



To: Executive Councillor for Planning Policy and Transport: Councillor Kevin Blencowe
Report by: Director of Planning and Economic Development
Relevant scrutiny committee: Development 21 July 2016
Plan Scrutiny Sub Committee
Wards affected: Romsey and Petersfield wards

RIDGEONS SITE, CROMWELL ROAD – PLANNING AND DEVELOPMENT BRIEF SUPPLEMENTARY PLANNING DOCUMENT

Not a Key Decision

1. Executive summary

- 1.1 The Ridgeons site on Cromwell Road is an important future housing allocation for Cambridge. It is already partially allocated in the Cambridge Local Plan 2006 as Site 5.14 for housing. Site allocation R12 in the submission Cambridge Local Plan (2014) identifies the entire Cromwell Road site for residential development, with an indicative capacity approximately 245 dwellings.
- 1.2 The Council and the landowner, Ridgeons, have been working jointly on a new Planning and Development Brief Supplementary Planning Document (SPD) to ensure that any future development on the site is appropriate to its context and delivers the aspirations as set out in the Local Plan. The Planning and Development Brief provides greater certainty and detail to support the delivery of this allocation in the coming years.
- 1.3 The emerging Local Plan is still at the examination stage, which means that the Council is unable to adopt this SPD until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPD, the Planning and Development Brief will provide context and guidance as material consideration in the planning process.
- 1.4 In accordance with the process of preparing an SPD, consultation on the draft Planning and Development Brief was carried out over a 7-week period between 18 January and 7 March 2016.

- 1.5 Appendix A provides summaries of the representations received to the draft Planning and Development Brief and sets out the proposed responses. Appendix B provides a revised version of the Planning and Development Brief with a list of changes, whilst Appendix C sets out the Statement of Consultation.
- 1.6 The representations received were numerous and wide ranging, setting out suggestions that will help improve the document further. A total of 25 individual respondents made representations raising a wide range of issues. However, no significant changes are proposed as a result of the consultation. Several minor amendments to the SPD are proposed and are set out in Appendix B, reflecting the comments received during the public consultation.

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:
 - To agree the responses to the representations received to the Ridgeons site, Cromwell Road Planning and Development Brief (Appendix A) and the consequential amendments to the Ridgeons site, Cromwell Road Planning and Development Brief Supplementary Planning Document (Appendix B);
 - To approve the Ridgeons site, Cromwell Road Planning and Development Brief (Appendix B) in anticipation of the adoption of the Local Plan, and to agree that it should be carried forward for adoption as a Supplementary Planning Document at the same time as the Local Plan.

3. Background

- 3.1 The proposals schedule (Site R12) 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. The Planning and Development Brief SPD will provide greater certainty and detail to support the delivery of this residential allocation in the coming years.
- 3.3 Throughout part of 2015 and much of 2016, the 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. In March 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 for and concerns about 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 2015 and involved consultation on a draft “framework” plan for the site. Again an exhibition and workshop took place and a significant amount of feedback was received, this time on more detailed ideas for various “themes” for development (landscape and open space, movement, built form, etc.). City and County Council members for Romsey and Petersfield wards were invited to both consultation events.

Public Consultation

- 3.4 After being approved for public consultation at Development Plan Scrutiny Sub Committee (DPSSC) on 16 June 2015, the draft Planning and Development Brief was the subject of consultation for 7 weeks between 18 January and 7 March 2016. In line with the consultation standards set out in the Council’s Statement of Community Involvement and in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended), the consultation documents were sent to statutory and other consultees. All of the consultation material was made available on the Council’s website and an online consultation system was utilised to allow people to submit their comments via the internet (hard copies of the response forms were made available to those who do not have access to the internet). A notice was placed in the Cambridge Evening News on 18 January 2016 containing information about the consultation and how people could get involved. Finally, a

public exhibition was held at the Ross Street Community Centre on 24 February 2016, and local members and residents' associations were notified in addition to posters being sent to several local businesses and Ridgeons themselves posting notice on a dedicated website (<http://cromwellroad-ridgeons.co.uk/>).

- 3.6 The draft Planning and Development Brief and its supporting documents remain available on the Council's website at <https://www.cambridge.gov.uk/ridgeons-site-spd>

Results of consultation

- 3.7 At the end of the consultation period, a total of 237 separate representations were received, made by 25 respondents, of which 47 representations (20%) were supportive and the remainder, 190 (80%) were objections.

- 3.8 In summary, the key issues raised during the consultation period include the following:

- Chapter 1 – Introduction and Background.
 - minor concerns raised about information on plans;
 - objections raised about what the site should provide, according to some, in terms of community facilities;
 - traffic volumes that could be generated; and
 - the need for an additional Sustainability Appraisal.
- Chapter 2 – Site and Surrounding Area.
 - information contained on key plans;
 - the development of flats (houses being preferred);
 - The importance of on-site health care provision needing to be more explicit;
 - The lack of on-site education provision;
 - Impact from vehicle traffic;
 - Impacts specifically on Cavendish Road;
 - Information in relation to the details of the alignment of the route of the new Chisholm Trail;
 - Lack of proposal for a bridge across the railway line from the site given the poor environment for pedestrians and cyclists using the Mill Road and Coldham's Lane bridges over the railway line;
 - Open space provision;
 - Proximity of dwellings to surrounding houses;
 - Explanation of densities; and
 - Support for some of the key aspirations around placemaking.
- Chapter 3 – Vision.
 - Support for some of the broader principles;
 - Disappointment over the community engagement process;

- Concern over potential building heights;
- Level of car parking;
- Need to consider the long-term functioning of Cromwell Road; and
- Wording in relation to biodiversity.
- Chapter 4 – Parameters for Change. It should be noted that, to some extent, representations to this chapter repeat representations to previous chapters:
 - Proximity of buildings to neighbouring property which fronts Cromwell Road;
 - Accuracy of detailed information contained on plans;
 - Lack of school provision on site;
 - Impact of development on Cavendish Place;
 - Lack of a bridge over the railway line;
 - Capacity of the site to accommodate vehicle movements for 245 dwellings;
 - Lack of car parking proposed as well as potential for overspill parking into adjacent streets and developments;
 - Potential impact on existing surrounding residents due to increased noise levels;
 - Nature and widths of roads proposed on the site;
 - Concern over the scale, width, and level of enclosure of the proposed central open space;
 - Impact from development to existing properties to the north as a result of proximity and difference in ground levels;
 - Concern that 4-6 storey heights is too tall;
 - Lack of detail in respect of delivering ecological improvements.

3.9 Officers have worked through all representations and have drafted responses. Summaries of all representations and proposed responses with recommended changes to the SPD have been attached as Appendix A to this report. Amendments to the draft Planning and Development Brief are proposed to address many of the concerns, however some concerns challenge fundamental issues such as site density, site connectivity e.g. the request for a bridge over the rail line, or suggestions of the need for a school. Officers have sought to address all these concerns in detail in the responses, however the fundamental principle of the residential allocation (R12) is considered to be sound as are the proposed development parameters set out in Chapter 4. The emerging Local Plan requires a Planning and Development Brief to be prepared to support the delivery of the residential allocation. The Planning and Development Brief represents the result of considerable consultation by both the Council and the landowner.

Next Steps

- 3.10 Subject to approval by the Executive Councillor, the public consultation responses will be published on the Council's public consultation website.
- 3.11 The emerging Local Plan is still being examined. The Council is unable to adopt the SPD until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPD, the Planning and Development Brief provides context and guidance as material consideration in the planning process.

4. Implications

Financial Implications

- 4.1 There are no significant direct staffing or procurement issues arising from this report. Staffing resources are already committed through the budget and service plan process.

Staffing Implications

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

Equal Opportunities Implications

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

Environmental Implications

- 4.4 The guidance contained within the Planning and Development Brief follows the principles of sustainable development as set out in the National Planning Policy Framework (NPPF).

Consultation

- 4.5 The consultation and communication arrangements for the SPD were carried out as outlined in paragraphs 3.4 to 3.6.

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>
- The Ridgeons site, Cromwell Road Draft Planning and Development Brief Supplementary Planning Document
<https://www.cambridge.gov.uk/ridgeons-site-spd>

6. Appendices

- Appendix A: Schedule of Consultation Representations
- Appendix B: Ridgeons site, Cromwell Road Planning and Development Brief (with a list of changes now applied to the draft consultation version)
- Appendix C: Statement of Consultation

7. Inspection of papers

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

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