



To: Executive Councillor for Planning Policy and Transport
Report by: Director of Environment
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 8/12/2015
Wards affected: Romsey Ward

**RIDGEONS SITE, CROMWELL ROAD
DRAFT PLANNING AND DEVELOPMENT BRIEF SUPPLEMENTARY PLANNING
DOCUMENT**

Not a Key Decision

1. Executive summary

- 1.1 The adopted Cambridge Local Plan allocates the southern part of the Ridgeon's site for housing (site allocation 5.14) and the emerging Local Plan allocates the entire site for 245 homes (R12). As part of taking the development of the site forward, the City Council has been working jointly with the owners and agents of the Ridgeons site for several months in order to prepare a draft planning and development brief. In line with the allocation R12, the draft planning and development brief will help guide the re-development of the site for housing and will provide greater certainty and detail to support delivery of the allocation.
- 1.2 In order to ensure sufficient weight can be given to such a brief, the document is being prepared in the form of a Supplementary Planning Document (SPD).
- 1.3 The draft Ridgeons Cromwell Road Planning and Development Brief SPD (Appendix A) has been produced for public consultation. The document outlines the aspirations of the site, as well as the key issues, constraints and opportunities that will influence how future development on the site will take place. Detailed local and stakeholder consultation has taken place throughout 2015 and has very much helped inform the drafting of the brief.
- 1.4 A six week public consultation is proposed from 18 January to 29 February, 2016.

2. Recommendations

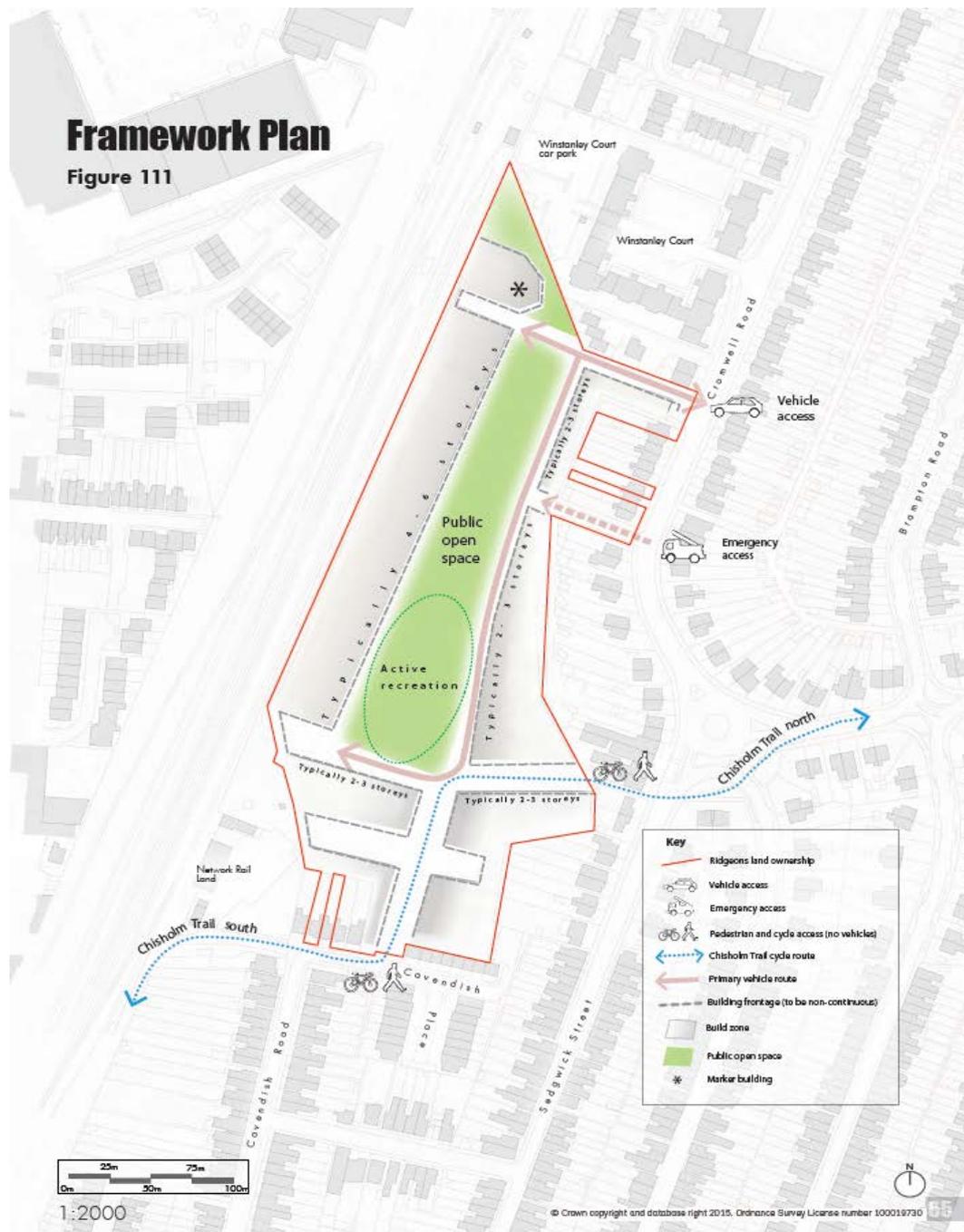
- 2.1 This report is being submitted to the Development Plan Scrutiny Sub-Committee for prior consideration and comment before decision by the Executive Councillor for Planning Policy and Transport.
- 2.2 The Executive Councillor is recommended:
 - a) To agree the content of the draft Ridgeon's Cromwell Road Draft Planning and Development Brief SPD (Appendix A);

- b) To agree that if any amendments are necessary, these should be agreed by the Executive Councillor in consultation with Chair and Spokes of Development Plan Scrutiny Sub Committee;
- c) To approve the draft SPD for public consultation from 18 January to 29 February 2016;
- d) To approve the consultation arrangements as set out in paragraphs 3.10 to 3.12 and the proposed schedule of consultees in Appendix B.

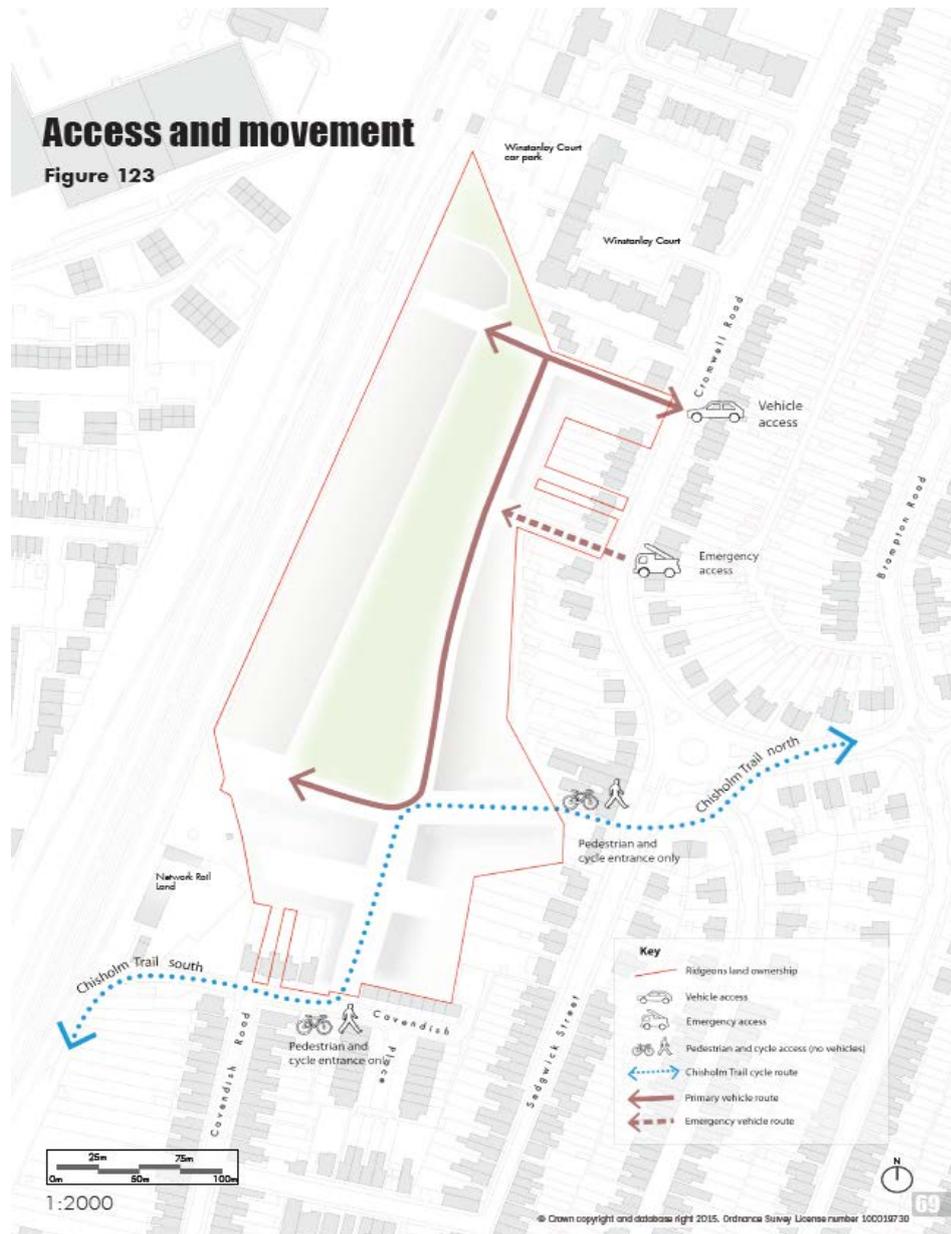
3. Background

- 3.1 The adopted Cambridge Local Plan allocates the southern part of the Ridgeons site for housing (site allocation 5.14) and the emerging Local Plan allocates the entire site for 245 homes (R12). The proposals schedule in the emerging Local Plan states that ‘the site promoters will be expected to prepare a Planning and Development Brief for the site demonstrating how development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations in the design and disposition of new and existing housing will be expected to have regard to the character of the existing area’.
- 3.2 The allocation of this site in the emerging Local Plan represents an important part of the planned housing supply to meet objectively housing assessed need for Cambridge. Ridgeons plan to vacate this site in the future hence the re-development of the site provides a key opportunity, alongside other allocated sites as listed in the Local Plan, to meet future housing need. The SPD will represent a site development brief and provide greater certainty and detail to support the delivery of this allocation in the coming years.
- 3.3 The City Council has been working jointly with the owners and agents of the Ridgeons site for several months as part of preparing a draft planning and development brief. As part of this process, there have been two stages of informal local consultation held as well as input from key local stakeholders such as the Cambridge Cycle Campaign and Cambridge Past Present and Future, to name a few. In March of 2015, Ridgeons hosted an exhibition and workshop titled “themes and fact finding”. This event provided an opportunity for local residents and stakeholders to make clear their aspirations (and concerns) for any redevelopment of the site and helped inform subsequent work by agents for Ridgeons and Council officers. The second stage of consultation took place in July of 2015 and involved consultation on a draft “framework” plan for the site. Again an exhibition and workshop format were used and a significant amount of feedback was collected once more, this time on more detailed ideas for various “themes” for development (landscape and open space, movement, built form, etc.). All City Council members of Romsey and Petersfield wards, and the ward county councillor, were invited to both consultation events.
- 3.4 To provide on-line communication with local residents and stakeholders, the owner developed and updates a web site on the work which can be found at: <http://cromwellroad-ridgeonsspd.co.uk/>
- 3.5 The emerging Planning and Development Brief SPD includes the following key parts. The material has been prepared by the Ridgeons team and will form part of the draft SPD.

a) An overall draft “framework plan” as noted below:



b) An access and movement plan which sets out key routes for all modes, as shown below. Note that the development is expected to include part of the future Chisholm Trail within its southerly part. The exact alignment of the trail is still subject to change. The main features of the access and movement diagram are a single all vehicular access and a separate/secondary access for emergency vehicles only; a spine road on the east side of a large open space; and minor streets within the development which would be situated in the southerly part of any future development and respond to the “grain” of the surrounding streets:



- c) A series of “development principles” which will guide future development of the site, as shown below. These development principles set out “high level” principles to which development should accord and against which planning applications can be assessed. The principles are not generic but instead are tailored to ensure development responds positively to the existing constraints and opportunities in the immediate location.

Figure 108: Site and surrounds. Design principles to be addressed directly in the SPD:

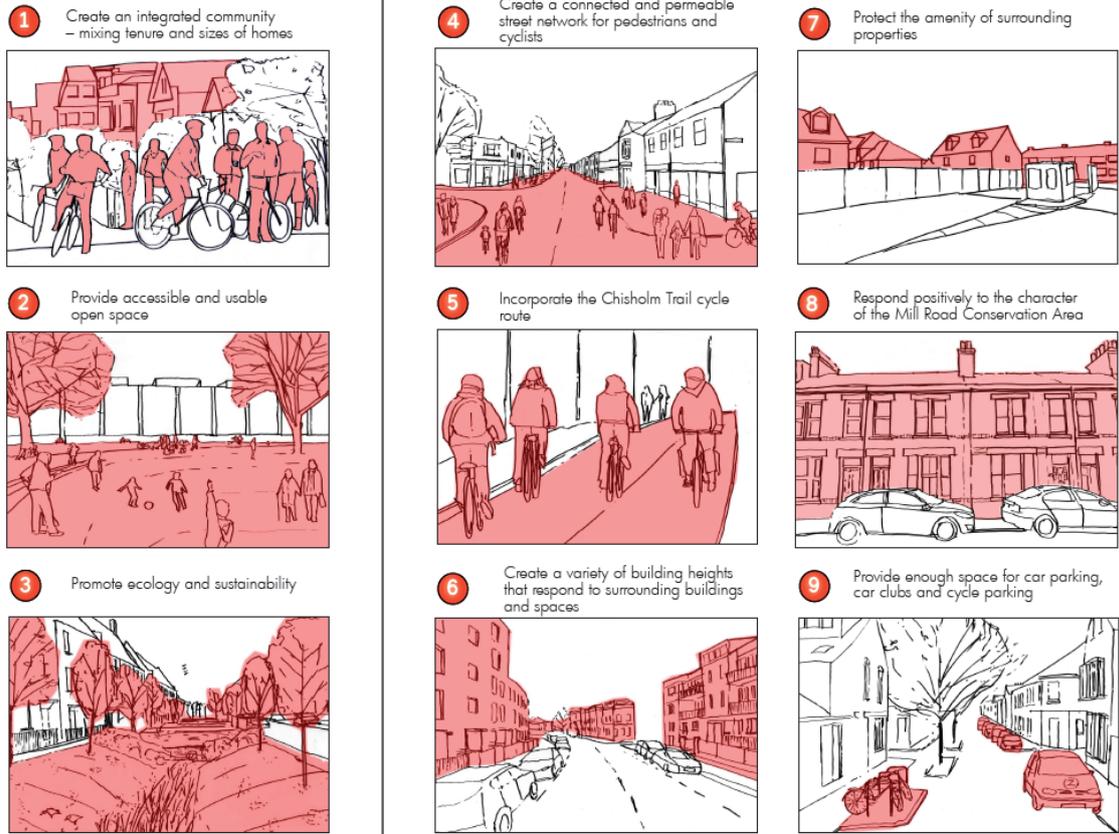
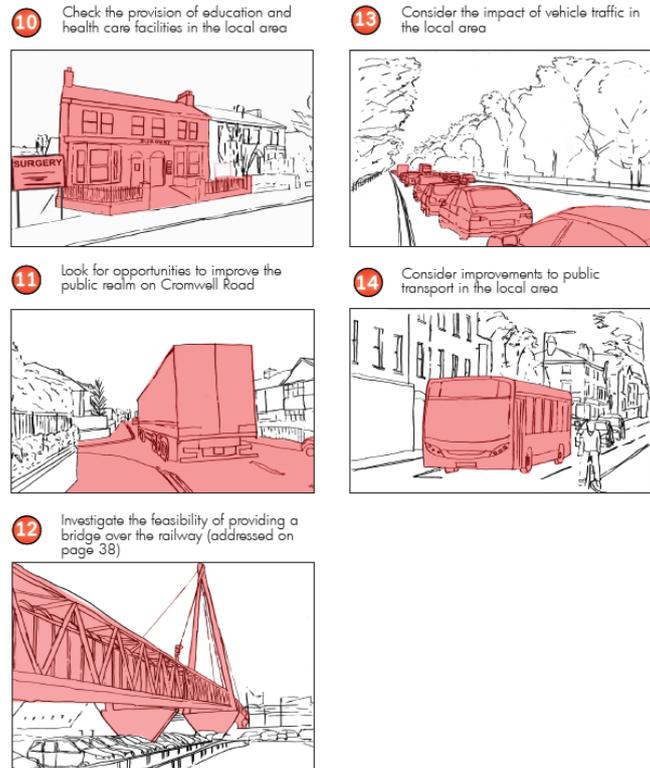


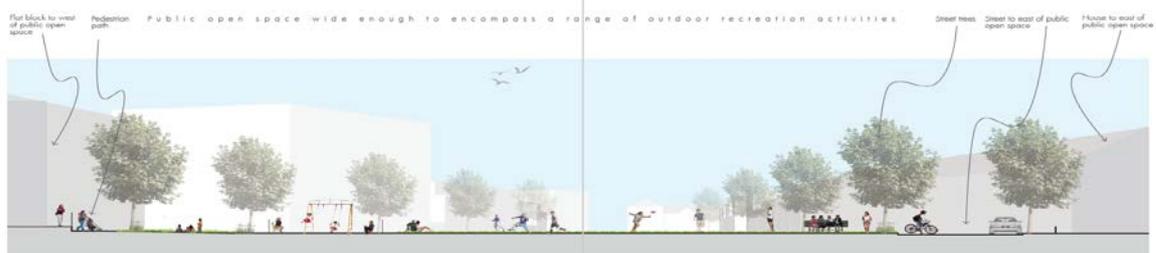
Figure 109: For the wider area, the following design principles have been considered when preparing the SPD:



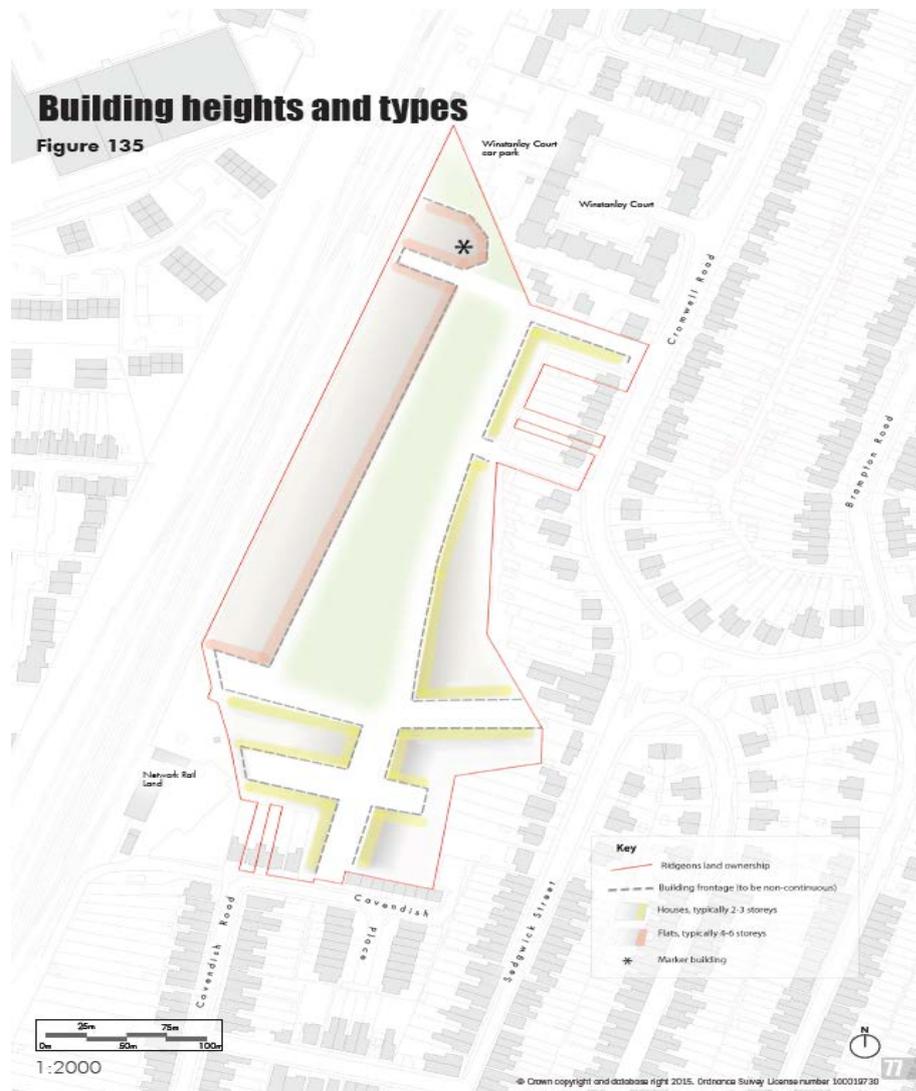
d) The proposed open space and landscape on the site has been a subject which has generated considerable interest during the consultation events. Residents and stakeholders expressed concern that public open space could be compromised if it was either too small, in the wrong location or of an incorrect proportion. Ridgeons, together with Council officers, have tested a number of different layouts for both perimeter blocks for housing and open space at the same time. The result is an accessible, central and lineal open space which widens out to form a large open space at its southerly end and immediately onto key routes including the planned Chisholm Trail route. The open space diagram and a long section, in its draft form (southern end), is shown below:



Indicative section through public open space



- e) The final key part of the framework is a building height and types diagram. Building heights are a sensitive matter in existing communities in Cambridge and the emerging framework seeks to ensure that where new development abuts existing development e.g. near Cavendish Road and Cromwell Road for example, building heights should be typically kept to 2-3 stories in height. Along the rail line building height may be able to rise to 4-6 stories to enable a good sense of enclosure to the large open space and to provide higher density accommodation such as flats. Taller building forms along the rail line also provide a degree of visual and noise attenuation to rail traffic.



- f) An indicative character and form diagram, in effect a long axonometric view, of future development as follows:

Indicative character and form

Figure 136



- 3.6 Residents and stakeholders raised several issues and concerns during the consultation events which the owners agents and council officers, and so in turn the draft brief, have needed to address. The most significant of these issues include a) concern for potential overspill car parking from development, b) the potential for a future cycle and pedestrian bridge over the rail line, and c) the density of development.
- 3.7 Taking each of the above issues in turn:
- The objective within the draft brief will be to achieve a 1:1 number of car parking spaces to residential units, plus visitor parking at a ratio of 0.25 (one space for every four units). A variety of car parking arrangements should be provided. Residents have made clear that development needs to consider the wider impacts of car parking and avoid excessive car parking on existing surrounding streets. Future development applications will need to be assessed with this in mind.
 - Residents suggested there was a need for a cycle/pedestrian bridge across the rail line between the site and the Beehive Centre/Barnwell area. Concern was expressed that the existing road bridges at Mill Road and Coldham's Lane

are either hostile to pedestrians and cyclists or are too distant from parts of Romsey and that an opportunity presents itself with the redevelopment of the Ridgeon's site to provide a new bridge. Officers from the County Council have made clear that there are no long-term plans for a new pedestrian and cycle bridge in this area, and that given the existing bridge crossings noted above a new bridge is not necessary. In addition, the cost of a new bridge is considerable and there are significant challenges (including land take and ownership, ramp design, etc.) in constructing such a bridge.

- c) Finally, there has been considerable objection (in the form of representations) to the density of this allocation in the draft Cambridge Local Plan (75 dwellings per hectare or 245 dwellings). Officers have explained to residents and stakeholders that their representations will be considered by the Planning Inspector conducting the Examination in Public of both the Cambridge and South Cambridgeshire Local Plans and that the preparation of the draft SPD in no way changes or supersedes that process. It should be noted however that the proposed density of 75 dwellings per hectare is not vastly different to that already approved, and built, along Cromwell Road. This density is capable of accommodating a range of house types too; indeed the framework provides for a good mix of dwelling types and sizes.

Phasing and Implementation

- 3.8 Infrastructure on the site should be improved, where possible, through rationalisation and consolidation of services in order to ensure fitness for purpose and minimisation of disruption in the future.

Planning Obligations

- 3.9 Planning obligations will be necessary as part of the development of the Ridgeon's site. The wording as proposed in the draft SPD is more general in this regard, but ultimately any future developer will have to agree the details of planning obligations at planning application stages.

Consultation Arrangements

- 3.10 It is proposed that a public consultation takes place on the draft SPD for a six week period, running from 18 January 2016 to 29 February, 2016.

- 3.11 In line with the Council's adopted Statement of Community Involvement, the proposed consultation arrangements are as follows:

- Letters / e-mails including consultation details to be sent to statutory and general consultees.
- The draft SPD to be made available to view at the following locations:
 - The Council's website – www.cambridge.gov.uk
 - Cambridge City Council's Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB1 0JH.
 - Cambridge Central Library.
- An on-line consultation system will be available on the Council's websites in order for people to respond directly via the internet. Hard copies of the

response form will be made available at the Council's Customer Service Centre for those who do not have access to the internet.

- An exhibition of the SPD will be held in the local area for one evening during the course of the consultation, the date and location to be agreed with Ridgeon's, which will be advertised in a similar way to previous exhibitions held earlier this year.

3.12 A Sustainability Assessment and Habitats Regulations Assessment Screening Report have been carried out and consulted upon for the emerging Cambridge Local Plan 2014. This consultation took place between 19 July and 30 September 2013. These documents, along with other supporting documents will also be made available to view during this consultation. As the draft SPD supports the Cambridge Local Plan, there is no further need to undertake a separate Sustainability Appraisal of Habitats Regulations Assessment for this document, although screening reports have been completed and will be made available during the consultation.

Next Steps

3.13 Following consultation, the representations received will then be used to help guide the development of the SPD and will be reported along with the final version of the SPD at a future meeting of the Environment Scrutiny Committee.

3.14 The SPD will be adopted at the same time as, or shortly after, the Local Plan is adopted. It cannot be adopted before the Local Plan is adopted as it is the Local Plan that provides the policy basis for this site allocation.

4. Implications

Financial Implications

4.1 There are no significant financial issues arising from the preparation of this SPD. Staffing resources are already committed through the budget and service plan process. Funding for consultation is allowed for in existing consultation budgets.

Staffing Implications

4.2 There are no direct staffing implications arising from this report. The development of the SPD is already included in existing work plans.

Equality and Poverty Implications

4.3 The SPD, once adopted, will have a positive impact by ensuring the site is integrated into the wider area. New development within the site should provide access for people with limited mobility.

Environmental Implications

- 4.4 The redevelopment of the Ridgeons site should provide for the development of energy efficient buildings as well as the inclusion of renewable and low carbon energy generation.

Consultation

- 4.5 Consultation arrangements are set in paragraphs 3.10 – 3.12 and are consistent with the Council's Code of best practice on consultation and community engagement and Statement of Community Involvement 2013.

Community Safety

- 4.6 There are no direct community safety implications arising from this report.

5. Background papers

- 5.1 These background papers were used in the preparation of this report:
- Cambridge Local Plan 2014: Proposed Submission (as amended)
<https://www.cambridge.gov.uk/local-plan-review-proposed-submission-consultation>
 - Consultation information prepared by GL Hearn for Ridgeons and dated March 2015 and July 2015 as found at <http://cromwellroad-ridgeonsspd.co.uk/>

6. Appendices

- Appendix A: Draft Ridgeon's Site Cromwell Road Draft Planning and Development Brief Supplementary Planning Document
- Appendix B: Proposed Statement of Consultation

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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