

Grafton Area of Major Change - Masterplan and Guidance Draft Supplementary Planning Document (SPD)

Statement of Consultation

Background

Cambridge City Council as the Local Planning Authority has been working in partnership with local stakeholders to prepare a framework for change for the Fitzroy/Burleigh Street/Grafton Area of Major Change. The purpose of the document is to support Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change as set out in the Cambridge Local Plan 2014: Proposed Submission¹ (hereafter referred to as the Draft Cambridge Local Plan 2014) and the Schedules of Proposed Changes following Proposed Submission consultation. The SPD provides a framework to help guide the preparation and assessment of future planning applications and development within the Grafton Area of Major Change (AoMC).

The draft SPD is structured in four chapters:

1. Introduction
2. Site and Context
3. Vision and Key Principles
4. Strategies for Change

Preparation of the draft SPD

The Grafton Area of Major Change (AoMC) is the proposed area referred to in Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change (as amended) in the emerging Local Plan for Cambridge 2014. It is the primary focus for providing additional comparison retail in the City Centre, along with other mixed uses.

This area is supported as a location for expansion and/or redevelopment for retail and leisure use (A1, A2, A3, A4 and D2), with residential and student accommodation on upper floors. The evidence base suggests that up to 12,000 sq m of new comparison retail floorspace could be provided in the area although the precise quantum of net new retail floorspace and residential/student units will be subject to testing and demonstration through the development of a masterplan for the area.

The City Council as the Local Planning Authority 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 stakeholder and residents workshop took place on 17 March 2017, and the comments provided at this workshop proved valuable in helping shape the document prior to a second stakeholder and

¹ Cambridge City Council Cambridge Local Plan 2014: Proposed Submission. July 2013, submitted to the Secretary of State on the 28 March 2014.

residents workshop that was held on 21 April 2017. 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/grafon-aomc-spd>)

The key findings from the workshops with stakeholders and residents 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 Christ Church Christchurch Street on 17 March 2017.

Land use

- Opportunities to enhance the retail, food, leisure, community and culture offer.
- Support for uses that encourage activity in the area into the evening.
- Keen to see independent shops and an enhanced offer of artisan food shops. Retain the fruit and vegetable stall currently located on Fitzroy Street.
- Support for more homes in the area, less support for student housing.
- Support for office space along East Road and Burleigh Place.
- Design buildings in a flexible way so that uses can evolve in the future.

Design

- Reintroduce the old Fitzroy Street connection in the longer term.
- Create distinct areas of character with carefully designed buildings in keeping with the local area.
- The 'human scale' of the area is important - surrounded by residential streets.
- Open spaces / public realm
- Improve public realm and reduce clutter along Fitzroy and Burleigh Streets.
- Introduce greening at higher levels as well as street tree planting.
- Create spaces to relax and dwell - more seating and spaces for activities and events.
- Improve the environment and quality of pedestrian crossings along East Road.

Access and movement

- Service areas were felt to be too large and should be redeveloped where feasible.
- Review the hours in which deliveries are permitted.
- Car parks were felt to be under-utilised but on-street car parking is well used and residential permits should be extended.
- Long-stay cycle parking locations should be identified to help reduce clutter along Fitzroy and Burleigh Streets.
- Review if East Road needs to be a dual-carriageway as it has a negative impact on the environment. Invest in the quality of the public realm including surfacing and pedestrian crossings.
- Buses should stop on lay-bys along East Road.
- Some residents had safety concerns about using certain routes outside of trading hours.

Workshop 2: Having reviewed and input feedback, key stakeholders were invited to a follow up planning workshop. The workshop was held on 21 April at the Grafton Centre Suites.

Land use

- Improve range of uses, with focus on 'experiential' uses and make more of destination.
- More leisure activity.
- Connect day and night time activity.

Public realm and landscape

- Improving public realm along Fitzroy Street/Burleigh Street should encourage night time activities.
- Fitzroy/Burleigh Street are poor for partially sighted.
- Long stay cycle parking provision.
- Some wider spaces helpful.
- Improve connections to Beehive Centre.
- Building design and heights
- Intensification of height and floor space to encourage redevelopment.
- Heights are very sensitive - townscape analysis will be required for East Road.
- Activation of ground floors is important.
- Design quality is paramount.
- Address the edges of the centre and the surroundings.

Character and heritage

- Enhance the surrounding Kite area.
- Improve relationship and connection with residential streets such as Napier Street and Christchurch Street.
- 'Independent quarter', including food and drink on Burleigh Street including night time economy.
- Add vibrancy through small scale redevelopment on Burleigh Street.
- Catalyst used to encourage evening uses.
- Create active frontages to north side of Burleigh Street on Burleigh Place.
- Need smaller retail units as well as bigger plots which focus on the city offer.

Access and servicing

- Traffic is a big issue.
- Consider East Road options to reduce number of lanes.
- Supportive of network of historic streets.
- Need a balanced approach to servicing, encouraging a reduction and more smaller vehicles, potentially on-street.
- Interest in cycling on Fitzroy Street / Burleigh Street.
- Certain routes considered unsafe at night, introduce other uses such as office, residential and leisure uses.
- Different views about the role and function of Fitzroy Street in terms of proposals for streetscape improvements and roadway.
- Click & collect to encourage greater footfall.
- Careful to ensure it does not become 'rat run' for taxis.
- Ensure cycle parking is not to the detriment of other uses/activities.
- Consider night time route through Grafton Centre.
- Consider pop-up uses.
- Provide a Grand Arcade style cycle park

Sustainability

- Important to allow flexibility to future-proof any development.
- Emphasis on sustainable design.
- Reduce car use.

Delivery

- Emphasis on proposals outside of the core Legal and General ownership and also Burleigh Street.

The draft Grafton AoMC - Masterplan and Guidance 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 six weeks - the statutory minimum – to be held between 25 September and 6 November 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 Grafton AoMC - Masterplan and Guidance (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 also be contacted that do not appear on this list.

SPECIFIC CONSULTATION BODIES:² (overleaf)

² 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
- All County Councillors (City Wards)
 - Members of the Joint Strategic Transport and Spatial Planning Group

COMMUNITY ORGANISATIONS

- Abbey People
- Age Concern
- Abbey People
- Age Concern Cambridgeshire
- Ascham Road Residents' Association
- Bradmore & Petersfield Residents Association
- Brunswick & North Kite Residents Association
- Cambridge Allotments
- Cambridge Association of Architects
- Cambridge Chamber of Commerce
- Cambridge Citizens Advice Bureau
- Cambridge Ethnic Community Forum
- Cambridge Federation of Residents' Associations
- Cambridge Past Present and Future
- Cambridgeshire Older Peoples Enterprise (COPE)
- Christs Pieces Residents Association
- Disability Cambridgeshire
- Evening Court RA
- Friends of Mitcham's Corner
- Glisson Road/Tenison Road Area Residents' Association
- Guest Road Residents' Association
- Gurney Way (& Atherton Close) Residents Association
- Highsett Flats Resident's Association
- Highsett Houses Residents' Society
- Highworth Avenue CB

- Hurst Park Estate Residents' Association (HPERA) RA Committee*3
 - Hurst Park Estate Residents' Association (HPERA) *3
 - Jesus Green Association
 - King Street Neighbourhood Association
 - Mill Road Community Improvements Group
 - Milton Road RA (MRRA)
 - Mitchams Corner Residents' & Traders' Association (MCRTA)
 - Mulberry Close (Leys Road, Cambridge) Residents' Society Ltd
 - Natural Cambridgeshire
 - Park Street Residents' Association
 - Petersfield Area Community Trust (PACT)
 - Petersfield Mansions Residents' Association
 - Radcliffe Court Residents' Association
 - Sandy Lane Residents' Association
 - The Church of England Ely Diocese
 - Victoria Park Residents Working Group
 - Various developers and agents
- OTHERS**
- Cambridge Cycling
 - Cambridgeshire Wildlife Trust
 - Cambridgeshire Campaign for Better Transport

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/>.
- Two public exhibitions at the Grafton Shopping Centre are also scheduled during the consultation period. These will take place:
 - Saturday, 30 September 2017 from 11am to 3pm; and
 - Wednesday, 1 November 2017 from 2pm to 8pm.

Consultation Methodology

A six-week consultation period for the draft Grafton AoMC - Masterplan and Guidance SPD will take place from:

9am on 25 September 2017 to 5pm on 6 November 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/grafton-aomc-spd>
- At the council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 9am-5.15pm Monday to Friday.
- At the Central Library in Lions Yard.

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/grafon-aomc-spd>

Completed forms can be returned to:

- Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
- 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 Council is unable to adopt the Grafton AoMC 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.

If changes to Local Plan's policy 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>.