

Land north of Cherry Hinton Draft Supplementary Planning Document (SPD)

Statement of Consultation

Background

The City Council and South Cambridgeshire District Council as the Local Planning Authorities have been developing a draft SPD in consultation with the local community, members of the city, district and county councils, land owners and other stakeholders since mid-2016. The purpose the document is to assist in delivering the objectives as set out in policy 12 (Cambridge East) of the Cambridge Local Plan 2014: Proposed Submission (as amended) and policy SS/3 (Cambridge East) of the South Cambridgeshire Proposed Submission Plan 2014 (as amended).

The draft SPD is structured in five chapters:

1. Introduction
2. Planning Policy Context
3. The Site and Surrounding Area
4. Vision and Key Principles
5. Framework Principles and Masterplan

Preparation of the draft SPD

The site is located between Airport Way and Cambridge Airport, north of Coldham's Lane. The site comprises 47ha in area. The largest part of the site is currently in agricultural use with the western-most areas forming part of the Airport land. The site is part of a larger site that is allocated for development in the Cambridge East Area Action Plan, and this smaller part of the site is proposed to continue to be allocated within the emerging Cambridge and South Cambridgeshire Local Plans for residential development with a primary school secondary school, a local centre with community hub, open space and a spine road connecting Coldham's Lane with Cherry Hinton Road.

The City and District Council as the Local Planning Authorities has been working in partnership with Cambridgeshire County Council, the landowners and local interest groups to consider ways to deliver development on site in a successful manner. In preparing the draft SPD, a workshop took place on 9 March 2017, and the comments provided at this workshop proved valuable in helping shape the document prior to a second workshop that was held on 7 April. Comments from both workshops have been instrumental in the development of the SPD. An event record for these workshops has been produced and will be made available on the Council's website (<https://www.cambridge.gov.uk/land-north-of-cherry-hinton-spd>).

The key findings from the workshops with stakeholders have informed the development principles and a summary of these findings is set out below:

Workshop 1: Key stakeholders were informed that the Site was being brought forward as part of the local plan and were invited to attend a Planning Workshop. The workshop was held at St Andrews Church Centre on 9 March 2017 and was attended by 27 people.

Workshop 2: Having reviewed and input feedback, key stakeholders were invited to a follow up planning workshop. The workshop was held on 7 April at St Andrews Church and was attended by 20 people.

Movement and transport:

- Spine Road – strong desire to avoid rat running;
- Concern over congestion caused by development;
- Cycling – consensus that cycle routes could play an important role in minimising traffic through the development and providing sustainable access to key destinations and local facilities;
- Public transport – lack of bus transport in the village; and
- Footpaths – questions raised over the future of the footpaths through the site.

Social infrastructure:

- Primary school should be located near the centre;
- Secondary school should be placed carefully in relation to transport routes, possibly on the edge of development;
- Allotments – should be located between the built development and existing village;
- Community facilities – extra would be needed; a square or open space could hold community events; and
- Local centre ingredients – suggestions included a pub, shop, greengrocer, library, pharmacy, café, charity shops, community space, health centre, faith space, hotel, meeting rooms.

Landscape and environment:

- Buffer zone between the development and airport land should be lined with vegetation;
- There should be a clear green edge with Teversham;
- Airport – felt to be an interesting view;
- Green space should integrate recreational opportunities and should maintain views to countryside; and
- Urban edge – careful thought should be given to the interaction of the urban edge with the countryside.

Placemaking and character:

- Character – a mix of styles are found in Cherry Hinton;
- Density – view that apartments should not extend beyond 4/5 storeys; higher density could be close to transport interchanges; and
- Mixed-use considered a positive

Housing:

- Open spaces should be prioritised over gardens; and
- Height – 4/5 story maximum.

The draft Land north of Cherry Hinton 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 Development Framework SPD

It is proposed that a public consultation takes place on the draft SPD for a period of eight weeks, this is longer than the statutory minimum of six weeks, but as the consultation begins in the summer holidays it is considered appropriate to extend the consultation period to allow people to comment. This will be held between 7 August and 2 October 2017.

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 a screening report has been completed and will be made available during the consultation.

Consultees

The following organisations (below) will be directly notified of the draft Land north of Cherry Hinton (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). It should be noted that other individuals and organisations will have also been contacted that do not appear on this list.

SPECIFIC CONSULTATION BODIES:¹ (overleaf)

¹ Specific consultation bodies and duty to cooperate bodies required under the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended

- Anglian Water
- British Gas
- BT Group Plc
- BT Openreach
- Cable and Wireless
- Cam Health
- Cambridge Fire and Rescue Service
- Cambridge University Hospital NHS Foundations Trust (Addenbrooke's)
- Cambridge Water Company
- Cambridgeshire and Peterborough Combined Authority
- Cambridgeshire Association to Commission Health
- Cambridgeshire Constabulary
- Cambridgeshire County Council
- Cambridgeshire Police and Crime Commissioner
- CATCH
- Civil Aviation Authority
- CTIL
- E.On Energy
- East Anglia Area Team CPC1
- EDF Energy
- EE
- Energetic Electricity Ltd
- Energetics Gas Limited
- Energy Assets Pipelines Ltd
- Environment Agency
- ES Pipelines Limited
- ESP Electricity
- Fulcrum Pipelines Limited
- Greater Cambridge Greater Peterborough Local Enterprise Partnership
- Greater Cambridge Partnership
- GTC Pipelines Ltd.
- Harlaxton Energy Networks Ltd

- Highways England
- Historic England
- Homes and Communities Agency
- Indigo Pipelines
- Marine Management Organisation
- MBNL
- Mobile Telephone Operators
- National Grid
- Natural England
- Network Rail
- NHS Cambridgeshire and Peterborough Clinical Commissioning Group
- NHS England
- NHS Property Services Ltd
- Npower Renewables
- Nuffield Hospital Cambridge
- Office of Rail Regulation
- Papworth NHS Trust
- Scottish & Southern Electric
- Scottish Power
- South Cambridgeshire District Council
- Southern Electric
- Sport England
- SSE
- The Coal Authority
- Three
- Transport for London
- UK Power Distribution Ltd
- UK Power networks
- Utility Assets
- Virgin Media

COUNCILLORS

- 42 x City Councillors
- 57 x South Cambridgeshire Councillors
- All County Councillors (City & South Cambs Wards)
- Fen Ditton Parish Council

- Teversham Parish Council
- Members of the Joint Strategic Transport and Spatial Planning Group

COMMUNITY ORGANISATIONS

- Abbey People
- Age Concern
- Cambridgeshire
- Cambridge Allotment Network
- Cambridge Association of Architects
- Cambridge Chamber of Commerce
- Cambridge Citizens
- Advice Bureau
- Cambridge Ethnic
- Community Forum
- Cambridge Federation of Residents' Associations
- Cherry Hinton Residents Association
- Cambridgeshire Older Peoples Enterprise (COPE)
- Disability
- Cambridgeshire
- The Church of England Ely Diocese
- Cambridge Past Present and Future
- Natural Cambridgeshire
- Your Local Enterprise Partnership
- Various developers and agents

OTHERS

- Cambridge Cycling
- Cambridgeshire Wildlife Trust
- Cambridgeshire Campaign for Better Transport
- Cherry Hinton High Street Surgery
- Mill Road Surgery

Other methods of notification include:

- a public notice in the Cambridge News;
- through the Council's webpages
- via Facebook: <https://www.facebook.com/camcitco>;
- twitter: <https://twitter.com/camcitco> and;
- the Council's Local Plan blog: <http://cambridgelocalplan.wordpress.com/>.
- At least two public exhibitions in the local area (dates and venues to be confirmed prior to public consultation, however it is intended to have one towards the start of the consultation process and one in September, when schools are back)

Consultation Methodology

An eight-week consultation period for the draft Mitcham's Corner Planning and Development Brief SPD will take place from:

9am on 7 August 2017 to 5pm on 2 October 2017

The draft SPD and other relevant documents are available for inspection during the consultation period at the following locations:

- Online on the council's website:
- <https://www.cambridge.gov.uk/land-north-of-cherry-hinton-spd>
- At the council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 9am-5.15pm Monday to Friday.
- South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA;
- At Cherry Hinton Library.

The draft SPD will also be available for purchase from the Customer Service Centre (phone 01223 457000).

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 <https://www.cambridge.gov.uk/land-north-of-cherry-hinton-spd>

Completed forms can be returned to:

- Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
- Planning Policy, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA;
- Or emailed to 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 457000
- Email: policysurveys@cambridge.gov.uk

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 Plans are still at the examination stage, which means that the Councils are unable to adopt the Land north of Cherry Hinton as an SPD until the Local Plans have been found sound and adopted. With this in mind, the planned adoption of the SPD will take place at the same time as the draft Cambridge Local Plan 2014 and the draft South Cambridgeshire Local Plan.

If changes to Local Plans' 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 examinations, visit: <https://www.cambridge.gov.uk/local-plan-review-examination> and <https://www.scambs.gov.uk/local-plan-examination>.