Welcome to our consultation event. This event forms an important staging post in the plans to redevelop the former cement works at Barrington. We have given considerable thought to how we should proceed and we believe that the proposals before you today represent the most appropriate option for this site.

The future of this large, disused, brownfield site now needs to be determined. Doing nothing with it cannot be an option because it would be a wasted opportunity to regenerate a redundant brownfield site, the District Council needs to deliver new housing and CEMEX has a duty to its shareholders. That said, we recognise that any redevelopment proposals will generate questions and concerns within the local community. Most of us prefer the status quo, but the cement works are in a sustainable location and are suitable for a redevelopment that is proportionate in scale, respectful of its setting, a good neighbour to existing villages and commercially viable. CEMEX has a real commitment to bring forward a quality proposal which would provide significant environmental enhancement of the site. We are keen to work with the community to deliver a commercially viable redevelopment which is welcomed by the local community and of which CEMEX can be proud.

Let us know what you think: please complete a Comments Form. We are very keen to hear your views on the number of homes to be developed, the solar farm and what community and recreational facilities you would like to see brought forward.

Thank you for coming today.
Background

Cement had been manufactured on site since just after the First World War and production ceased in 2008 when the recession began to seriously affect demand for construction materials. The plant was finally decommissioned in 2012 – one hundred years after construction of the original plant began.

The Barrington site covers 400 hectares (960 acres) of which about 10 hectares (24 acres) is previously developed or brownfield land.

The time is now appropriate to bring forward a planning application for the regeneration of the previously developed element of the site.
Development options we’ve explored

CEMEX are committed to developing a proposal that delivers the maximum benefits for the local community as well as delivering an economically viable scheme for the company. Mothballing the site or doing nothing is not an option.

Since closure, CEMEX has explored the following options:

A) speculative commercial development – agents have been appointed to explore this option. CEMEX is advised that there is no current opportunity of bringing forward a viable proposal as there is little or no demand for this type of development in this part of the County. The site is not suitable for retail development;

B) industrial development and a renewable energy solar farm – there is limited industrial demand but the economics of such a use are virtually unviable given the need to invest in the refurbishment of the buildings. Storage and distribution could be an option but this could have negative local impacts in terms of 24 hour heavy vehicle movements;

C) a mixed use development comprising residential development of between 250-340 homes, community and recreational facilities and a renewable energy solar farm.
Preferred Development Option

A mixed use development comprising residential development of between 250-340 homes, community and recreational facilities and a renewable energy solar farm.

CEMEX believe that option C is the best and only viable development option for the site and the area. It provides the least intrusive form of development, brings with it real benefits in terms of community infrastructure and helps South Cambridgeshire District Council deliver its required housing numbers.

The residential element of the proposal will ONLY cover the 10 hectares of previously developed land. This equates to 2.5% of the company’s total landholding and about 10% of the plant and quarry area. CEMEX will put in place legally binding Conditions and Agreements to provide a firm guarantee that this is the maximum developable area. There will be no future increase in the size of area from the identified 10 hectares for residential development.
What is proposed? – Objectives

The evolving masterplan is seeking to deliver the following objectives:

1. A residential development of between 250 and 340 homes that, through use of the topography of the site and landscaping is unseen from Barrington. Housing would only be built on land previously developed within the site.

2. A sensitive development that protects and enhances the landscape, ecology and biodiversity.

3. Locating the community and recreational facilities in and around two lakes in order to provide open and undeveloped land between Barrington and the new housing.

4. Locating the solar farm so that it is unseen from Barrington and surrounding villages.

5. Creating housing in a rural setting. It is not an extension to Barrington.

6. Creation of cycle, bridle and pedestrian routes to provide linkage to and from Barrington.
The redevelopment vision delivers:

- 10 Hectares of housing;
- 30.8 Hectares of recreational and community space including pedestrian and cycle linkages, landscaping, accessible woodland and 3.8 Hectares of lakes;
- 7.7 Hectares of solar farm;
- 28 Hectares of on-going infill of disused quarries (including the rail line);
- 3.4 Hectares of ski centre (including access); and
- 327 Hectares of agricultural land including existing farm buildings, woodland and field boundaries.

The residential development would not all be built at the same time. Rather it would be delivered in phases and use the existing railway line as a natural boundary between the two phases.
Access & Highways

• It is important to remember that just 20 years ago 300 people worked on the site with 100 lorries based there. All travelling on local roads. Five years ago there were 80 people working on site but between 400-500 HGV movements per week.

• The proposal would continue to use the existing site access. A full Transport Assessment will accompany the planning application. This will assess the levels of traffic associated with the proposal and which roads would be used. It is noteworthy that the proposals would generate very few goods vehicles. We would wish to discuss with you appropriate traffic management measures that reduce speeds and impact in a sensitive way and gives priority to pedestrians and cyclists. This does not mean speed humps – there are many other measures available.

• We are investigating how bus services to the village can be enhanced to help existing residents as well as those living in the proposed new properties.

• New pedestrian and cycle links would be put in place helping to create sustainable linkages to and from Barrington.

• All of the transport measures will have the aim of limiting the impact of the additional traffic and improving the situation for all residents.
The Masterplan is evolving following full landscape and ecological surveys. Most of the existing landscaping will be retained and there will be significant new planting. Wildlife corridors and other biodiversity enhancing measures will be put in place. At the heart of the proposal is the new “park” that is focussed on two lakes. This provides a fantastic and rare opportunity to create a newly accessible space of high quality natural environment and diverse landscaping.
The proposal provides an opportunity to create new community and recreational amenity. Rather than dictate what these should be we would like to hear your views. Would the area benefit from football pitches, informal play areas, a nature walk, BMX track, skate park, picnic area etc? **What facilities would you like to see? Please complete a Comments Form and tell us what you would like to see.**

We have been approached to provide a new ski slope and associated facilities for the Bassingbourn Ski Club which has to move from its current MoD site. Is this something you would like to see?

We are committed to ensuring our proposal does not have a negative impact on existing local facilities. For this reason, financial contributions will be agreed to provide support for local education services and healthcare provision. We believe that this new development will add to the viability of local businesses such as the village shop and pub.

The residential proposal will also deliver up to 40% affordable housing which will have a local connection criteria attached.
Next steps

Many thanks for coming today. If you have any questions please ask a member of the team here today. Please complete a Comments Form or take one home and use the Freepost service.

Following this event we will be analysing your comments and considering the best route forward. We will keep the local community informed of progress as we move forward.

We aim to submit a planning application by Easter 2014.