

5 May 2017

**Delivered by email and post**

Public Examination Office  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridgeshire  
CB23 6EA

Ref: HARW3002

Dear Sirs,

**SOUTH CAMBRIDGESHIRE LOCAL PLAN EXAMINATION – RESPONDENT REF. 3111 (HARROW ESTATES) - REPRESENTATION 60525**

This letter has been prepared by Turley on behalf of our clients, Harrow Estates Plc (respondent reference 3111) in relation to the following matters:

**MATTER SC1 – SOUTH CAMBRIDGESHIRE LOCAL PLAN STRATEGY FOR THE RURAL AREA – 1.4L HAUXTON (GROUP VILLAGES)**

Our client has an interest in the Hauxton Waste Water Treatment Works (WWTW) site.

This letter specifically addresses the question that has been raised by the Inspector:

*“Is the plan unsound without the allocation of the following sites for housing development, and if so why? B. Extension to the Bayer Crop Science Site to include the former waste water treatment works”*

The Bayer Crop Science site has been the subject of outline and reserved matters consents resulting in the completion of homes, a number of which are now occupied.

An application has been submitted and is currently being considered by South Cambridgeshire District Council for the redevelopment of the WWTW site for residential purposes. This submission of the application followed extensive pre-application discussions with the Local Planning Authority across a 12 month period.

We consider that an extension to the Bayer Crop Science site allocation to include the WWTW would represent a sound approach to the preparation of planning policy. We reiterate the submissions made on behalf of our clients previously that it would be illogical for it not to be included given its previously developed and now redundant status, the intrinsic historic link between the Bayer Crop Science site and the WWTW and in recognition of the exceptional social and environmental benefits that its redevelopment

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will bring. These benefits include the remediation of the only remaining Part IIA site in the District and the retention and enhancement of the surrounding greenfield land to create a publicly accessible open space with quality landscaping and habitat/biodiversity improvements. The supporting text to the proposed policy in respect of the Bayer Crop Science Site confirms that the Council maintains its support and aspirations for the site to be redeveloped with the associated removal of the existing industrial structures. Its inclusion within the overall allocation would help to achieve these aspirations and would be entirely consistent with national policy with respect to the reuse and remediation of brownfield land and the protection and enhancement of the Green Belt. This amendment would not take away any of the control of the Council in respect of plans coming forward but would provide further certainty to the landowner that the principle of redevelopment will be supported.

We would therefore urge the Inspector to consider extending the Bayer Crop Science site allocation to include the WWTW.

We trust that these representations will be taken into account. If you require any further information then please do not hesitate to contact me.

Yours sincerely



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**Associate Director**

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