

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

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## Where is the Mitcham's Corner Opportunity Area?

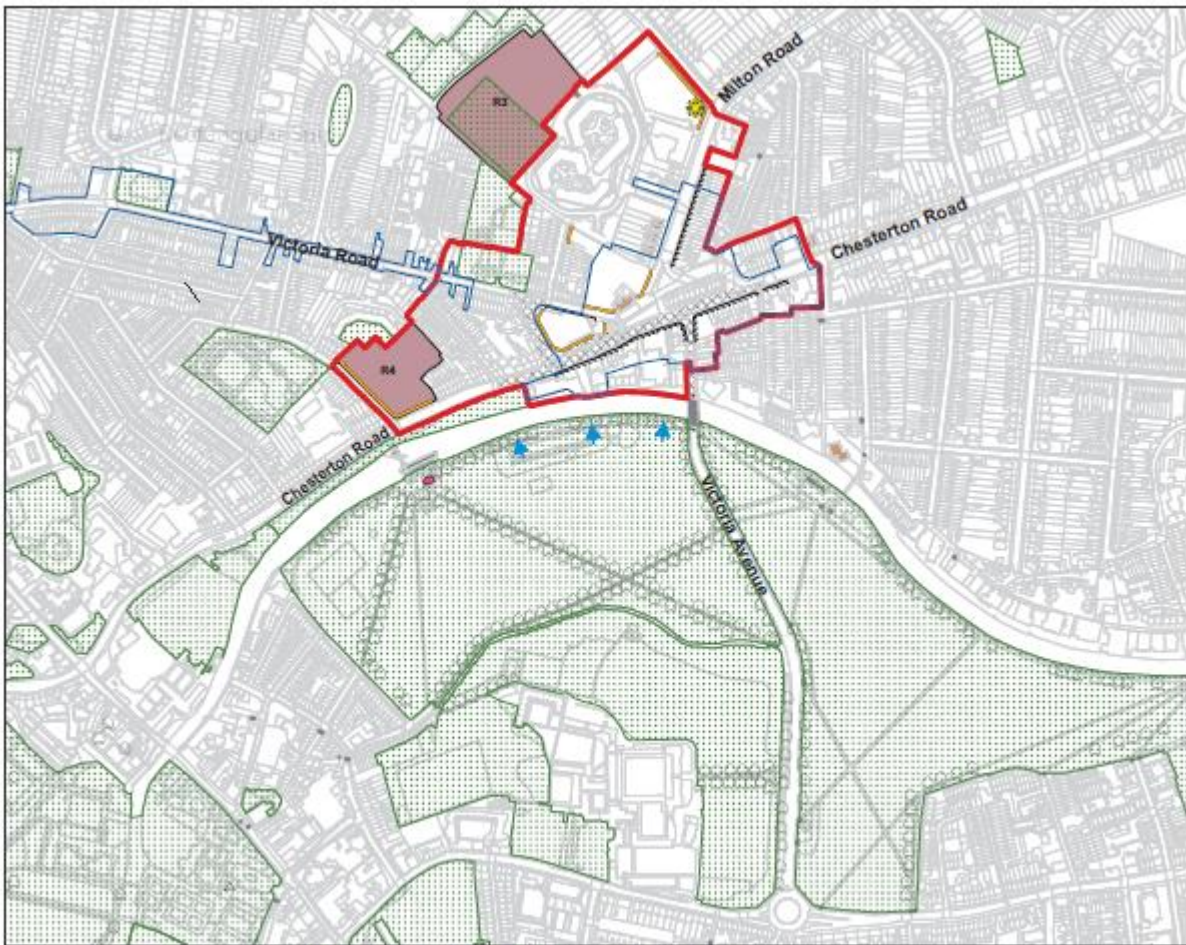


Figure 1: Mitcham's Corner Opportunity Area designated within the emerging Local Plan.

(Figure 1. not to scale)

## What is the draft Mitcham's Corner Development Framework SPD?

The Mitcham's Corner Opportunity Area is shown in figure 1, above.

At the time of preparing this SPD, the area known as Mitcham's Corner was designated as an Opportunity Area under Policy 21 of the Cambridge Local Plan 2014: Proposed Submission (as amended<sup>1</sup>).

The Cambridge Local Plan 2014: Proposed Submission document is currently being examined by independent inspectors. Upon adoption, the SPD will represent a more detailed framework to guide development and promote change within the Opportunity Area in the coming years.

## Why do we need a draft Mitcham's Corner Development Framework SPD?

The aim of the Development Framework SPD is to expand upon the policies contained Cambridge Local Plan 2014: Proposed Submission regarding development within the Opportunity Area. The draft Development Framework SPD will help guide the preparation and assessment of future planning applications and re-development within the area. The document outlines the aspirations for the area

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

and specific large development sites within the area, as well as the key issues and constraints that will influence how future changes to the street network and new development will take place.

Once adopted, the draft Development Framework SPD will be a material consideration in the determination of relevant planning applications and in making decisions relating to investment in works within the public highway and public realm. The Council will require each proposal for development to be compliant with the final version of the adopted Development Framework SPD.

The draft Development Framework 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 draft Mitcham's Corner Development Framework do?**

- The draft Development Framework expands upon the allocations and policies contained within the Cambridge Local Plan 2014: Proposed submission, in particular, Policy 21: Mitcham's Corner Opportunity Area.
- The document will guide future decisions on planning applications and decisions relating to investment in works to the public highway and public realm.
- The draft Development Framework will ensure that any future development within the area responds positively to the existing area and provides a high quality of development.
- The 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 draft Development Framework SPD organised?**

The document is organised into four parts.

1. The background to the draft Development Framework;
2. A contextual analysis of the area, including constraints and opportunities;
3. A high level strategy for change to the existing movement network, setting out strategic principles for the remodelling of the existing gyratory system and aspirations for potential public realm improvements to the Opportunity Area;
4. Key development principles for the area as a whole and further detailed planning and design guidance for two key sites located within the Opportunity Area. These are Henry Giles House (residential allocation R4 in the emerging Local Plan) and the large potential development site known as Staples.

### **What are Development Principles?**

Development principles provide detailed planning and design guidelines and other information to help shape planning proposals. This helps achieve the best standard of development.

Development proposals within the Mitcham's Corner Opportunity Area should be in broad compliance with the development principles as set out in the Development Framework 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 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/mitchams-corner-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](mailto:policysurveys@cambridge.gov.uk)

The consultation runs from: **9am on 5<sup>th</sup> September 2016 to 5pm on 17<sup>th</sup> October 2016**

## **What will we do with the comments we receive?**

After the close of consultation, the key issues raised will be considered by the Council and changes made to the draft Development Framework SPD where appropriate.

## Data Protection

The information collected will be processed in accordance with the Data Protection Act 1998. Information from the forms will be stored on a computer database used solely in connection with the Local Plan Review and the production of planning policy documents. Representations will be available to view on council's website and include the representors' names, although address and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full.

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

A Sustainability Appraisal (which included the Opportunity Area) 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.

A Habitats Regulations Assessment (HRA) 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). For the draft Mitcham's Corner Development Framework 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 draft Mitcham's Corner Development Framework 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 draft Mitcham's Corner Development Framework SPD. This document confirmed that the designation of Mitcham's Corner as an Opportunity Area 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 the draft Mitcham's Corner Development Framework SPD does not make any changes to this opportunity area and will not give rise to significant environmental effects. The draft Mitcham's Corner Development Framework SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the parent policy and site allocation contained within the Cambridge Local Plan 2014. As such, it is not considered necessary to undertake a separate Sustainability Appraisal for this Development Framework SPD.

In addition, an Equalities Impact Assessment (EQIA) to support the draft Development Framework SPD has been produced. The assessment concludes that the draft Development Framework SPD will not have any adverse effects on the needs of disabled people, older people and other local community members and minority groups.

### **What happens next?**

The representations received will be used to help guide the development of the draft Development Framework SPD, the key issues raised will be considered by the Council and changes made to the draft Development Framework SPD where appropriate. These key issues and any further amendments will be reported along with the final version of the Development Framework SPD at a future meeting of the Environment Scrutiny Committee.

### **When will the Mitcham's Corner Development Framework Draft SPD come into force?**

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 Development Framework 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 Development Framework 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>.

### **How can I find out more?**

- Visit our website: <https://www.cambridge.gov.uk/mitchams-corner-spd>
- Keep up to date, by reading our blog: <https://cambridgelocalplan.wordpress.com/>
- Respond to the consultation: <http://cambridge.idi-consult.net/localplan/>
- Email us: [policysurveys@cambridge.gov.uk](mailto:policysurveys@cambridge.gov.uk)
- Phone us: 01223 457200