-light signalled access/exit to the site on the A10. In finally agreeing to it under pressure, they stated that it would “inconvenience” traffic on the A10.

If the public transport “carrot” fails to work and if there is more development of ‘park and ride’ and other facilities close to the M11 junction, it is envisaged this “inconvenience” leading to regular traffic queues right into Harston village.

- (g) The Planning Committee should take note of the need for Affordable Housing, which is as badly needed in Hauxton as in other villages in South Cambridgeshire. At the October 2007 Planning Meeting the Applicants argued that the high cost of remediation should preclude them from this obligation. Nevertheless they are planning homes for those in need of care (also to try to moderate financial commitments to the health authorities). This “Affordable Housing” relies on finding a provider who would build “70 Extra Care Dwellings”, half of which would be sold. These “Home Care” flatlets will not benefit those who genuinely struggle to afford housing. This does not meet the requirements for the provision of affordable housing.

48. The three Partners at Harston Surgery have made representations regarding the S106 monies agreed by the PCT and the health provision documents. They believe the forecast of 900 extra residents in the development should be viewed as conservative given that the figures are based on the 2001 census. The quickest route to Shelford Health Centre has a dangerous bottle-neck outside the Church and Primary School in Great Shelford. 20% of the dwellings being used for vulnerable elderly residents casts doubts on any assertion of lower than average health needs for the development.

Harston Surgery is significantly closer to the development than Shelford (2.1km cf 3.8km). Harston Surgery is fast approaching safe capacity. The expected additional number of patients cannot be simply absorbed into the current health system at present. Similarly Shelford cannot accept further patients without major investment. Although the option of providing health facilities on the site has not been explored, the expansion of current facilities would be preferable. They are keen to explore opportunities to extend Harston Surgery.

The decision-making of the PCT is flawed. Public transport links from the new development will make Harston Surgery more accessible than Shelford. The PCT overlooked this factor. Although pleased that the PCT has acquired funding, the fact that no funding has been made available to improve Harston Surgery means that future residents at the Bayer site will not get the GP service they are entitled to expect without travelling further. Worse still, it will lead to a reduction in service for current patients and the increase chance of accidents along Church Street, Harston.

The Partners therefore urge the Council to revisit this part of the application and to

refuse it entirely until what they believe to be reasonable factual concerns are addressed satisfactory.

Representations in response to additional material submitted by applicants

49. Cam Valley Forum (CVF)

- (a) CVF is pleased that the applicant has confirmed that no new building should take place until the entire site is remediated and validated as such. Doubts remain about the ability of the remediation measures to make the site safe for builders and householders.
- (b) There is disappointment that a 40-50 metre green corridor next to Riddy Brook has been rejected by the applicant. It would add considerably to the landscape of the area, would buffer the river from soil and pollution ingress and form flood meadows to help prevent flooding on site.
- (c) Although there are few signs of otter in the Riddy today, numbers will return especially if water quality improves and fish become more common.
- (d) CVF does not believe that the applicant has found out if there is capacity to accommodate foul sewerage.
- (e) The developers suggest that some elements of SUDS are not particularly suitable for the site, such as infiltration and open storage ponds, as these measures will involve breaching the cover system which will be designed to be protective of human health.

However, they also claim they will remove all contamination to below health hazard levels and have generally denied that soil cover (i.e. imported fill) was designed to be part of the remediation strategy to cover over contaminated material. This needs clarification with the aim of ensuring effective remediation.

- (f) CVF share the concerns of the Highways Authorities regarding the layout of the A10 access. There are likely to be peak traffic problems causing difficulties for residents of Hauxton and those travelling on the A10.

50. The owner of the nature reserve and woodland nursery on the south side of Church Road is pleased that the proposal to divert surface water drainage on to his land has been dropped. However, concerns remain that a much larger quantity of surface run-off is anticipated because the 'green' plans for rainwater collection have been abandoned. All surface run-off will be disposed of directly into the River Cam by the A10 road bridge. This will require filtering, which will need regular and expensive maintenance by either the Parish or District Councils. It would also jeopardise work to improve and safeguard the river and its environment in the new Trumpington Meadows Country Park.

Concern is expressed that any disturbance of the soil below 1 metre is liable to cause a public health risk by disturbing some kind of protective barrier material. This will be intolerable to future householders.

Given that the Environment Agency is the Statutory Regulator of the site, a representative from the Agency should be invited to attend the Planning Committee to answer questions where requested.

There is still concern about the release of noxious odours and dust affecting the writer's land and business, given the scale and timetable of the proposed operations.

51. Mr Elliott, the owner of The Little Manor and land adjoining to the east of the site does not believe that the applicants are capable of remediating this site to a standard fit for residential development. The remediation strategy relies on a physical barrier of imported fill to cover contaminated material. Any disturbance of this seal would create a public health hazard.

The applicants have denied that there is any contamination of surrounding land. The remediation proposals would not solve problems in this surrounding land, where, in part, crop production has been banned.

The applicants no longer deny that contaminated groundwater was getting into the Riddy. Recently there has been a more serious seepage, which the Environment Agency has not inspected. The Riddy is not in a good state of health as it is inhabited by the American Signal Crayfish, a very tough crustacean, that has proved resistant to various methods of control.

If during remediation there is a serious pollution event for the River Cam, the Council, the Environment Agency and the Developers will have to take the environmental and financial consequences.

The proposed flood relief channel is an excuse to quarry material cheaply for raising the site levels. Raising the weir would breach the security of this writer's meadows. This structure is also partly on his land. Moreover the level of the water at the weir is irrelevant. Flooding of the Riddy will continue.

Schradan is one of the most dangerous pesticide products to human health. This was manufactured at Hauxton. Evidence suggests that, although banned, stocks were maintained on the factory site into the 1990's. The writer knows that his land is also contaminated by Schradan, as well as by a range of herbicides. This, amongst other chemicals, will be very difficult to eliminate on the factory site - and would explain the proposal not only to cover the entire site with imported 'fill', but the necessity for this layer to remain unbreached.

It would be impossible to maintain such a protective layer and to build a large housing estate on top of such dangerous ground.

The applicant welcomes the need for an independent analyst to monitor progress, efficiency and success of monitoring. But the use of Atkins, who are the main consultants to the Developers, would not be appropriate. Monitoring should be paid for by Harrow Estates Ltd but carried out by a reputable firm on the recommendation of an appropriate independent professional body.

52. Hauxton Parish Council (HPC) comments:

"HPC note the changes to the Site Junction on the A10 and now understand that the Highways agency and CCC have reached an accord with HE on the changes necessary to the A10 to facilitate the development. With that in mind HPC are reluctantly happy to accept a 40mph speed limit as a compromise.

HPC continues to urge SCDC and all involved conservation groups to assist HE in arriving at a suitable ongoing, viable and sustainable use for The Mill and Old Mill House and a resolution to the problems associated with New Mill House, the derelict building within the curtilage of the Mill. These problems have dragged on un-resolved

through several owners for around 30 years and this re-development is time to sort them out once and for all.

HPC notes HE comments regarding the density of the proposed development and open space provision and would like to reserve the right to make further comments on these and other related matters at the detailed design phase.”

Dialogue with the Developers and South Cambs District Council Planners

HPC will continue to maintain the very valuable dialogue they have established with Harrow Estates, their Agents and SCDC Planning and will work to resolve any problems and issues that arise wherever possible.

HPC continues to support the planning application but given that there is now a need to again determine the application, HPC may well wish to modify or alter its responses in the light of future discussions and developments. “

Planning Comments – Key Issues

Principle

53. This site clearly represents a vacant brownfield site for which the Government provides clear planning guidance in the form of Planning Policy Statements (PPS). The advice within PPS3 (Housing) under paragraph 36 is that housing should be developed in suitable locations which offer a range of community facilities with good access to jobs, key services and infrastructure, and that priority for development should be previously developed land and in particular vacant and derelict sites and buildings. Paragraph 40 of PPS3 continues by stressing that a key objective of Local Planning Authorities is that they continue to make effective use of land by re-using land that has been previously developed. In addition to this the advice continues in paragraph 44, that Local Planning Authorities should consider whether industrial sites could be more appropriately reallocated for housing development when considering previously developed land. The redevelopment of this former industrial site for housing would clearly comply with this National advice. In addition the re-allocation of the site has been taken forward in the LDF Site Specific Policies DPD Submission Draft January 2006.
54. It is however important to note that, due to the contamination on this site, the applicant will need to ensure that the site is fit for development use prior to any work commencing on site. Guidance for this is provided within PPS23 (Planning And Pollution Control) and the applicant has submitted an application to address this particular issue along with that of demolition on the site. This further application (S/2307/06/F) is considered elsewhere in this Committee agenda and development on this site could only proceed on the basis that the site was considered fit for use by this Authority and the Environment Agency.
55. With regards to Development Plan Policy, Hauxton is identified within Policy ST/6 of the Core Strategy DPD as a Group Village. In such locations residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of such Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single Brownfield site. Part of the site, north and northeast of the Riddy Brook, is also located within the Green Belt for which this type of major redevelopment would be considered as inappropriate under PPG2.

However, the land within the Green Belt, as defined in the adopted Proposals Map (February 2008) is proposed to be used for informal open space and flood relief,

neither of which would harm the openness of the Green Belt or be inappropriate development.

56. The site is identified as an area for redevelopment to provide a mixed use of housing and employment under Policy SP/7 of the Site Specific policies. This policy has been considered at a public examination and is awaiting the Inspector's binding report before being adopted. It is a material consideration in the determination of this application, although it should be noted that a representation was made that the site should not be considered for redevelopment for housing as it is in an unsustainable location, not in a Rural Centre or Minor Rural Centre.
57. The policy underlines the fact that this brownfield site is located close to the edge of Cambridge and offers a specific opportunity for redevelopment. In considering this site it was initially envisaged that an appropriate redevelopment would comprise a mix of uses, to maximise sustainability of the site with a balance of employment uses split with a residential development anticipated at 250 dwellings. The redevelopment of the site will enable a visual improvement to this prominent location along the A10 with an enhancement, in appearance, to a major approach into Cambridge.
58. In considering the details of the proposed development against the local Policies it is clear there is a significant difference in numbers of dwellings proposed to that anticipated in the draft policy. The application is for 380 dwellings, which is 130 more than the Local Planning Authority had anticipated. This level of development is achieved with a density across the site equal to 54 dwellings/hectare. This is a net density as defined in PPS3. The applicant recognises that there is a difference between the policy and the submitted details, and has approached the consideration of balance between the uses on the site from both a viability and overall sustainability position. The applicant considers that a bias towards a residential use is more beneficial in terms of providing the necessary funding to facilitate a high standard remediation scheme as well as to sustain the public transport improvements, to make the best use of the site in line with Policy HG/1 of the adopted LDF Development Control Policies DPD and the objectives and guidance of PPS3 and to help meet the need for housing in the District and sub-region.

Notwithstanding the total number of houses proposed, the intended mix of 50% 1 and 2 bedroom dwellings, 25% 3 bedroom and 25% 3+ bedroom dwellings fully complies with Policy HG/2 of the LDF Development Control Policies DPD.

59. In considering this justification it is important to recognise that this is a highly contaminated site for which significant levels of investment will be required to ensure the land is cleared fit for development. Although the applicant specialises in dealing with this type of site throughout the Country, this particular site has complex contaminated issues and more detailed exploratory work to ascertain the precise contamination issues were still required after the site had been acquired. This level of uncertainty in bringing forward contaminated brownfield sites and the associated financial risks is partly why relatively few developers are willing to become involved with such sites. Nevertheless, sites of this nature require a positive development resolution, if they are not to remain and result in environmental degradation.
60. For these reasons it is considered that the mix on the site although not in line with the draft policy is considered appropriate in this instance. As such the principle of the proposed redevelopment on this site is considered acceptable.

Employment

61. The scale of employment development (4,000 sq.m.) is seen by the applicants as an appropriate land use balance sought in Policies SP/7 and SP/10 of the Site Specifics DPD. Neither policy gives guidance on amount of development but Policy SP/10 indicates that the total site size for employment development should be specified following the preparation of a Masterplan or Development Brief. The application complies with that requirement and proposes small to medium sized businesses in the B1(a) office class. To accord with Policy ET/1 of the LDP Development Control Policies DPD these units would have to be conditioned to uses which provide an essential service for Cambridge as a local or sub-regional centre.

Transport

62. The Highways Agency had issued an Article 14 Holding Direction, which prevented this Authority from granting permission for this development. The main area of concern listed with the Direction was that *'the information submitted with the application is insufficient to enable the impact of the proposed development on the M11 and surrounding highway network to be robustly assessed.'* That direction has been lifted by the Highways Agency subject to the imposition of a condition (see recommendation). At the same time discussions are still being pursued with the County Highways Authority regarding a modified signal controlled junction design to the site on the A10. This will involve modifications of the lane allocations, relocation of the western access approximately 7m to the north and designed so that it is a left in/left out give-way only and lengthening of the proposed central island to prevent right turning into/out of it. A 40mph speed limit along the A10 through this junction is being considered by the County Council, since it does not support the introduction of a 30mph limit. Negotiations appear to be close to successful completion.
63. The Site Specific Policy SP/7 for the redevelopment of this site states that the proposal should be capable of being developed with good links to the Trumpington West development, the Trumpington Park and Ride, as well as the village of Hauxton itself. The redevelopment should also make contributions towards the improvement of public transport provision along the A10 corridor. To address this point the applicant proposes to improve the public transport links with the site to the Park and Ride facility at Trumpington which will be further enhanced at a later stage with improved links with the Cambridgeshire Guided Bus route. The applicant plans this bus service in a three-stage approach. The first stage will provide an interim shuttle bus service between the site and the Park and Ride while the second stage follows the implementation of the Guided Bus service and a service will be provided by the Guided busway buses between the site and Cambridge city centre. Both the first and second stage will provide a 20 minute frequency service between the hours of 0700-1900 during Monday to Saturday. The third and final stage will allow for the extension of the Guided Bus service to evening services.
64. To fund this public transport initiative it is proposed that a new bus service is set up by the developer of the site and the applicant has been in discussions with Stagecoach who has confirmed that a service could be provided on a 20 minute frequency. The continuation of the service and its extension would be funded through a service charge raised against each property. As part of the package of improvements each household on the site will be issued with a single Gold Rider ticket at no charge. This ticket (or a renewal) will be available for the period of a legal agreement, which has been suggested by the applicant to be in the region of 15 years. The free Gold Rider ticket will be available for use by any one member of the household, while other occupants will be able to purchase additional tickets at specified discounted rates. As an extra incentive, all members of each new

household will be allowed to travel for free on Stagecoach buses for the first month of occupation.

65. In considering pedestrian and cycle provision the Site Specific policy also requires the redevelopment of this site to establish links to the Trumpington Meadows Development, the Trumpington Park and Ride, as well as with Hauxton village. The proposal will achieve these requirements with a proposed pedestrian/cycle link to the Country park area of Trumpington Meadows and a contribution towards the improvement of the existing cycle way serving the Park and Ride. The transport assessment also shows a new cycle link along the A10 fronting the development site leading to Church Road to provide access to the main village of Hauxton. The proposed traffic calming measures along the A10 are designed to improve the safe crossing of the A10 for residents to access the pedestrian/cycle way and the country park within the Trumpington Meadows development. The crossing will also provide a safer access point to the sports pitches on the west side of the A10, which are also within the ownership of the applicant. The proposed traffic calming measures are considered acceptable.

Flood Risk and River Frontage

66. As the application site shares a common boundary with the Riddy Brook and River Cam and is located within an identified area of flooding the applicant has submitted a detailed Flood Risk Assessment (FRA). The Environment Agency accepted this assessment.
67. The site has some history of flooding which the applicant states has been located within parts of the surface car park in the north of the site, an area of some 1500 sq. metres. The amended Planning Statement (June 2009) indicates that:

“The flooding has been due to high water levels in the River Cam upstream of the main weir elevating the water level in the Mill Race and increasing the volume of flow into the Riddy Brook. The construction of the main weir in the River Cam has also resulted in the flood storage capacity of the field to the north of the river being under utilised.

The main weir, Hauxton Mill and the narrow channel, through which the Riddy Brook flows, act as hydraulic restrictions. This is supported by the Environment Agency’s 1 in 100 year flood model data. If the flow through these restrictions can be increased, or the restrictions by-passed, then the flow can pass under the A10 road bridge without significant restriction.”

68. In order to improve the situation the applicant proposes a number of features along the Riddy Brook and within the north meadow. Along the Riddy Brook it is proposed to remove as many obstructions as possible, to increase the site level adjacent to the Mill House above the levels of flooding and to provide a high level flow channel excavated along the eastern side of the Riddy Brook. This feature would allow for an increase in the capacity during periods of increased flows within the Riddy Brook. Furthermore it is also proposed to excavate a shallow storage channel in the field to the north of the site to act as a flood relief channel and hence why the applicant has restricted this north meadow as an area of ecological enhancement with no public access. Any floodwater will enter the field area via an engineered breach in the levee, to be located within the channel of the River Cam upstream of the raised and refurbished main weir to the Riddy Brook. This will ensure that in the event of high water levels within the River Cam the excess water will breach the levee to allow the weir to the Riddy Brook to function as normal but limiting the amount of upstream water levels by allowing excess flow to be stored within the field. The stored water will

then be released back into the River Cam in a controlled fashion through a new engineered weir and low level drain located up stream in the River Cam and directly to the north of the New Mill House building. The applicant is of the opinion that these proposals will minimise the risk of flooding to the development and in other areas in accordance with Policy NE/11 of the LDF Development Control Policies DPD.

69. Turning to the main development on the site, the Masterplan illustrative site layout plan shows that the residential dwellings could be aligned to front onto the Riddy brook as well as the Mill Island to the north of the site. The plans also show the retention and improvement of a river side walk along the edge of the Riddy Brook and the use of this area and the Mill Island as an area of informal open space associated with the main development. Although the final details will be provided at the detailed stage of the application I consider that this proposal would comply with the requirements of both adopted and emerging LDF policies.

Infrastructure

70. The applicant has accepted that the development will impact upon the existing infrastructure in terms of the primary school located in Hauxton and the health centre. After lengthy discussions between the County Council and the applicant, a contribution of £762,933 to allow for a replacement of the Hauxton Primary School has been agreed. The County Council has provided evidence to justify the need for the construction of a new 150 place primary school, based upon the proposed development generating 78 pupils and the forecasts showing the existing school approaching full capacity (84 places) in 2013/14. In addition an apportionment of costs of the scheme based upon gross area has been agreed. The resultant contribution is included within the Draft S.106 Agreement.
71. The applicant has made an offer to the Primary Care Trust (PCT) of £168,750 towards an extension of 50 sq. metres to the health centre at Great Shelford. The PCT has confirmed that this amount has been agreed to fund an extension to Shelford Health Centre. In response to the comments received from the Harston Surgery, the PCT re-iterated its earlier comments, although, due to the long lead in to the project, it had asked for more flexibility in terms of the destination of the contribution. However, the applicant will not accept that the contribution be regarded as a general fund to be used for health care improvements elsewhere. Shelford Health Centre was agreed after exhaustive negotiations; travel times are comparable; and Shelford site is less constrained than the surgery at Harston. That is a significant factor, albeit the Harston Surgery would be accessible on a direct public bus route (hourly at present) and is approximately 2.4 kilometres from the A10 site entrance, compared with Shelford at 3.9 kilometres.
72. On affordable housing the applicant has demonstrated that due to the cost of the remediation works on the site the provision of affordable units will be limited. However Harrow Estates has previously agreed with this Authority to provide 70 Extra-Care dwellings on the site. This type of housing provides integrated care and support for frail older people and should not be confused with nursing or residential care homes. The Extra-Care units are purpose built housing which can be in the form of self-contained apartments with communal facilities providing a range of support and leisure services to enable residents to live independently. The number equates to 20% of the housing stock. These units are to be constructed by a Registered Social Landlord (RSL) under provisions of the draft S.106 Agreement, which states that at least 50% of the units shall be disposed of by way of shared ownership and/or social rented and that the mix shall be 25/45 one bedroom/two bedroom units.

73. The Council housing officers have previously supported this type of development and advised that the most authoritative assessment of need for Extra-Care sheltered housing is the Best Value Review (County Wide) of sheltered housing which was carried out in conjunction with all agencies involved in the Supporting People process. This assessment identified a need for 402 extra care sheltered housing units in South Cambridgeshire by 2015/16 and as such even with the provision of 70 units there will still be a significant shortfall but this proposal will go some way to help alleviate this shortfall in the demand for this type of accommodation. A RSL wishes to implement this element of the development.
74. In considering the provision of affordable housing against local policy, within the Development Control DPD Policy HG/3 states that the amount of affordable housing to be sought on new development will be 40% or more, which this proposal clearly does not comply with. However the policy makes clear that the proportion of affordable housing will be subject to negotiations with applicants and account will be taken of any particular costs associated with the development such as site remediation and other viability considerations which need to be given priority as part of the development. In this instance the main issue affecting viability is that of the remediation costs associated with this site. The applicant has demonstrated that the costs of this element of the scheme means that the provision of 40% affordable housing is not viable but that the extra care housing at 20% would in principle be acceptable. Taking all the information submitted into account it is considered that a justification has been made to warrant a reduced level of affordable housing on the site below that normally sought.

Negotiations have achieved the provision of a contribution of £300,000 towards community facilities in Hauxton, comprising:

- (a) an extension to the existing village hall; or
- (b) a new village hall; or
- (c) community facilities in conjunction with the Village School.

Open Space/Recreation/Ecology

75. The applicant has accepted that there is no provision for formal open space on the site and that this development would normally require a minimum of 2.03 hectare of land, incorporating approximately 30% for play and informal recreation and 70% as formal pitches based on National Playing Field Association Standards. However the area on the west side of the A10 provides a number of formal pitches, which had previously been operated by the Bayer CropScience for its work force and this is a potential provision for this development. The applicant does not wish to hand over the land if it is not maintained correctly or does not have a use. The Parish Council wishes to own and maintain the sports pitches for the benefit of the community. The draft S.106 Agreement makes provision for the transfer and maintenance of 1.5 hectare of land for this purpose, together with a £50,000 contribution to improvements and a £15,329 per annum for 5 years commuted maintenance sum payment.
76. Turning to the issue of informal open space the applicant has agreed that a Neighbourhood Equipped Area of Play (NEAP) will be provided on a location within Hauxton village and a contribution and commuted sum will be paid to Hauxton Parish Council. The illustrative layout plan submitted with the application shows that a Local Equipped Play Area (LEAP) will be provided within the site possibly on the 'village green' area. The creation of approximately 4 hectares of informal open space area providing a riverside walk is a welcome feature within the development and will comply with the requirements of the Site Specific Policy as well as presenting an attractive elevation along this frontage of the development and to the Green Belt. The

creation of the walkway and the improvements to the Riddy Brook will also allow for opportunities for ecological enhancements to take place as part of the development. The main ecological improvement will be the creation of the northern meadow as a species rich wetland that will have significant ecological content but restricted in terms of public access as it will be maintained as an area to control flooding. The area may, in the future, act as an educational resource.

77. On the site there will be 11 Local Areas of Play (LAPs) and a series of public squares. In total on-site open space comprises up to 0.76 hectares (draft S106 Agreement). Total provision of formal open space (2.26 hectares) meets the NPFA Standard and the recently adopted (January 2009) standards for amount of open space in the Open Space in New Developments SPD.

Listed Building

78. The Mill House was previously used by Bayer CropScience as an office building and as such the interior has been significantly altered with partition walls, false ceilings and fire regulation doors. With regards to Hauxton Mill, this has not been used for many years and the interior retains a number of original features. Unfortunately due to the lack of use the interior is in a poor state of repair with many of the floorboards and staircases unsafe for use. The building does however have a large area of floor space and occupies a prominent position at the head of the River Cam, Riddy Brook and the North Channel as well as being clearly visible from the River Cam Road Bridge.
79. In terms of potential reuse no plans for either of the buildings are submitted with this application. The applicant explains that this is due to the fact that there is a reluctance of any third party to suggest a use of the buildings until the development of the main site is agreed. The applicant is committed to securing optimum viable uses in accordance with Policy SP/7 of the Draft Site Specifics Policies DPD. However, it considers there is a need to bring forward the wider site to gain certainty in order to commence remediation processes. Concern has been expressed by officers of this Authority that the listed buildings appear to be placed to one side and will not be successfully incorporated into the final design. Furthermore it is considered by officers that the listed buildings should form part of the final design for the development, as they are an important and valuable feature within the site and their future should be addressed at an early stage.
80. The applicant has confirmed that it understands the importance of securing an appropriate use to secure the long-term future of the buildings but it will not rush into any agreements that would jeopardise the long-term future of the site or the listed buildings. In the interim period the applicant states that it will continue to maintain the properties to acceptable standards as statutorily required. Some details have however been submitted as part of the revised D&A (June 2009) which address the concern over the Mill House by improving the setting around this building by removing the tarmac surface around the building to replace it with a courtyard of high quality surface with planting of semi-mature trees. To the east will be an open space and a LAP.
81. Furthermore the revised D&A shows an opportunity to re-create the route of the original Mill Lane towards the Mill House to provide a direct link with the Mill and Riddy Brook footbridge. With regards to Hauxton Mill the applicant has agreed that this building should form part of the neighbourhood development and that the current proposal is to maintain the building with due regard to its setting and status. Although not an ideal situation the applicant has demonstrated an understanding of the importance of the two listed buildings on the site and as such their future should be

protected by the use of a condition requiring the phasing plan to include proposals in the vicinity of the Listed Buildings. The Conservation Officer has also recommended a condition requiring agreement of details of repairs to the existing Listed and curtilage Listed Buildings. The applicant has responded with a list of maintenance completed and identified. In addition it is intended to use Mill House as an operational site office during the remediation and validation process for a period of up to two and a half years.

82. There is a further listed building which also needs consideration in relation to this development. St. Edmunds Church located along Church Road is grade I listed and located approximately 150 metres from the boundary of the application site. The area of land between the church and the application site is currently used, as an open field and this will act as a green buffer between the Church and the development. In terms of proposed building heights the revised D&A shows buildings in the south eastern corner to be predominantly 2 and 3 storeys in height although it should also be noted that the levels of the site are shown to be increased by up to approximately 0.75 metre as part of the remediation measures associated with the contamination on the site. The final design of this area of the site will be in the reserved matters application and this area is shown as part of phase 1 of the redevelopment of the site.

Sustainability Appraisal

83. Due to the outline nature of the site it is difficult to commit to specific sustainable and renewable energy measures at this stage in the development process. However, the applicant has confirmed that they are committed to the provision of sustainability and renewable energy features as part of the development of the site and would be willing to agree to an appropriately worded condition being attached to the planning permission. This condition would require residential dwellings to be built to standards meeting Code Level 3 of the Code for Sustainable Homes and suggested wording for this condition has been provided.
84. In considering this approach it is important to recognise that code level 3 is possibly the best the applicant could achieve on this site as in order to obtain code level 4 or above would require an approved SuDs scheme on the site which due to the contamination issues would not be appropriate even when the contamination is cleaned. For this reason the applicant's suggestion for a condition is considered appropriate on this application.
85. The applicant has indicated that:

"The current redevelopment proposals are at the outline stage and therefore provisions for the inclusion of appropriate energy conservation and renewable energy technologies will be investigated when detailed design proposals are being prepared. These provisions will endeavour to meet the Development Control Policies DPD requirements as set out in Policies NE/1, NE/2 and NE/3 where feasible. Appropriate discussions will be required with the Council to agree suitable provisions at a later date." (Amended Planning Statement June 2009).

The amended Planning Statement also includes a Sustainability Appraisal, taking into account many of the criteria in Policy DP/1 of the Local Development Framework Development Control Policies DPD.

Section 106 Agreement

86. Any permission that might be granted would be subject to a range of conditions to ensure that the development is carried out satisfactorily and these are outlined at the

end of this report. There are also other matters, which will be included in a Section 106 Planning Obligation Agreement. This draft agreement has been the subject of extensive discussions since the earlier application S/2308/06/O was considered at Planning Committee in October 2007. The fourteenth draft is attached as electronic Appendix 2 to this report. The agreement comprises:

- (a) Provision of a NEAP within Hauxton village;
- (b) Provision of LEAP within the site;
- (c) Contribution towards public transport improvements;
- (d) Contribution towards pedestrian and cycleway improvements along the A10;
- (e) Provision of Extra-Care units on the site;
- (f) Contribution towards Great Shelford health centre improvements;
- (g) Contribution towards a new Primary School;
- (h) Provision of a River Corridors Ecology Management Plan;
- (i) Contribution towards community facilities in Hauxton Village;
- (j) Setting up a Consultative Committee;
- (k) Provision of an Ecology Management Plan;
- (l) Provision of Residential and Employment Travel Plans;
- (m) Provision of a Flood Mitigation Plan;
- (n) Contributions and commuted sums for open space;
- (o) Provision, transfer, contribution, commuted sum and works to sports land.

The draft S.106 Agreement does not include the provision of, or a contribution to, public art. The applicant has balanced viability considerations with local requirements, including contributions to education, healthcare and village hall. These are the same range and level of contributions agreed in principle in 2008 in respect of the earlier application S/2308/06/O. That application was considered by Planning Committee against the background of the adopted LDF Policy SF/6, which encourages the provision of public art. It is not mandatory. I do not consider the situation has changed to warrant pursuing such a contribution.

Conclusion

- 87. In accordance with Section 54A of the Act, planning applications should be determined in accordance with the policies in the development plan, unless material considerations indicate otherwise. The Core Strategy DPD was adopted in January 2007 with the Development Control Policies DPD adopted in July 2007. The Site Specific Policies DPD is currently in a draft form dated January 2006 and has been the subject of a Public Examination. The Inspector's binding report is anticipated in July 2009. Adopted SPDs of particular relevance are Open Space in New Developments (January 2000), Public Art (January 2009) and Biodiversity (July 2009).
- 88. The application site is partly located within the Green Belt where large-scale housing and employment would be discouraged as inappropriate development unless there are very special circumstances. The proposed uses within the Green Belt are not inappropriate and would not harm openness. The site is also allocated for a mixed-use development under draft Policy SP/7 Bayer CropScience within the Site Specific Policies DPD.
- 89. The case provided by the applicant in support of this application has demonstrated that with the removal of the industrial use and the cleaning of the site the proposal would represent an improvement to this part of Hauxton. Furthermore the improvement works would also allow for further ecological enhancements within the area and allow for the opportunity to provide an enhanced appearance to the edge of the Green Belt and the approach to Cambridge. This improvement work to the site

will therefore allow for the provision of up to 380 dwellings on the site, which would contribute towards the Councils housing provision for the District . The application site has been allocated as a potential site for a mixed-use redevelopment in the draft Site Specific policies, which is a material consideration.

90. Due to the level and type of contamination on the site this application represents a real opportunity to not only improve the site but also the appearance of the immediate area. It is considered that a case has been made to justify a departure from the adopted Development Plan, but can only proceed on the basis that the site is remediated to a satisfactory level in consultation with the Environment Agency and the Council's Environmental Health Officers.
91. The draft S.106 Agreement incorporates a raft of measures considered necessary in accordance with Circular 05/2005 to support the development and the local community facilities.

Recommendation

92.
 - A. Subject to final confirmation from the County Highways Authority that the final design of the layout of the A10/site access /playing field access junction has been resolved, I shall recommend that Committee be minded to grant consent, to allow the application to be referred to the Secretary of State, as a departure, to decide whether the application should be "called in" for the Secretary of State's decision.
 - B. If the application is not called in, and subject to confirmation of the allocation of the site in the Inspector's binding report on the draft SPD, the application be approved, subject to the prior completion of the S106 Agreement and to the following conditions, substantially in those terms but subject to any revisions considered necessary to secure completion of, and to accord with, the S106 Agreement or additional responses from consultees.
93. The following conditions are recommended:
 1. Applications for approval of the reserved matters for any building, phase or sub-phase shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.
(Reason - The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Sections 91 and 92 of the Town and Country Planning Act 1990, as amended.)
 2. The development of any building, phase or sub-phase hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters for the relevant phase.
(Reason - To comply with Section 92 of the Town and Country Planning Act 1990, as amended.)
 3. Prior to the commencement of any building, phase or sub-phase of development, approval of the details of the layout, scale, appearance, and landscaping of that building, phase or sub-phase (herein called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved.
(Reason - The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Sections 91 and 92 of the Town and Country Planning Act 1990, as amended.)

4. Prior to the first submission of reserved matters, a Plan identifying the intended disposition of phases, which shall include proposals for the Listed Buildings at Hauxton Mill and Mill House, shall be submitted to and approved in writing by the Local Planning Authority. Development shall not proceed other than in accordance with the approved phasing plan or such other phasing plan as may be submitted and agreed in writing by the Local Planning Authority.
(Reason - To control the development in detail.)
5. Development approved by this permission shall not be commenced unless a validation report, as detailed in the Remediation Method Statement for application S/2307/06/F, has been approved in writing by the Local Planning Authority. The validation report shall include details of the post remediation surface water drainage, management and maintenance and such provision as agreed shall thereafter be provided to the satisfaction of the Local Planning Authority. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring and reporting shall also be detailed in the report.
(Reason - To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed to an appropriate standard.)
6. No building, phase or sub-phase shall commence until the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.
(Reason - The site is contaminated and piling could lead to the contamination of groundwater in the underlying aquifer.)
7. All dwellings under any reserved matters approvals granted pursuant to S/2014/08/O shall be designed and constructed to a minimum level 3 of the Code for Sustainable Homes (DCLG, December 2006). Prior to the occupation of any residential building, a certificate following post-construction review, shall be issued by a Code for Sustainable Homes Licensed Assessor to the Local Planning Authority, indicating that the relevant code level has been met.
(Reason - In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of building and to ensure that the development makes an appropriate contribution to meeting the challenges of climate change in accordance with Policies DP/1 and NE/1 of the adopted Local Development Framework 2007.)
8. Prior to submission of any application for reserved matters approval for any building, phase or sub-phase, details of methods to be used across the site to ensure a minimum of 10 percent of energy is generated from renewable sources shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented and retained in effect thereafter unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure the development achieves the usage of a minimum of 10 percent of its energy from renewable sources across the site in accordance with South Cambridgeshire Local Development Framework Policy NE/2 adopted 2007.)
9. Prior to the commencement of development of any building, phase or sub-phase, a scheme for the provision and implementation of pollution control of

the water environment, which shall include foul water drainage, shall be submitted to and agreed in writing by the Local Planning Authority. The works/scheme shall not be constructed and completed other than in accordance with the approved plans.

(Reason - To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

10. No spoil or materials shall be deposited or stored in the floodplain, nor any ground raising allowed within the floodplain, until the flood relief channel referred to in conditions 13 and 14 below has been implemented or unless expressly authorised in writing by the Local Planning Authority.
(Reason - To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity In accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
11. Prior to the commencement of development of any building, phase or sub-phase a scheme for the provision and implementation of surface water drainage in accordance with the agreed Hauxton Flood Risk Assessment Final Report Version 3 dated November 2008 shall be submitted to and agreed in writing by the Local planning Authority. The works/scheme shall not be constructed and completed other than in accordance with the approved plans/specification and at such time(s) as may be specified in the approved scheme.
(Reason - To ensure a satisfactory method of surface water drainage In accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
12. Prior to the commencement of development of any building, phase or sub-phase the maintenance and ownership of the surface water drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be maintained in accordance with the approved plans/specification.
(Reason - To ensure the correct and long-term operation of the surface water system.)
13. The flood relief channel located within the field to the north east of the River Cam, and highlighted in Figure 11 within the Entec Hauxton Flood Risk Assessment Final Report Version 3 November 2008 (FRA), shall be constructed and fully operational prior to any development, including ground raising, other than remediation, taking place on the land south of the River Cam.
(Reason - To ensure no loss of flood storage due to the proposed development in accordance with Policies DP/1 and NE/11 of the adopted Local development Framework 2007.)
14. The physical dimensions of the Flood Relief Channel, Inlet Weir and Outlet control shall be strictly constructed in accordance with drawing No.'s 17657/R/CVD/002/B and 17657/R/CVD/003/A and modelling report dated September 2007 (see informative below), unless otherwise agreed in writing by the Local Planning Authority. Any changes in these dimensions will require further modelling in order to ensure no increased flood risk elsewhere and shall be approved in writing by the Local Planning Authority.
(Reason - In order to ensure the Flood Relief Channel is operational, as designed, during times of flood.)

15. No works shall take place within the field to the northeast of the River Cam and highlighted in Figure 11 of the FRA, except for the said Flood Relief Channel.
(Reason - To ensure the floodplain of the River Cam is protected.)
16. Prior to the commencement of development, the minimum ground floor level of any building approved under any reserved matters application following this Outline consent shall be submitted to and agreed in writing by the Local Planning Authority and shall be at least 11.91m AOD to 12.18 AOD depending on site location and shall be cross linked to Section 4.2 of the FRA and associated modelling report.
(Reason - To provide a reasonable freeboard against flooding and an allowance for climate change.)
17. Prior to the commencement of development of any building, phase or sub-phase a programme of phasing for the development including temporary surface water disposal shall be submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure that flood risk is not increased elsewhere and there is no impact on the remediation scheme.)
18. Prior to the commencement of development of any building, phase or sub-phase a programme demonstrating the phased implementation of approved highways and transport works shall be submitted to and approved in writing by the Local Planning Authority. Such works as are approved shall be implemented having regard to the phasing agreed, and prior to the occupation of either commercial or residential development in each relevant approved phase.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
19. No development of any building, phase or sub-phase, the subject of this approval, shall commence until a detailed scheme for the provision of vehicle access junctions onto Church Road has been submitted to and approved in writing by the Local Planning Authority, in consultation with Cambridgeshire County Council.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
20. No part of the Bayer Site development shall be brought into its intended use unless, and until, the highway improvements as shown in outline on the (Savell Bird & Axon) drawing 62383/A/21 dated 1st April 2009 have been implemented to the satisfaction of the Local Planning Authority (SCDC) in consultation with the Local Highway Authority (Cambs CC).
(Reason - The Local Planning Authority must be satisfied with all the details of the proposed improvement to the A10 prior to the commencement of construction work in the interests of highway safety to comply with Policy DP/3 of the adopted Local Development Framework 2007.)
21. No part of the Bayer Site development shall be brought into its intended use unless, and until, the highway improvements as shown in outline on the (Atkins) drawing 5026095/006/002 Revision B dated 10th October 2006 have been implemented to the satisfaction of the Local Planning Authority (SCDC)

in consultation with the Local Highway Authority (Cambs CC) and the Highways Agency acting on behalf of the Secretary of State for Transport. (Reason - The M11 Motorway Junction 11 is unfit to accept the additional traffic that the development would generate until the proposed improvement has been completed.)

22. Reserved matters applications for any building, phase or sub-phase in proximity to the listed buildings (comprising the Mill House and Mill Building, together with the curtilage listed New Mill House) shall include external design, scale and massing details, sufficient to enable the Local Planning Authority to fully consider the impact of the proposed development on the character and setting of the Listed Buildings. Submissions should further include sufficient information to enable the Local Planning Authority to determine that proposals will not unacceptably impact the ability of the listed buildings to be adapted and used (subject to relevant consents) for a range of appropriate uses.
(Reason - To ensure that the character and setting of the Listed Buildings are protected and that they are incorporated into the development with an appropriate use in accordance with Policy CH/4 of the adopted Local Development Framework 2007.)
23. No development of any building, phase or sub-phase shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
(Reason - To ensure an adequate water supply is available for emergency use.)
24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes [A, D, E, F and G] of Part [1] within Classes [A and B] of Part [2] and within Classes [A, B and C] of Part [8] of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - The site is contaminated and subsequent foundation works could lead to the contamination of groundwater in the underlying aquifer.)
25. During the period of construction no work or other activities involving the use of heavy plant and equipment shall take place on site on Sundays or Bank Holidays, and all work and other activities involving the use of heavy plant and equipment on other days shall be confined to the following hours:
8.00 a.m. until 6.00 p.m. Monday – Friday
8.00 a.m. until 1.00 p.m. Saturdays
(Reason - To safeguard the amenities of the nearby residents during development in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
26. No artificial lighting shall be provided within ten metres of any watercourse or area of semi-natural vegetation without the prior written approval of the Local Planning Authority.
(Reason - To control light pollution and disturbance to biodiversity associated with the River Cam and its associated watercourses and habitats in

accordance with Policy NE/6 of the adopted Local Development Framework 2007.)

27. Prior to the commencement of development of any building, phase or sub-phase, a Strategy for the Control of Japanese knotweed shall be submitted to the Local Planning Authority for written approval. The approved Strategy shall be fully implemented within an agreed timescale.
(Reason - To control the spread of a highly invasive non-native plant and to safe guard biodiversity in accordance with Policy NE/6 of the adopted Local Development Framework 2007.)
28. Development approved by this permission shall not be commenced unless a Human Health Detailed Quantitative Risk Assessment, and method statement for any remedial measures required, has been submitted to and agreed in writing by the Local Planning Authority.
(Reason - To ensure the site will be suitable for the proposed development.)
29. Prior to the importation of materials, if required, details of the supplier and confirmation on the source(s) of any soil material should be supplied to the Local Planning Authority. The soil should be free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882:1994 - Specification for Topsoil. A description of the soil materials should be forwarded to the Local Planning Authority based on BS5930 Code of Practice of Site Investigations.
(Reason - To ensure that no contaminated materials are brought on to the site.)
30. Any soil materials brought onto the site shall be subject to appropriate sampling and analysis by a suitably qualified person. Details of the sampling and analysis shall be submitted to the Local Planning Authority for written approval within one month of the soils arrival on site.
Please note that sampling and analysis certificates submitted by the supplier of the soil material will not be accepted.
(Reason - To ensure that any materials brought on to the site are not contaminated.)
31. Sampling of material imported on to the development site should comprise random sampling for every 90m³ of soil from a single source (see soil definition below). The required sampling frequency may be modified in writing by the Local Planning Authority when the source is known.
Soil Source - the location of which the soil was loaded on to the truck prior to delivery at the site.
(Reason - To check the quality of soils and materials being imported on to the site.)

Plus Informatives as required.

Background Papers: the following background papers were used in the preparation of this report:

- East of England Plan May 2008.
- Circulars 05/2005 and 11/1995.
- Government Policy Guidance referred to in Paragraph 27.
- Local Development Framework Core Strategy and Development Control Policies 2007.
- Site Specific Policies DPD (Submission Draft 2006).

- Open Space in New Developments SPD (adopted January 2009).
- Public Art SPD (adopted January 2009).
- Biodiversity SPD (adopted July 2009).
- Planning Files Ref: S/2308/06/O and S/2014/08/O.

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