

Ridgeons site, Cromwell Road Draft Planning and Development Brief Supplementary Planning Document (SPD)

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Where is the Ridgeons Site on Cromwell Road?

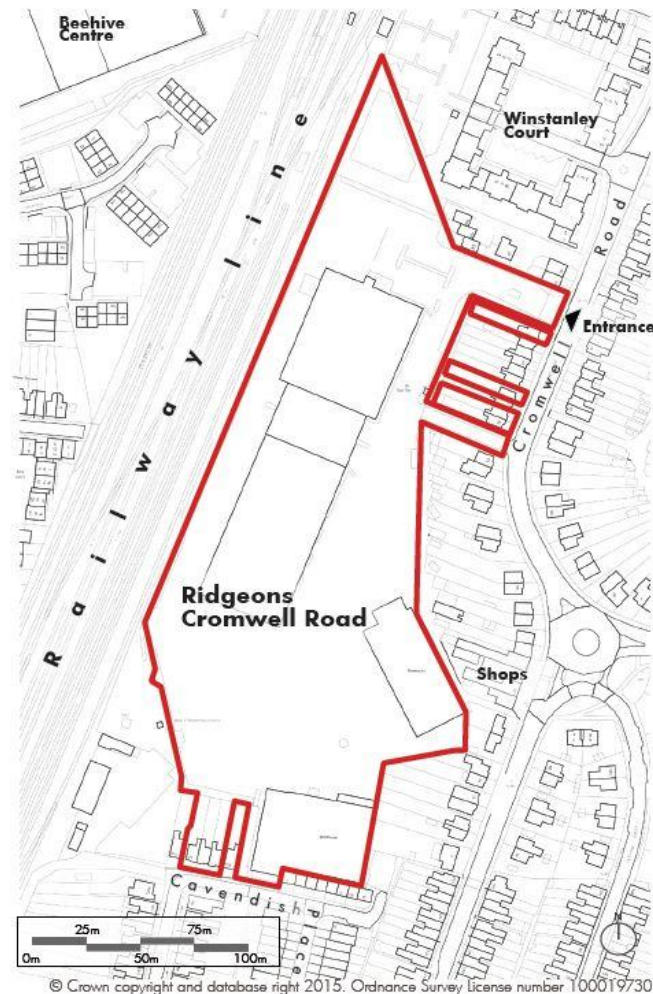


Figure 1: Ordnance Survey of Ridgeons site ownership

(Figure 1. not to scale)

What is the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD?

The southern section of what is now referred to as the Ridgeons site (see Figure 1 above) was first allocated for housing in the Cambridge Local Plan 2006 as Site 5.14.

At the time of preparing this SPD, the Ridgeons site was allocated for residential use (approximately 245 dwellings) under reference Site R12 in Appendix B: Proposals Schedule of the Cambridge Local Plan 2014: Proposed Submission (as amended¹).

The Cambridge Local Plan 2014: Proposed Submission document is currently being examined by independent Inspectors. Upon adoption, the SPD will represent a site development brief and provide greater certainty and detail to support the delivery of this allocation in the coming years.

The Council and Ridgeons are working in partnership on the preparation of a Supplementary Planning Document (SPD) to explain how the site should be developed in future.

¹ Through the *Addendum to the Cambridge Local Plan 2014 Proposed Submission Document (July 2013): Schedule of Proposed Changes Following Proposed Submission Consultation (February 2014)*

Why do we need a Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD?

The aim of the Ridgeons site Planning and Development Brief SPD is to set out the joint aspirations of the City Council and Ridgeons regarding the development of the site. The Ridgeons site Planning and Development Brief SPD will represent a planning policy document used to guide the future development of this site. The draft brief provides detail as to the relevant constraints and opportunities for the site and sets out key “parameters” for how the site should be developed in future.

Once adopted, the SPD will be a material consideration in the determination of relevant planning applications. The Council will require each proposal for development to be compliant with the final version of the adopted SPD.

The draft SPD has been written to support the Cambridge Local Plan 2014: Proposed Submission. This SPD will be adopted at the same time as, or shortly after, the local plan is adopted. It will not be adopted before the local plan is adopted.

What will the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD do?

- The plan will guide future decisions on development and planning applications.
- A jointly-prepared (the city council together with Ridgeon’s as property owner) SPD will ensure that any future development on the site responds positively to the existing area and provides a high quality of development.

Why do we need a ‘draft’ Planning and Development Brief SPD?

- We want to hear from everyone who has an interest in, or opinion on the future of the site to tell us what their view is on the proposals set out in the Planning and Development Brief SPD.
- The draft SPD document outlines the aspirations of the site, as well as the key issues, constraints and opportunities that will influence how future development on the site will take place.

How is the SPD organised?

The document is organised into four parts, the last one being the most important in respect of how the site should be developed and entitled “parameters for change”. The first and second section set out the background to the brief and provides a detailed analysis of the site and surrounding area. The third section provides a high level vision along with a set of development principles to be used to help guide the development of the site.

What are Parameters for Change?

The draft Ridgeon’s Planning and Development Brief SPD identifies the constraints and opportunities that will shape how future development of the site will take place. These are grouped around six key themes:

- land use
- transport and access
- open space
- building heights and types
- character and form

- sustainability.

Proposals on the Ridgeon's site should be in broad compliance with the parameters as set out in the SPD.

Why is it important and how does this affect me?

Planning is important as it affects many aspects of our lives, from where we live and work, to where we shop and spend our free time. Planning has helped to shape the new development that has taken place in Cambridge in the past. It has also helped to give the City its special character. It is important that we get the area plan right so that Cambridge continues to be a place where people want to live, work, study and visit.

How do I respond?

You can respond to the consultation in the following ways:

- Online: by visiting: <http://cambridge.jdi-consult.net/localplan/>
- Printed response forms are available from the Customer Service Centre or can be downloaded and filled in electronically by visiting <https://www.cambridge.gov.uk/ridgeons-spd>
- Completed forms should be sent to:
 - Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
 - Or emailed to policysurveys@cambridge.gov.uk

The consultation runs from: **9am on 18 January 2016 to 5pm on 29 February 2016**

What will we do with the comments we receive?

- Once the comments have been received, then the City Council will prepare the final 'Ridgeons site, Cromwell Road Planning and Development Brief SPD`.

Has either a Sustainability Appraisal or a Habitats Regulations Assessment Screening Report been undertaken?

A Sustainability Appraisal (which included the entire site allocation 'R12'²) and Habitats Regulations Assessment Screening Report has been carried out and consulted upon for the [Cambridge Local Plan 2014: Proposed Submission](#). This consultation took place between 19 July and 30 September 2013. These documents, along with other supporting documents will also be available to view during this consultation.

A Habitats Regulations Assessment is an assessment to ensure that a plan will not have an adverse effect on the integrity of either Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

As part of the Cambridge Local Plan 2014: Proposed Submission document preparation process, a Habitats Regulations Assessment was undertaken to assess the likely impact the Cambridge Local Plan may have. The assessment concluded that the Cambridge Local Plan is not likely to have any significant effects on the Natura 2000 or Ramsar sites identified.

For the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD, a [HRA Screening Report](#) has been produced, which updates the findings of the Screening Report carried out for the Local Plan. This document, which is currently being considered by Natural England, concludes that the

² Cambridge City Council Part 2, 'Site Options within Cambridge' – Interim Sustainability Appraisal (2013)

Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD is unlikely to have any significant impacts on the conservation objectives of Natura 2000 and Ramsar sites identified.

A [Sustainability Appraisal Screening Report](#) was also completed for the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD. This document confirmed that the allocation of land on Cromwell Road took place as part of the process of developing the Cambridge Local Plan 2014, and as such has been subject to a Sustainability Appraisal as part of the Local Plan process. The conclusion of this screening process is that as the Cromwell Road Draft Planning and Development Brief SPD does not make any changes to this allocation it will not give rise to significant environmental effects.

The Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the site allocation contained within the Cambridge Local Plan 2014. As such it is not considered necessary to undertake a separate SA for this SPD.

What happens next?

The representations received will then be used to help guide the development of the draft SPD and will be reported along with the final version of the SPD at a future meeting of the Environment Scrutiny Committee.

When will the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD come into force?

The draft SPD has been written to support the Cambridge Local Plan 2014: Proposed Submission. This SPD will be adopted at the same time as, or shortly after, the local plan is adopted. It will not be adopted before the local plan is adopted.

How can I find out more?

You can visit the site owner's web site on the work under taken so far at:

<http://cromwellroad-ridgeonsspd.co.uk/>

Or on our website:

<https://www.cambridge.gov.uk/ridgeons-spd>

Or keep up to date, by reading our blog

<http://cambridgelocalplan.wordpress.com/>

Or

Email: policysurveys@cambridge.gov.uk

Tel: 01223 457200