



# Ridgeons site, Cromwell Road Draft Planning and Development Brief Supplementary Planning Document (SPD)

## Statement of Consultation

### **Background**

Cambridge City Council has been working jointly with the owners and agents of the Ridgeons builders merchants site on Cromwell Road for several months to prepare a draft planning and development brief. The purpose of the Ridgeons site, Cromwell Road Draft Planning and Development Brief Supplementary Planning Document (SPD) is to guide the redevelopment of the Ridgeons site allocation, which is allocated in the Cambridge Local Plan 2014: Proposed Submission document (as amended<sup>1</sup>). This document will form a material consideration that will be taken into account by the Council in determining any future planning applications for the site.

The draft SPD is structured in four chapters:

- Chapter 1 provides the background to the draft SPD including the planning context, the process of preparing the draft SPD and the status of the document;
- Chapter 2 illustrates and provides an analysis of the Ridgeons site and its surrounding area giving consideration to the sites history, land uses, transport, open space, building and character in order to identify opportunities and constraints for future redevelopment;
- Chapter 3 provides a vision for the site and a series of development principles to achieve this vision;
- Chapter 4 provides guidance on how the site should be developed, organised into the following themes: land use, transport, open space, buildings, character and sustainability.

### **Preparation of the draft SPD**

In order to help inform the draft SPD, there have been two stages of informal local consultation as well as input sought from key local stakeholders such as Cambridge Cycling Campaign and Cambridge Past Present and Future. In March 2015, Ridgeons hosted an exhibition and workshop titled "themes and fact finding", which provided local residents and stakeholders with an opportunity to make clear their aspirations and concerns for any redevelopment of the site. The second stage of consultation took place on 11 July 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, this time on the more detailed ideas for the various 'themes' for development included in Chapter 4 of the draft SPD.

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<sup>1</sup> Through the *Addendum to the Cambridge Local Plan 2014 Proposed Submission Document (July 2013): Schedule of Proposed Changes Following Proposed Submission Consultation (February 2014)*

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Further information about these workshops can be found at:

<http://cromwellroad-ridgeonsspd.co.uk/cromwell-road-ridgeons-pc/>

### **Consultation on the draft SPD**

The draft SPD was approved for consultation at Development Plan Scrutiny Sub Committee on the 8 December 2015.

A Sustainability Appraisal (which included the Ridgeons site allocation<sup>2</sup>) and Habitats Regulations Assessment Screening Report has been carried out and consulted upon for the [Cambridge Local Plan 2014: Proposed Submission](#). This consultation took place between 19 July and 30 September 2013. These documents, along with other supporting documents will also be available to view during this consultation.

A Habitats Regulations Assessment is an assessment to ensure that a plan will not have an adverse effect on the integrity of either Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

As part of the Cambridge Local Plan 2014: Proposed Submission document preparation process, a Habitats Regulations Assessment was undertaken to assess the likely impact the Cambridge Local Plan may have. The assessment concluded that the Cambridge Local Plan is not likely to have any significant effects on the Natura 2000 or Ramsar sites identified.

For the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD, a Sustainability Appraisal Screening Report was completed. This document confirmed that the allocation of land at the Ridgeons site took place as part of the process of developing the Cambridge Local Plan 2014, and as such has been subject to a Sustainability Appraisal as part of the Local Plan process. The conclusion of this screening process is that as the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD does not make any changes to this allocation, it will not give rise to significant environmental effects.

The Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the parent policy and site allocation contained within the Cambridge Local Plan 2014. As such it is not considered necessary to undertake a separate SA for this SPD.

### **Consultees**

The following organisations (below) have been directly notified of the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD in accordance with the Town and County Planning (Local Planning) (England) Regulations 2012 (as amended) via email or post where no email address is available (individuals are not listed).

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<sup>2</sup> Cambridge City Council Part 2, 'Site Options within Cambridge' – Interim Sustainability Appraisal (2013)

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### **SPECIFIC CONSULTATION BODIES<sup>3</sup>**

- Historic England
- Environment Agency
- Highways England
- Marine Management Organisation
- Natural England
- Network Rail
- Cambridgeshire Constabulary
- Cambridgeshire Police and Crime Commissioner
- Cambridge Fire and Rescue Service
- Cambridgeshire County Council
- Comberton Parish Council
- Coton Parish Council
- Cottenham Parish Council
- Fen Ditton Parish Council
- Fulbourn Parish Council
- Girton Parish Council
- Grantchester Parish Council
- Great Shelford Parish Council
- Hauxton Parish Council
- Histon & Impington Parish Councils
- Horningsea Parish Council
- Madingley Parish Council
- Milton Parish Council
- Orchard Park Community Council

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<sup>3</sup> Specific consultation bodies and duty to cooperate bodies required under the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended

- Teversham Parish Council
- National Grid
- UK Power networks
- Cambridgeshire Association to Commission Health
- Cambridgeshire and Peterborough Clinical Commissioning Group
- Cam Health
- Cambridge University Hospital NHS Foundations Trust (Addenbrooke's)
- NHS Property Services
- CATCH
- East of England Strategic Health Authority
- British Gas
- EDF Energy
- E.On Energy
- Npower Renewables
- Scottish Power
- Scottish & Southern Electric
- BT Openreach
- BT Group Plc
- Cambridge Water Company
- Anglian Water
- Homes and Communities Agency
- Office of Rail Regulation
- Civil Aviation Authority
- Greater Cambridge Greater Peterborough Local Enterprise Partnership
- Sport England

### **COUNCILLORS**

- 42 x City Councillors
- All County Councillors (City Wards)

### **COMMUNITY ORGANISATIONS**

- Age Concern

- Cambridgeshire
- Cambridge Citizens Advice Bureau
- Cambridge Ethnic Community Forum
- Cambridge Federation of Residents' Associations
- East Mill Road Action Group
- Romsey Action
- Mill Road Society
- Cromwell Road Residents' Association
- Petersfield Area Community Trust
- Mill Road Community Improvements Group
- Cambridgeshire Older Peoples Enterprise (COPE)
- Cambridgeshire Voluntary Sector Infrastructure Consortium (CVSIC)
- Disability Cambridgeshire
- East of England Faiths Council
- The Church of England Ely Diocese
- Cambridge Past Present and Future

### **DEVELOPERS/AGENTS**

- Barton Wilmore
- Beacon Planning Ltd
- Bidwells
- Carter Jonas
- Cheffins
- Home Builders Federation
- RPS
- Savills

### **OTHERS**

- Cambridge Cycling Campaign
- Cambridgeshire Campaign for Better

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Transport

**Other methods of notification** included notifying the public through:

- a public notice in the Cambridge News;
- through the council's webpages [[enter weblink](#)];
- via facebook: <https://www.facebook.com/camcitco>;
- twitter: <https://twitter.com/camcitco> and;
- the council's local plan blog: <http://cambridgelocalplan.wordpress.com/>.

### **Consultation Methodology**

A six-week consultation period for the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD will take place from:

**9am on 18 January 2015 to 5pm on 29 February 2015**

The draft SPD will also be made available for inspection along with the other relevant documents at the following locations:

- online on the council's website [[enter weblink](#)]
- at the council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 8am-5.15 pm Monday and 9am-5.15pm Tuesday to Friday.

The draft SPD will also be available for purchase from the Customer Service Centre (phone 01223 457200).

Comments can be made using:

- the online consultation system <http://cambridge.jdi-consult.net/localplan/> or;
- the printed response form which is available from Customer Service Centre (details above) or can be downloaded and filled in electronically by visiting website [[enter weblink](#)]

Completed forms can be returned to:

- Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
- Or emailed to [policysurveys@cambridge.gov.uk](mailto:policysurveys@cambridge.gov.uk)

Respondents can request to be notified of the adoption of the document.

Contact details for further information were also made available as follows:

- Tel: 01223 457200
- Email: [policysurveys@cambridge.gov.uk](mailto:policysurveys@cambridge.gov.uk)

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### **Key Issues Raised**

After the close of consultation, the key issues raised by respondents will be summarised below including details of how the issue was dealt with.

The Cambridge Local Plan 2014: Proposed Submission has not yet been adopted and is currently subject to examination by the Secretary of State. Consequently, if changes to the Local Plan 2014: Proposed Submission policies are made as part of the examination, the SPD will also be updated to reflect these changes. For more information on the Local Plan examination visit: <https://www.cambridge.gov.uk/local-plan-review-examination>

With this in mind, the planned adoption of the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD will take place at the same time as the Cambridge Local Plan 2014.