



To: Executive Councillor for Planning Policy and Transport
Report by: Director of Planning and Economic Development
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 21/7/2016
Wards affected: West Chesterton Ward

**MITCHAM'S CORNER
DRAFT DEVELOPMENT FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT
(SPD)**

Not a Key Decision

1. Executive summary

- 1.1 The Cambridge Local Plan 2014: Proposed Submission designates Mitcham's Corner under Policy 21: Mitcham's Corner Road Opportunity Area. The Council, as the Local Planning Authority, has been working in partnership with local stakeholders to prepare a development framework for change in this district centre. The work is also being guided by a steering group comprised of City and County Councillors, Officers and a representative of the Friends of Mitcham's Corner. The development framework will help guide the redevelopment of the area and will provide greater certainty and detail to support delivery of the opportunity area.
- 1.2 In order to ensure sufficient weight can be given to such a framework, the document is being prepared in the form of a Supplementary Planning Document (SPD).
- 1.3 The draft Mitcham's Corner Development Framework SPD (Appendix A) has been produced for public consultation. The document outlines the aspirations for the area and for specific large sites, as well as the key issues, constraints and opportunities that will influence how future changes to the street network and new development will take place. Detailed local and stakeholder consultation has taken place which has helped inform the drafting of the development framework. The statement of consultation for the draft development framework SPD is set out in Appendix B to this committee report.
- 1.4 A six week public consultation is proposed to take place commencing in September 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 Mitcham's Corner Development Framework 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 Development Framework SPD for public consultation to commence in September 2016;
 - d) To approve the consultation arrangements as set out in paragraphs 3.9 to 3.11 and the proposed schedule of consultees in Appendix B.

3. Background

- 3.1 The Mitcham's Corner Opportunity Area lies within the northern edge of the extended Central Conservation Area and is approximately 10 minutes' walk from the city centre. The area owes its name to Charles Mitcham, who owned a draper's shop on the corner of Chesterton Road and Victoria Avenue from the early- to mid-20th century. Today, the name is associated with the gyratory system that radically changed the area in the 1970s. The one-way system has left the backs of terraces exposed, created an unpleasant and difficult environment for pedestrians and cyclists, and has come to dominate and erode the character of the area. Despite the challenges, a diverse mix of services and small independent shops exist within the area, surrounded by a vibrant community. The vision for Mitcham's Corner as set out in Policy 21 of the emerging Local Plan is to maintain the vibrancy of the local centre and promote high quality redevelopments of streets and sites which improve connectivity between people and places, and reinforce the area with a strong local character and identity. The radical transformation of the gyratory system is identified as a key public realm and infrastructure project. Improving the traffic-dominated one-way system and promoting high quality redevelopment are fundamental to the overall vision. The creation of a low-speed environment and two-way traffic flows will help create safer, more active and inclusive streets, and a place where it is pleasant to live and work.
- 3.2 The Council, as the Local Planning Authority, has been working in partnership with the County Council to consider ways to deliver a revised street network and movement strategy. The Greater Cambridge City Deal is relevant to this work as the Milton Road project affects Mitcham's Corner directly given the City Deal scheme for Milton Road commences immediately on the edge of Mitcham's Corner. The City and County Councils, as partners in the Greater Cambridge City Deal, are working together on both projects. However, whilst the existing gyratory system is not part of the tranche 1 Milton Road scheme, there is potential for it to be included in future tranches of the City Deal programme.
- 3.3 In preparing the draft development framework, a workshop took place on 23 June 2015. The workshop participants made the following points and suggestions:

- Many considered removal of the gyratory system to be critical;
- Simplify and rationalise the road system and cycle network to reduce confusion for all modes and improve the legibility of the area as a whole;
- Slow and reduce dominance of traffic to create a safe, sociable and attractive area;
- A need to reconnect four separate communities severed by the current road system;
- Improve pedestrian and cycle safety (perception and actual);
- The desire for one large open space;
- Create space for pavement culture or “sitting-outability” as coined by one group;
- Reinststate two way streets;
- Closure of roads to facilitate a new large open space in front of the Portland Arms & help “unlock the island” (Staples site) should be considered. Some groups felt the character of this new open space should be very green, others suggested an “urban plaza”. All agreed it should not be like Cambridge Leisure.

3.4 As far as site specific guidance for development sites e.g. Henry Giles House and Staples, the workshop participants had mixed views on movement, form, height and other matters. However, most supported the potential for redevelopment of these sites and the need for detailed guidance to ensure quality of development.

3.5 The draft Mitcham’s Corner Development Framework SPD (Appendix A) includes the following key sections:

- Introduction and Background
- A context analysis
- The gyratory: a vision for change; and
- Planning and design guidance, focused principally on providing guidance for two key sites, specifically Henry Giles House and the Staples Site

3.6 The key diagrams of note from the draft development framework SPD, are shown below. In summary, they note the following:

- A reversion of the gyratory to a two-way system and creation of a staggered “T” junction between Milton Road and Victoria Avenue, with consequential new urban space and downgrading of parts of the gyratory to local streets only

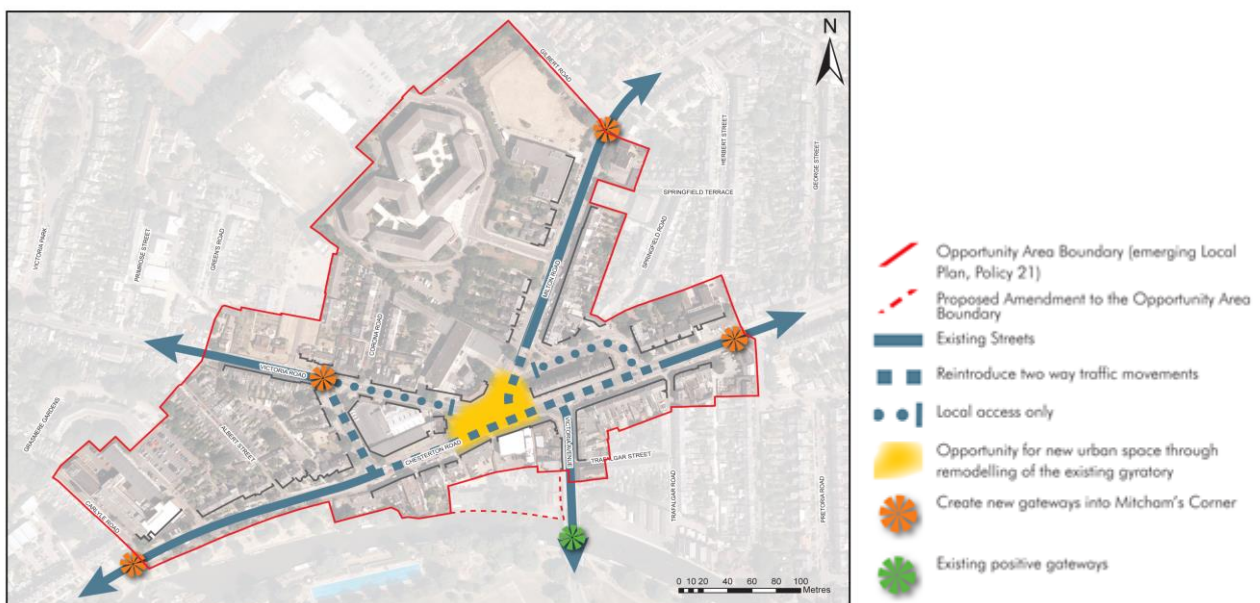


Figure 27: Movement proposals for Mitcham’s Corner

- Specific guidance on building form, height and frontage, amongst other matters for Henry Giles House and the Staples site

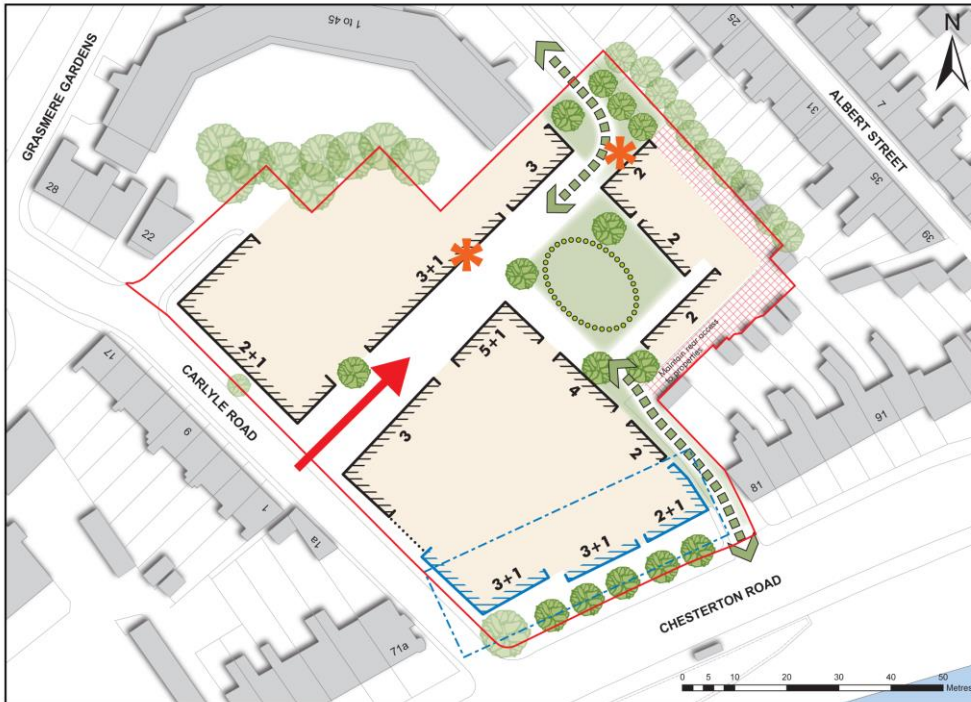


Figure 52: Development Principles for Henry Giles House

- Allocation Site R4(emerging Local Plan 2014) site boundary
- Indicative building frontage
- Variation/staggered building line to respond to character of Chesterton Road frontage.
- Zone of height variation to enhance character and safeguard views from Jesus Green.
- 2+1 Storey heights – maximum storey heights indicated assume residential floor to ceiling height of 2.7m (3m floor to floor height). Overall height should be inclusive of plant. The +1 indicates accommodation in the roofspace or a setback upper floor (minimum setback 1.5m).
- Broken form to allow sunlight penetration and articulation of massing
- Key features (buildings or landscape) to frame / terminate views
- Secure rear gardens of houses in Albert Street and Chesterton Road with built form and maintain minimum of 20m distance from rear elevations
- Creation of pedestrian and cycle green links/lanes
- Potential vehicle access
- Existing trees
- Opportunities for new tree planting/landscape
- Potential urban focal space

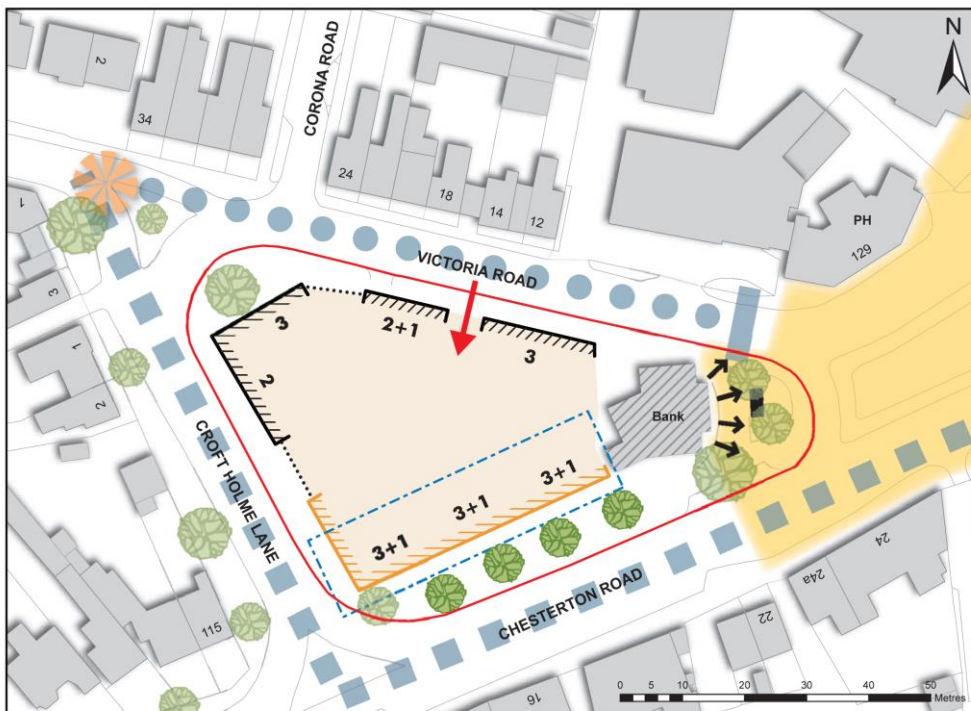


Figure 53: Development Principles

- Staples site boundary
- Indicative building frontage
- Location of potential retail frontage
- 2+1 Storey heights – maximum storey heights indicated assume residential floor to ceiling height of 2.7m (3m floor to floor height). Assume ground floor commercial units would require a floor to ceiling height of 3.7m (4m floor to floor). Overall height should be inclusive of plant. The +1 indicates accommodation in the roofspace or a setback upper floor (minimum setback 1.5m).
- Broken form to allow sunlight penetration and articulation of massing
- Retain Lloyds Bank building and explore opportunities for adaptive re-use
- Preserve and enhance dog trough (a tribute to Prince Chula's dog, Tony)
- Varied roof form to safeguard existing views from Jesus Green
- Existing trees
- Opportunities for new tree planting/landscape to be considered alongside any redesign of gyratory
- Vehicle access subject to redesign of gyratory
- Opportunity for building to address/interact with new urban space (refer to Chapter 3)
- Reintroduce two way movements (refer to Chapter 3 and figure 27)
- Local access only (refer to Chapter 3 & figure 27)
- Opportunity for new urban space through remodelling of the existing gyratory (refer to Chapter 3 and figure 27)
- Create new gateway into Mitcham's Corner (Refer to Chapter 3 and figure 27)

3.7 Delivery of street and public realm improvements in the form proposed in the draft development framework will require significant funding to fully complete. It is likely that changes would have to be phased in, and in all likelihood will require a variety of funding sources, including possible future tranches from City Deal, City Council funding potentially via the Local Centres Improvement Programme and planning obligations funding. However, works can be done in phases as funding is made available e.g. street reversions first, public realm enhancements second. Total

costs are not yet known as this is highly dependent on detailed scheme design, but could range between £2 million and £4 million.

- 3.8 Planning obligations will be necessary as part of the re-development of the sites within the opportunity area. 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

- 3.9 The statement of consultation for the draft development framework SPD is set out in Appendix B. It is proposed that a public consultation takes place after the summer months in September. This will be for six weeks, running from 5 September to 17 October 2016.

- 3.10 In line with the Council's adopted Statement of Community Involvement, the proposed consultation arrangements will be 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 online consultation system will be available on the Council's website 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 will be held in the local area during the course of the consultation, the date and location of which will be agreed at a later date. Once arranged, the event will be advertised locally.

- 3.11 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.

Next Steps

- 3.12 The representations received will then be used to help guide the development of the draft development framework SPD and will be reported along with the final version of the development framework.

- 3.13 The development framework will be adopted as an SPD 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's designation as an opportunity area.

4. Implications

Financial Implications

- 4.1 There are no significant financial issues arising from the preparation of this SPD. Project and 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. The improvement of access and movement within Mitcham's Corner along with new development within the opportunity area should provide improved access for people with limited mobility.

Environmental Implications

- 4.4 The renewal of Mitcham's Corner as set out in the SPD should provide for a greater role for sustainable modes of travel and a more attractive, walkable district centre. It should also enable 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 out in other parts of this report 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>

6. Appendices

- Appendix A: Mitcham's Corner Development Framework Supplementary Planning Document (Draft)
- Appendix B: Mitcham's Corner Development Framework SPD Statement of Consultation

7. Inspection of papers

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

Author's Name: Glen Richardson
Author's Phone Number: 01223 457374
Author's Email: glen.richardson@cambridge.gov.uk