



# Mill Road Depot Planning and Development Brief

## Statement of Consultation

### **Background**

The 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 Planning and Development Brief 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 brief 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 is structured in four chapters:

- Chapter 1 provides the background to the draft development brief including the planning context, the process of preparing the draft development brief 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 Planning and Development Brief**

The City Council as the Local Planning Authority has been working in partnership with Allies and Morrison 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 February 2016.

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

<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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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 informal consultation took place in January 2016 and involved consultation on draft 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 ward councillors for Romsey and Petersfield 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).

Further information about these workshops can be found in the Mill Road Depot Consultation Workshop Events Record here:

[https://www.cambridge.gov.uk/sites/default/files/mill\\_road\\_depot\\_consultation\\_workshop\\_events\\_record.pdf](https://www.cambridge.gov.uk/sites/default/files/mill_road_depot_consultation_workshop_events_record.pdf)

The emerging Mill Road Depot Draft Planning and Development Brief 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 planning and development brief**

The Mill Road Depot Draft Planning and Development Brief was approved for consultation at Development Plan Scrutiny Sub Committee on 14 March 2016.

The public consultation on the draft Mill Road Planning and Development Brief took place for seven weeks from 3 June to 22 July 2016. Further details on the consultation are set out below in the Consultation Methodology.

A Sustainability Assessment and Habitats Regulations Assessment Screening Report were produced 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 will also be made available to view during this consultation. As the Mill Road Depot Planning and Development Brief supports the Cambridge Local Plan, there is no further need to undertake a separate Sustainability Appraisal or Habitats Regulations Assessment

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for this document, although screening reports were completed and made available during the consultation.

### **Consultees**

The Council has consulted widely on the Mill Road Depot Draft Planning and Development Brief 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. This has included the Specific Consultation Bodies<sup>3</sup>, other Local Authorities, City and County Councillors, Community Organisations including Parish Councils and Residents' Associations, developers and agents, and a range of other national, regional and local organisations, and other individuals with a stated interest in the area or local to the area.

#### **Other methods of notification include:**

- a public notice in the Cambridge News;
- around 300 letters delivered by hand to nearby residents;
- site notices displayed in surrounding streets and at many shops on Mill Road;
- 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 seven-week consultation period for the Mill Road Depot Draft Planning and Development Brief SPD took place from:

**9am on 3 June 2016 to 5pm on 22 July 2016**

The draft Planning and Development Brief was made available for inspection along with 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 9.00am-5.15pm Monday to Friday

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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

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- two public exhibitions held on Tuesday 21 June 2016 (hours 12 Noon to 9pm) and Wednesday 13 July 2016 (hours 5pm to 9pm), at the Old School Hall, St. Barnabas Church, Mill Road

The draft Planning and Development Brief 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/mill-road-depot-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](mailto:policysurveys@cambridge.gov.uk)

Respondents could also 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)

### **Next steps**

After the close of consultation, the key issues raised were considered by the Council and changes were made to the Mill Road Depot Draft Planning and Development Brief, where appropriate.

The emerging Local Plan is still at the examination stage, which means that the Council is unable to adopt the Mill Road Depot 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 Planning and Development Brief SPD will take place at the same time as the Cambridge Local Plan.

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>.