



APPENDIX D

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 Councils as the Local Planning Authorities have 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

A public consultation took place on the draft SPD for a period of eight weeks; this was held between 7 August and 2 October 2017.

A Sustainability Assessment and Habitats Regulations Assessment Screening Report was completed 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 were also made available to view during this consultation. As the draft SPD supports the Cambridge Local Plan, there was no further need to undertake a separate Sustainability Appraisal or Habitats Regulations Assessment for this SPD document, although a screening report was completed and made available during the consultation.

Consultees

The following organisations (below) were 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 was available (individuals are not listed). It should be noted that other individuals and organisations were also 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 included:

- a public notice in the Cambridge News (7th August 2017);
- through the Council's webpages;
- via Facebook: <https://www.facebook.com/camcitco>;
- twitter: <https://twitter.com/camcitco> and;
- Two public exhibitions were held at the following locations:
 - 17 August, 2 to 8pm at St Andrew's Church, Cherry Hinton
 - At this event, 106 people visited the exhibition.
 - The main topics of concern included: negative opinions about the proposed growth of Cherry Hinton. The majority of these comments related to transport issues; positive comments about the benefits of the development in terms of potential improvements to public transport (eg additional bus services) and the contribution that the development would make to meeting the need for new housing - including affordable dwellings. A number of attendees did not understand the planning process and were seeking advice on what stage of the planning process the development is at.
 - 14 September, 2 to 8pm at Hope Community Church, Teversham
 - At this event, 20 people visited the exhibition.
 - The main topics of concern included: The timing of the delivery of the primary school (avoiding a similar problem at Eddington); More open space would be an improvement; Additional bus routes/ new service wanted for Teversham; Segregated cycle/ footpaths wanted; Importance of providing a substantial amount of affordable housing

Consultation Methodology

An eight-week consultation period for the draft Land north of Cherry Hinton SPD took place from:

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

The draft SPD and other relevant documents were 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 was also available for purchase from the Customer Service Centre (phone 01223 457000).

Comments could 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 could 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 could 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

Key Issues Raised

During the consultation, 266 representations were received, made by 46 respondents, of which 85 representations (32%) were supportive and the remainder, 181 (68%) were objections. The majority of responses came from statutory organisations and local people.

In summary, the key issues raised included:

- The site should take account of the area's wider development, especially in terms of transport infrastructure.
- New development will only increase existing congestion; current lack of public transport services increases popularity of vehicular transport.
- No clear opinion on the preferred 'spine road' option.
- Concern about the development of new school provision and the loss of identity between Cherry Hinton & Teversham.
- Proximity of new housing and schools close to an operational airport.
- New development needs to be properly integrated with suitable housing and facilities for local people.

In some cases, the support for the SPD was either conditional or qualified. These included:

- Teversham C of E Primary School supports new school provision unless there are school places available in local schools or that the school is built before the houses are occupied in the development;
- While the County Council supported the provision of electric charging points within the development is welcomed, the provision needs to be more specific for different settings e.g. Residential, Commercial, Carparks etc. and the different types of EV charging.
- Natural England (NE) supports the proposal to preserve the adjacent wildlife sites and on-site habitats and to create additional grassland habitats. NE would however also welcome development to contribute towards landscape scale biodiversity net gain;

Next steps

The examination hearings for the emerging Local Plans have now closed. Both Councils are now consulting on the Main Modifications identified by the Inspectors that they consider may be necessary in order for the Local Plans to be found 'sound'. If further changes to the Local Plans are made following this consultation, 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 Plans for both Councils have now reached the stage of consulting on the Main Modifications identified by the Inspectors that they consider may be necessary in order for the Local Plans to be found 'sound'. This means the Councils are unable to adopt the Land North of Cherry Hinton SPD until the Local Plans have been found sound and adopted. In the interim period, prior to adoption of the SPD, the Land North of Cherry Hinton SPD provides context and guidance as material consideration in the planning process.