



## **Mitcham's Corner Draft Development Framework Supplementary Planning Document (SPD)**

### **Statement of Consultation**

#### **Background**

The City Council as the Local Planning Authority has been developing a draft Development Framework SPD in consultation with the local community, members of the city and county councils, land owners and other stakeholders since early 2015. The purpose the document is to assist in delivering the objectives as set out in Policy 21 (Mitcham's Corner Opportunity Area) of the Cambridge Local Plan 2014: Proposed Submission.

The draft Development Framework SPD is structured in four chapters:

1. Introduction and Background
2. A context analysis
3. The gyratory: a vision for change; and
4. Planning and design guidance, focused principally on providing guidance for two key sites, specifically Henry Giles House and the Staples Site

#### **Preparation of the draft Development Framework SPD**

The Mitcham's Corner Opportunity Area lies within the northern edge of the extended Central Conservation Area and is approximately 10 minutes' walk from the city centre. The area owes its name to Charles Mitcham, who owned a draper's shop on the corner of Chesterton Road and Victoria Avenue from the early- to mid-20th century. Today, the name is associated with the gyratory system that radically changed the area in the 1970s. The one-way system has left the backs of terraces exposed, created an unpleasant and difficult environment for pedestrians and cyclists, and has come to dominate and erode the character of the area. Despite the challenges, a diverse mix of services and small independent shops exist within the area, surrounded by a vibrant community. The vision for Mitcham's Corner as set out in draft Policy 21 of the submitted Local Plan is to maintain the vibrancy of the local centre and promote high quality redevelopments of streets and sites which improve connectivity between people and places, and reinforce the area with a strong local character and identity. The radical transformation of the gyratory system is identified as a key public realm and infrastructure project. Improving the traffic-dominated one-way system and promoting high quality redevelopment are fundamental to the overall vision. The creation of a low-speed environment and two-way traffic flows will help create safer, more active and inclusive streets, and a place where it is pleasant to live and work.

The City Council as the Local Planning Authority has been working in partnership with Cambridgeshire County Council to consider ways to deliver a revised street network and movement strategy. The Greater Cambridge City Deal is relevant to this work as the Milton Road project affects Mitcham's Corner directly given the City Deal scheme for Milton Road commences immediately on the edge of Mitcham's corner. The city and county councils, as partners in the Greater Cambridge City Deal, are working together on both projects. At this stage it is not planned to fund the changes to the gyratory as set out in the SPD for Mitcham's

Corner in this current tranche of City Deal. Future tranches may provide possible funding however together with either developer, City Council or other funding. In preparing the draft development framework, a workshop took place on 23 June 2015, and the comments provided at this workshop proved valuable in helping shape the document to be the subject of consultation. The Council has produced an event record (Planning for Real Workshop Event Record. 23 June 2015). This document is available on the Council's website.

The draft Mitcham's Corner Development Framework 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**

The draft Development Framework SPD was approved for consultation at Development Plan Scrutiny Sub Committee on 21 July 2016.

It is proposed that a public consultation takes place on the draft Development Framework SPD for a period of six weeks after the summer months of 2016. This will be held between 5 September and 17 October 2016.

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 screening reports have been completed and will be made available during the consultation.

### **Consultees**

The following organisations (below) have been directly notified of the draft Mitcham's Corner Development Framework (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:<sup>1</sup> (overleaf)**

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

- 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
- South Cambridgeshire District Council
- Cambridgeshire County Council
- National Grid
- UK Power networks
- Cambridgeshire Association to Commission Health
- NHS Cambridgeshire and Peterborough Clinical Commissioning Group
- Cam Health
- Cambridge University Hospital NHS Foundations Trust (Addenbrooke's)
- East Anglia Area Team CPC1
- NHS Property Services Ltd
- Papworth NHS Trust
- NHS England
- CATCH
- British Gas
- EDF Energy
- E.On Energy
- Npower Renewables
- Scottish Power
- Energetic Electricity Ltd
- ESP Electricity
- Harlaxton Energy Networks Ltd
- GTC
- UK Power Distribution Ltd

- Utility Assets
- Scottish & Southern Electric
- ES Pipelines Limited
- Fulcrum Pipelines Limited
- Energy Assets Pipelines Ltd
- Energetics Gas Limited
- Indigo Pipelines
- BT Openreach
- Mobile Telephone Operators
- 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
- Friends of Mitcham's Corner
- Victoria Park Residents Working Group
- Mitcham's Corner Residents' & Traders' Association (MCRTA)

- Mulberry Close (Leys Road, Cambridge) Residents' Society Ltd
- Milton Road RA (MRRA)
- Ascham Road Residents' Association
- Gurney Way (& Atherton Close) Residents Association
- Highworth Avenue CB
- Hurst Park Estate Residents' Association (HPERA)
- Sandy Lane 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

### **DEVELOPERS/AGENTS**

- 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** 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 one public exhibition in the local area (dates and venues to be confirmed prior to public consultation)

### **Consultation Methodology**

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

**9am on 5 September 2016 to 5pm on 17 October 2016**

The draft Development Framework Document 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/mitchams-corner-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 Milton Road Library](#), Asham Road, Cambridge, CB4 2BD.

The draft Development Framework will also be available for purchase from the Customer Service Centre (phone 01223 457200).

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/mitchams-corner-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](mailto: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 457200
- Email: [policysurveys@cambridge.gov.uk](mailto: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 Plan is still at the examination stage, which means that the Council is unable to adopt the Mitcham's Corner Development Framework as an SPD until the Local Plan has been found sound and adopted. With this in mind, the planned adoption of the SPD will take place at the same time as the Cambridge Local Plan 2014.

If changes to 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>.