



APPENDIX C

Ridgeons site, Cromwell Road 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 Planning and Development Supplementary Planning Document (SPD) for the site. 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 amended¹). 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 Planning and Development Brief 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 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: land use, transport, open space, buildings, character and sustainability.

Preparation of the Planning and Development Brief SPD

In order to help inform the Planning and Development Brief SPD, there were 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 for and concerns about any redevelopment of the site. The second stage of informal consultation took place on 11 July 2015, and involved consultation on a draft 'framework' plan for the site. Again, an exhibition and workshop event took place and a significant amount of feedback was

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

collected, this time on the more detailed ideas for the various 'themes' for development included in Chapter 4 of the draft SPD.

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 Planning and Development Brief SPD was approved for consultation at Development Plan Scrutiny Sub Committee on 8 December 2015.

A Sustainability Appraisal (which included the Ridgeons site allocation²) and Habitats Regulations Assessment Screening Report has been carried out and consulted upon for the [Cambridge Local Plan 2014: Proposed Submission](#). The consultation on the emerging Local Plan and accompanying Sustainability Appraisal took place between 19 July and 30 September 2013. These documents, along with other supporting documents were 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 emerging 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 emerging Cambridge Local Plan, 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 and 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 emerging Cambridge Local Plan. As such, it is not considered necessary to undertake a separate SA for this SPD.

Consultees

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

The following organisations (below) were directly notified of the public consultation on Ridgeons site, Cromwell Road 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 BODIES³

- 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

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

DEVELOPERS & AGENT

- Barton Wilmore
- Beacon Planning Ltd
- Bidwells
- Carter Jonas
- Cheffins

- Home Builders Federation
- RPS
- Savills

OTHERS

- Cambridge Cycling

- Campaign
- Cambridgeshire Campaign for Better Transport

Other methods of notification included notifying the public through:

- a public notice in the Cambridge News;
- through the Council's webpages <http://cambridge.jdi-consult.net/localplan/>;
- 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 seven-week consultation period for the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD took place from:

9am on 18 January 2015 to 5pm on 7 March 2015

The draft Planning and Development Brief SPD was made available for inspection along with other relevant documents at the following locations:

- online on the Council's website <http://cambridge.jdi-consult.net/localplan/>
- 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
- a public exhibition held on 24 February, 2016, at the Ross Street Community Centre between the hours of 4pm - 9pm

The draft SPD was also available for purchase from the Customer Service Centre.

Comments could be made using:

- the online consultation system <http://cambridge.jdi-consult.net/localplan/> or;
- the printed response form which was available from Customer Service Centre (details above) or could be downloaded and filled in electronically by visiting website <https://www.cambridge.gov.uk/ridgeons-site-spd>

Completed forms could be returned to:

- Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
- Or emailed to policysurveys@cambridge.gov.uk

Respondents could 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

Key Issues Raised

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

In summary, the key issues (not all issued) raised (see Appendix A) 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 rail 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.

Officers worked through all the representations and drafted responses for each briefly listing any proposed changes necessary to the SPD to address the points raised.

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 Ridgeons site, Cromwell Road Planning and Development Brief as an SPD until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPD, Planning and Development Brief provides context and guidance as material consideration in the planning process.