

Matter CC2F – Mill Road Opportunity Area

Policy 23 –

**Policy 23 site R10 -
Mill Road Depot and adjoining Mill Road properties**

Cambridge City Council Respondent Personal Identification: 2801

Name of Representor: Kati Preston

CCC Representation Number: 28047

Date: 12th July, 2016

**Cambridge City Council and South Cambridgeshire District Council
Examination of Submitted Local Plans 2013**

Statement by Kati Preston
Resident of the Mill Road area,
member of Transition Towns Cambridge

In respect of Question 2F.3 Site R10 Mill Road Depot and adjoining Mill Road properties

1. Inspectors question ii

1.1 There are difficulties associated with the proposed density of the development of this site. The existing development in both the immediate and surrounding area is historic and dense. One outcome of this being that there is precious little green space, and a huge lack in community facilities in the immediate area of this proposed development on Mill Road. There is also a dearth of green and open space, and a woeful lack of community facilities over the wider Mill Road community area.

1.2 There are many pressures and constraints on the overall development of the site, only one of which is the density of the proposed development. The culmination of these pressures and constraints has circumscribed both the area of green space and the area for community facilities which have been proposed for the Depot site.

1.3 If this site is developed to the extent and density that is currently being proposed it will further exacerbate pressures on a community already under pressure from lack of facilities and open green space.

1.4 There have been successive calls from both the immediate community, as well as the much wider community in and around Mill Road for two things; these being green space and community facilities. There has been an acknowledgement of the need for both of these within the proposals put forward by the city council. What these current proposals do not take account of is the further pressure that a high density of development on this site will put onto both the very immediate as well as the much wider Mill Road community area.

1.5 Community responses from the two very small consultation exercises that have taken place (orchestrated by Allies and Morrison – consultant architects appointed by Cambridge City Council) have already loudly and comprehensively demonstrated that high density development on this site would put increasing demand on any areas of green space, as well as community facilities. This being demand within the site, and within the immediate area surrounding the site as

well as within the overall area of the wider Mill Road community. Demand and need for both green space and community facilities is such that it was very plain that the small areas being proposed within the site for both of these could not accommodate the historic and cumulative demand and need.

1.7 If the site is developed to the density proposed it will put huge further pressures on both an immediate and wider communities for facilities that will enable the long term sustainability of the overall community.

1.8 This is both a community of very transient people as well as a community of long term settled people. The danger being that if the proposed density of this site is realised that this will greatly exacerbate many existing pressures, leading to a loss of community cohesion, to breakdown and dispersal of the settled elements of the community, and the whole community becoming increasingly one of transience.

1.9 Over the immediate area of Mill Road as well as within the wider Mill Road community; also city wide and further, there is huge value placed on the very diverse, multilayered and very settled multicultural nature of the whole of the Mill Road community area. An increasingly transient community would inevitable have a huge detrimental effect on this, leading to a breakdown to both the local economy based on the above, as well as a breakdown to the community over all.

2. Inspectors question iv

2.1 Another very strong element to emerge from informal community consultations, as well as the more formal consultations put on by the City Council consultants Allies and Morrison, is that the only possible access to this site is via the existing Mill Road entrance.

2.2 It remains that even this proposed access via the existing Mill Road entrance is hugely problematic.

2.3 Existing pressures of traffic on this arterial road - Mill Road – are already putting the lives of cyclists at danger.

2.4 There are other sites identified within the Local Plan for development within this overall area; one of these being a site immediately adjacent to the Depot Site. This immediate site being **Site R9, Travis Perkins, Devonshire Road**. If this. and other sites in the area are developed it will further increase the danger to all road users and pedestrians on Mill Road.

2.5 At a hustings for the recent election for a Police and Crime Commissioner for Cambridge, one of the candidates, who comes from a police background, said that if his children were of a young age he would not allow them to cycle along Mill Road. It being too dangerous to cyclists of any age.

2.6 If the Mill Road Depot site is developed as would normally be expected, as a site that enables car ownership and access, the pressures and dangers to all traffic and users of Mill Road will be greatly exacerbated, leading to danger for all.

2.7 It remains that access to this Depot site is not a problem that can be easily solved. It is one that is going to need a great deal more thought from both the Council and the community. It does seem to me that a potential beginning to thinking of a solution is to designate the development of the site as a virtually car free one.

2.8 There being no safe or viable access via any other point other than Mill Road.

Kati Preston
16th May 2016