



# Mill Road Depot Draft Planning and Development Brief Supplementary Planning Document (SPD)

## Statement of Consultation

### Background

The City Council as the Local Planning Authority has been working in partnership with Allies and Morrison<sup>1</sup> to prepare a planning and development brief for the allocation. The purpose of the Mill Road Depot Draft Planning and Development Brief Supplementary Planning Document (SPD) is to guide the redevelopment of the site allocation, which is allocated in the Cambridge Local Plan 2014: Proposed Submission document (as amended<sup>2</sup>). The SPD 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 Mill Road Depot site and its surrounding area giving consideration to the site's 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: site layout, transport and access, open space, uses, building heights and types, character and form, and sustainability.

### Preparation of the draft SPD

The City Council as the Local Planning Authority has been working in partnership with Allies and Morrison<sup>3</sup> to prepare a planning and development brief for the allocation. As part of this process, there have been two stages of informal local consultation held, the findings of which have been recorded in an Event Record prepared by Allies and Morrison Architects and dated 17<sup>th</sup> February, 2016. The first of these workshops was held in November 2015, and focused on issues and priorities for the site. 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 the council as well as council officers. The second stage of consultation took place in January 2016 and involved consultation on draft

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<sup>1</sup> Allies and Morrison have been appointed on behalf of the City Council as a land owner.

<sup>2</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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planning and design principles for the site. Again a workshop format was 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 and County Council members for Romsey and Petersfield wards were invited to both consultation events. In addition, a number of stakeholder groups were invited such as the Mill Road Society, Petersfield Area Community Trust (PACT), Mill Road Co-ordinator, Romsey Garden Club, Romsey Garden Project, Cam Cycle, Cambridge Past, Present & Future, Glisson Road and Tenison Road Area Residents Association (GTARA), South Petersfield Residents Association (SoPRA), Cambridge Association of Architects, Cambridge Ethnic Community Forum (CECF) and the Argyle Street Housing Co-operative (ASH co-op).

The emerging Mill Road Depot SPD has sought to address these comments constructively and creatively and balance the practical need of site delivery with the context of the local housing market and the council’s own objectives.

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

The draft SPD was approved for consultation at Development Plan Scrutiny Sub Committee on 14 March 2016.

It is proposed that a public consultation takes place on the draft SPD after the local elections in May. This will be for six weeks, running from mid-May to late June 2016, with precise dates to be confirmed in due course.

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 or Habitats Regulations Assessment for this document, although screening reports have been completed and will be made available during the consultation.

### **Consultees**

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

## **SPECIFIC CONSULTATION BODIES<sup>4</sup>**

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<sup>4</sup> Specific consultation bodies and duty to cooperate bodies required under the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended

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- 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
- 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 Transport

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**Other methods of notification** include:

- a public notice in the Cambridge News;
- through the Council's webpages <https://www.cambridge.gov.uk/mill-road-depot-spd>;
- 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 Mill Road Depot Draft Planning and Development Brief SPD will take place from:

**9am on x May 2016 to 5pm on x June 2016**

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 <https://www.cambridge.gov.uk/mill-road-depot-spd>
- 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 Mill Road Depot 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 <https://www.cambridge.gov.uk/mill-road-depot-spd>

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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### **Next steps**

After the close of consultation, the key issues raised will be considered by the council and changes made to the draft SPD where appropriate.

The emerging Local Plan is still at the examination stage. If changes to the Local Plan 2014: Proposed Submission policies are made as part of the examination, the SPD will need to be updated to reflect these changes. For more information on the Local Plan examination, visit: <https://www.cambridge.gov.uk/local-plan-review-examination>.

The emerging Local Plan is still at the examination stage, which means that the council is unable to adopt the Mill Road Depot Draft Planning and Development Brief as an SPD until the Local Plan has been found sound and adopted. With this in mind, the planned adoption of the Mill Road Depot Draft Planning and Development Brief SPD will take place at the same time as the Cambridge Local Plan 2014.