



Cambridge City Council and Ridgeons as landowner have prepared a draft Planning and Development Brief Supplementary Planning Document (SPD) for the Ridgeons site on Cromwell Road to set out the joint aspirations of the City Council and Ridgeons regarding the development of the site.

The SPD will help guide the re-development of the site for housing and will provide greater certainty and detail to support the site's delivery. The SPD outlines

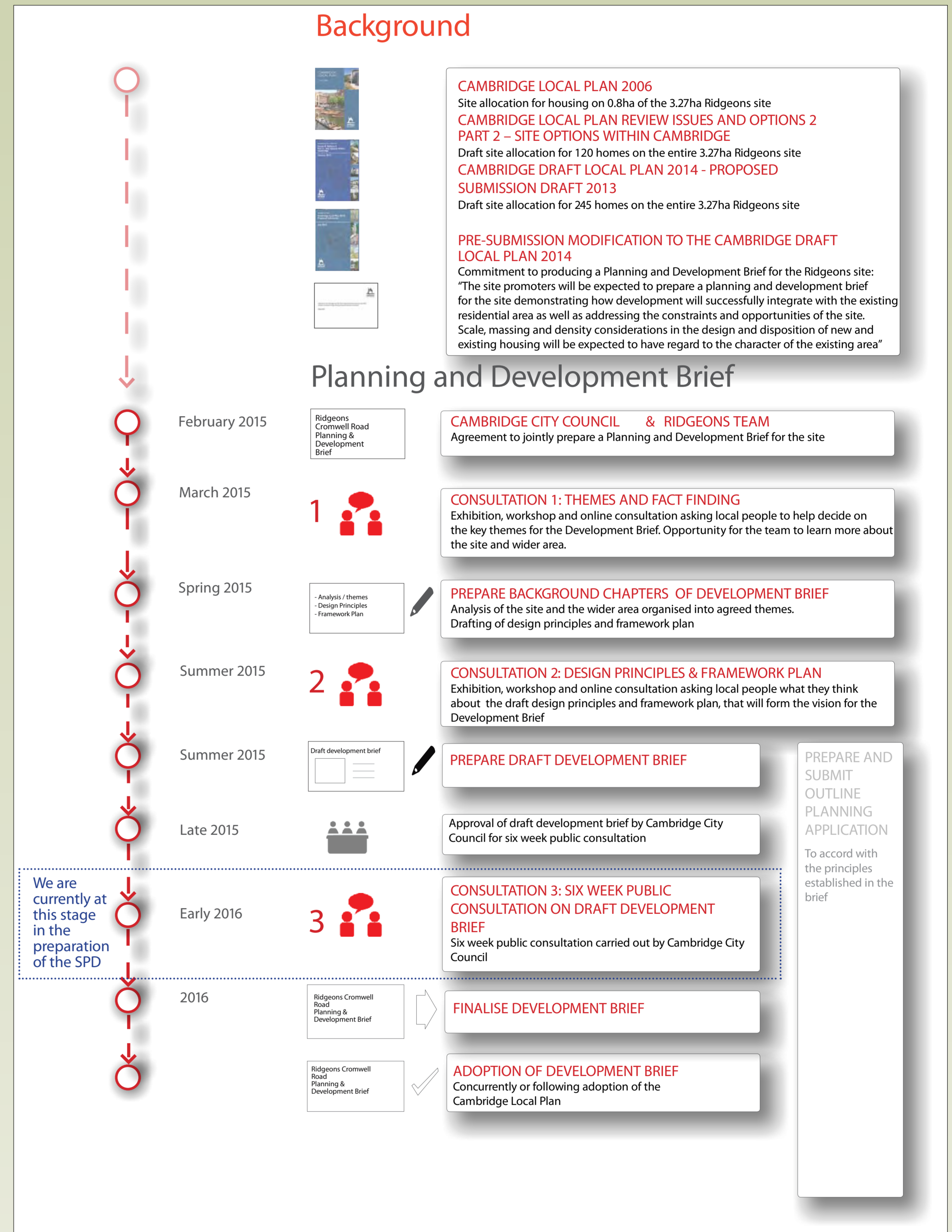
- The aspirations of the site;
- The site's key issues, constraints and opportunities;
- Vision and development principles; and
- Parameters for change.

The draft SPD has been prepared to support the delivery of the entire site which is allocated under reference R12 in the Cambridge Local Plan 2014: Proposed Submission.

The Ridgeons Site



The SPD Process



Where Can I Find a Copy of the SPD?

The Draft Ridgeons Site SPD, background documents and consultation comments forms are available to download from www.cambridge.gov.uk/ridgeons-spd

Alternatively, the documents can be viewed at the Cambridge City Council Customer Service Centre located at Mandela House, 4 Regent Street, Cambridge, CB2 1BY.

How can I respond to this consultation?

We welcome your comments and suggestions; a six week consultation period is being held from Monday 18th January 2016 to Monday 29th February 2016. Consultation responses can be made in a number of ways:

Online:

<http://cambridge.jdi-consult.net/localplan/>

By email:

policysurveys@cambridge.gov.uk

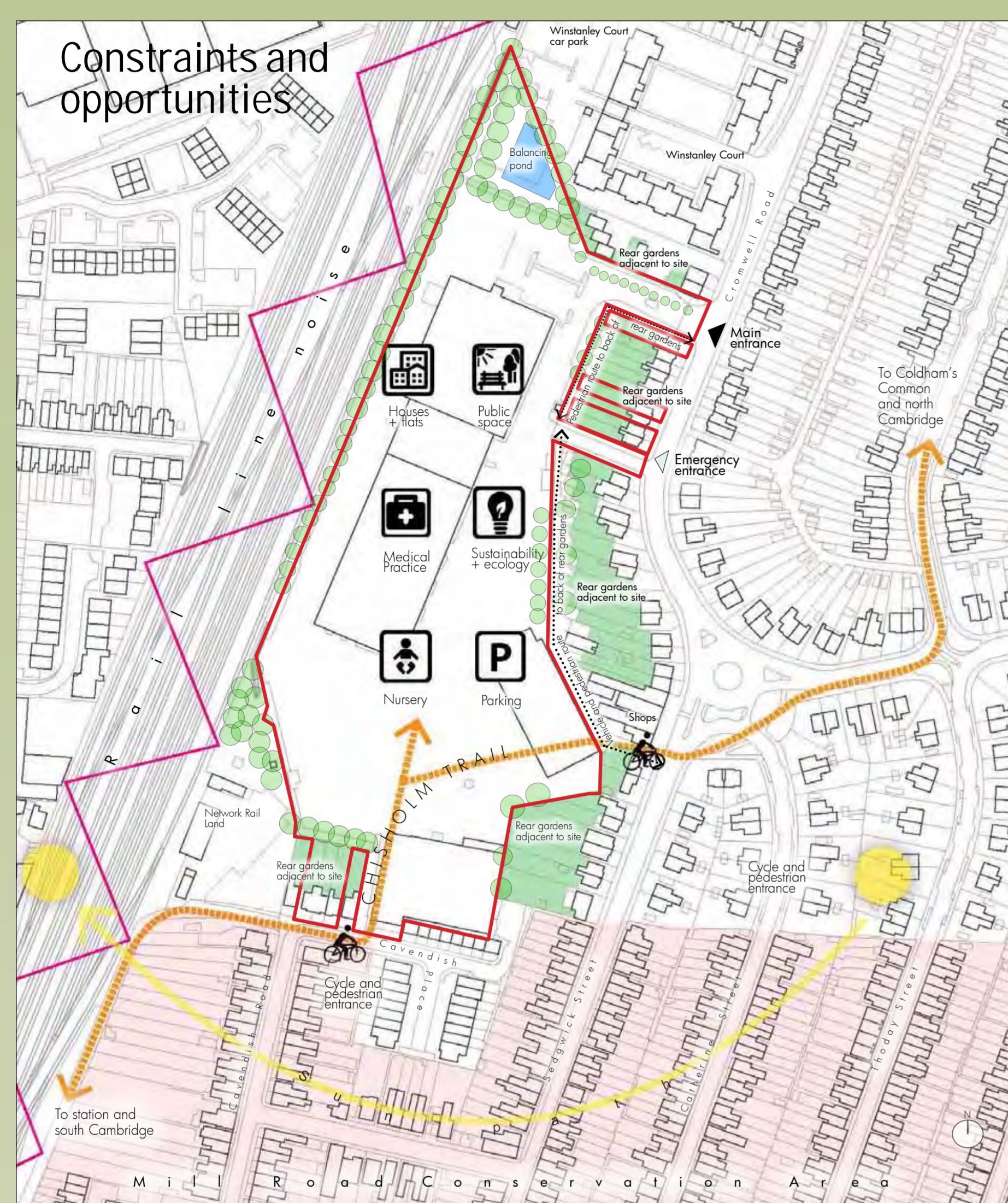
By hand:

Complete a consultation response form and bring to:
**Cambridge City Council
 Customer Service Centre
 4 Regent Street
 Cambridge
 CB2 1BY**

By post:

Complete a consultation response form from www.cambridge.gov.uk/ridgeons-spd and post to:
**Planning Policy
 Cambridge City Council
 PO Box 700
 Cambridge
 CB1 0JH**

Vision & Development Principles



“The vision for the Ridgeons site, Cromwell Road, is to create a well designed housing development. The new development will incorporate new public open space, new pedestrian and cycle routes and respond positively to the character of the surrounding area”

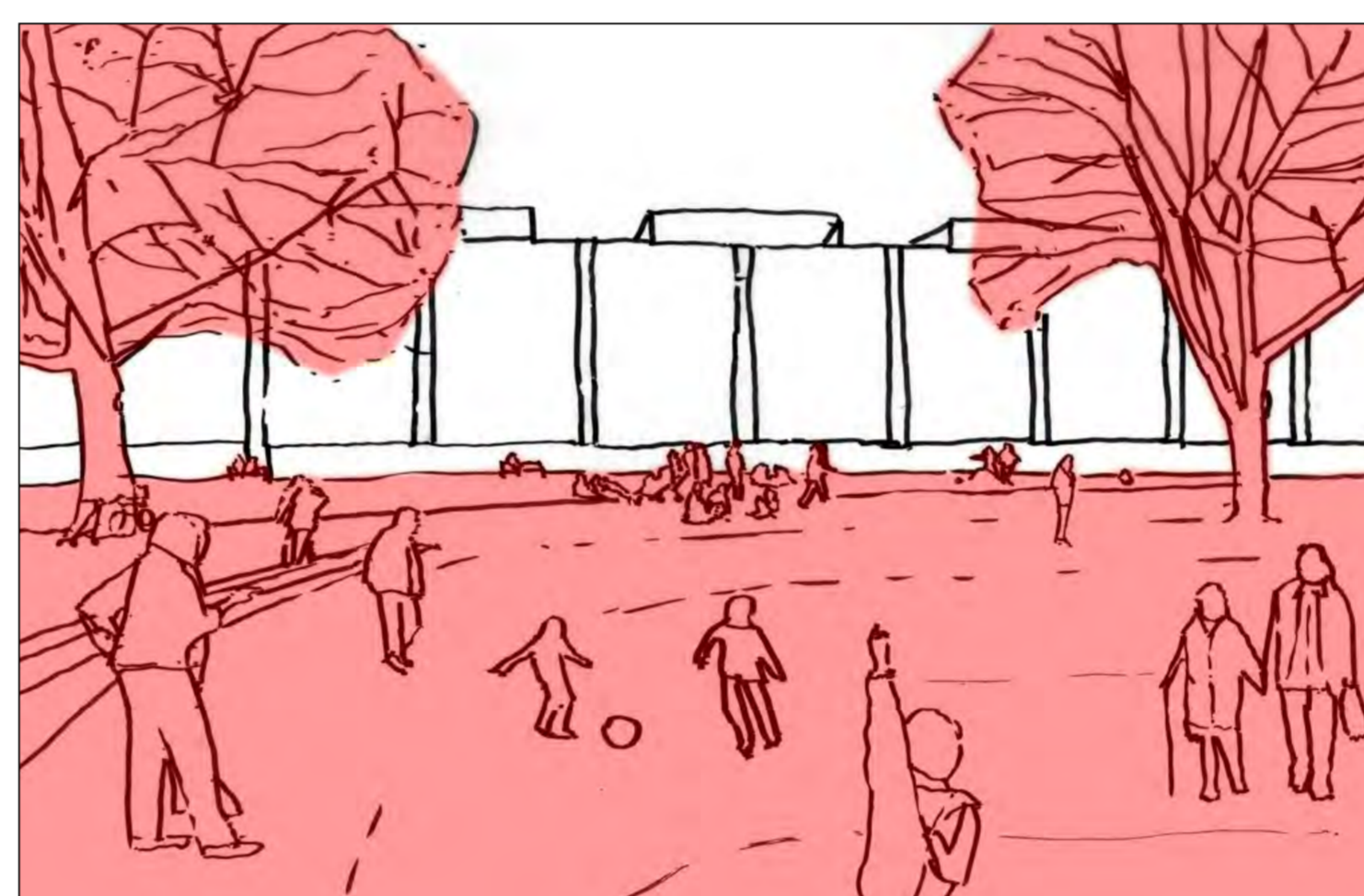
The development principles for the Ridgeons site are based on a detailed analysis of the site. The principles have also been informed by two rounds of consultation with local people and key stakeholders. The principles are set out in two parts, first are the site and surrounding area principles which are to be addressed directly in the SPD. The second principles are for the wider area.

Development Principles for the Site and Surrounds - Design principles to be addressed directly in the SPD:

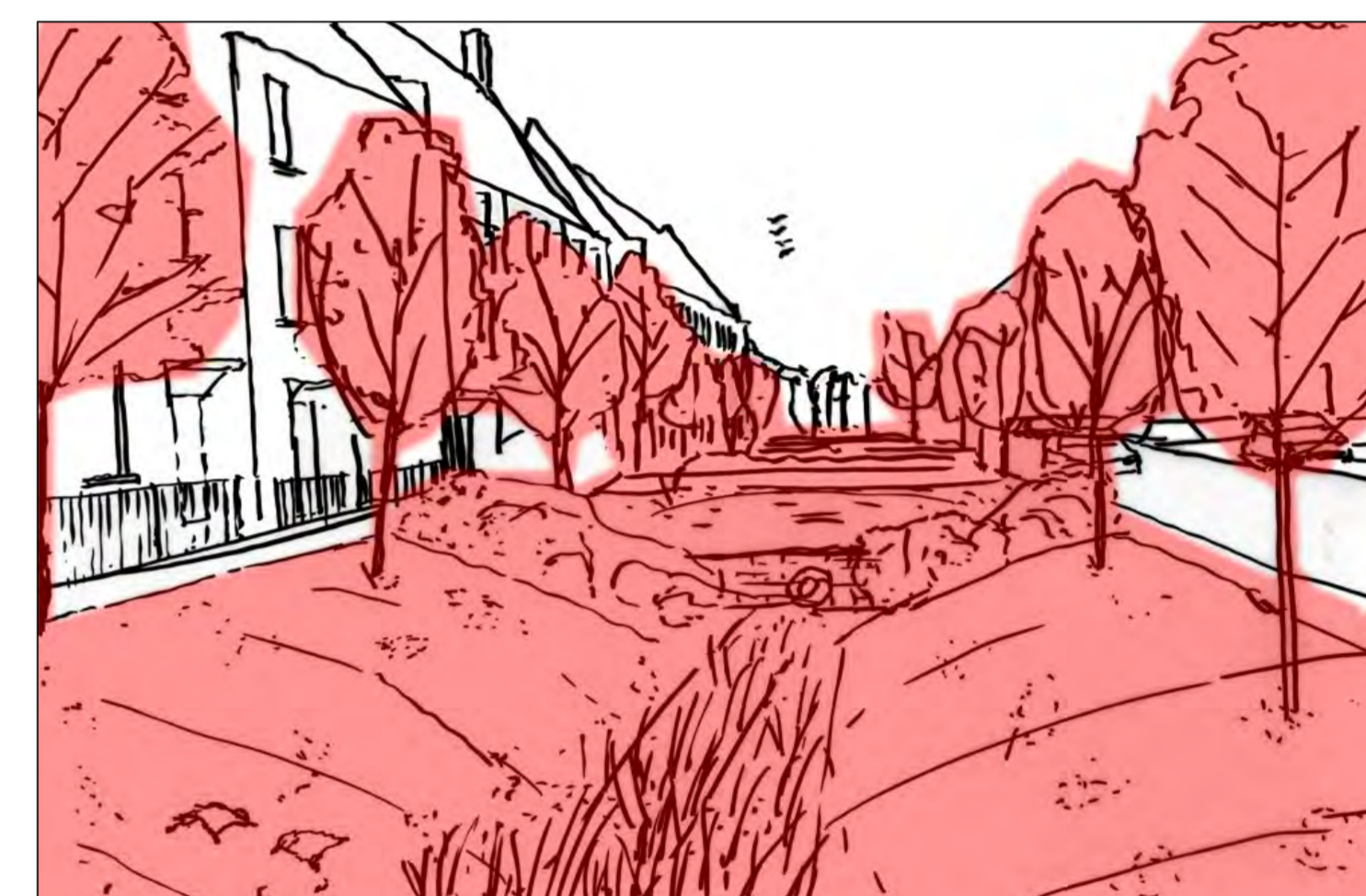
- 1 Create an integrated community – mixing tenure and sizes of homes



- 2 Provide accessible and usable open space



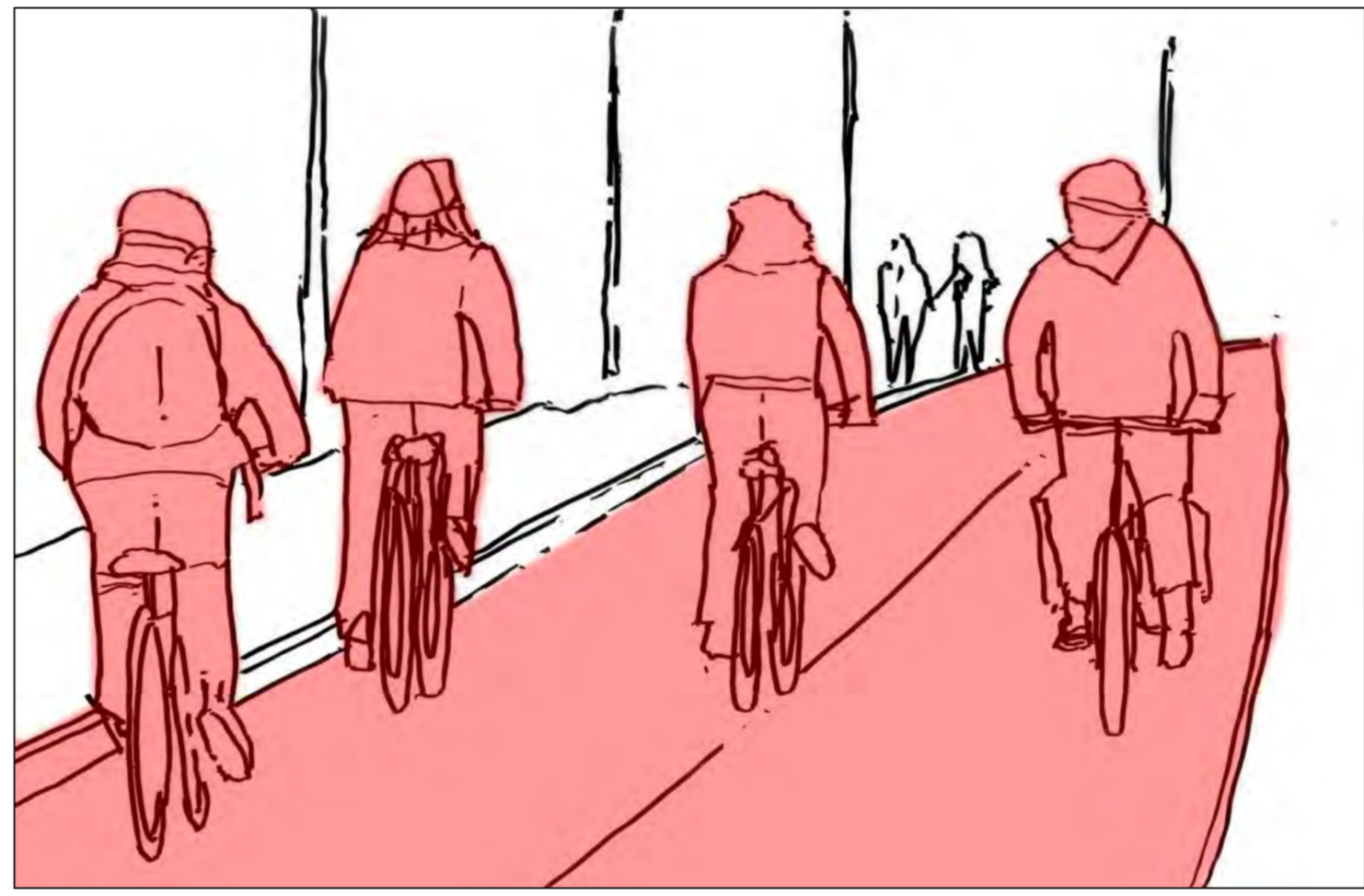
- 3 Promote ecology and sustainability



- 4 Create a connected and permeable street network for pedestrians and cyclists



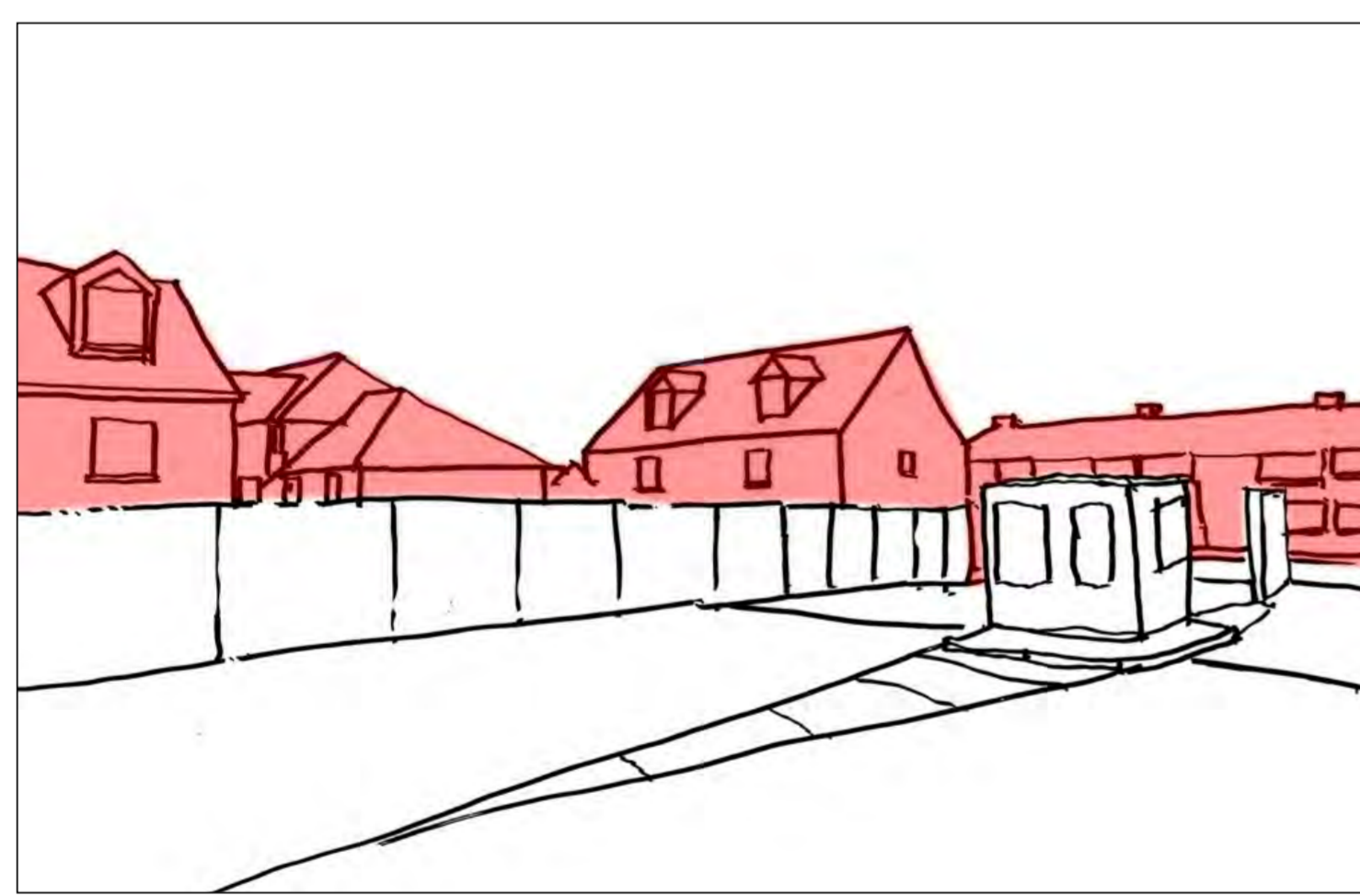
- 5 Incorporate the Chisholm Trail cycle route



- 6 Create a variety of building heights that respond to surrounding buildings and spaces



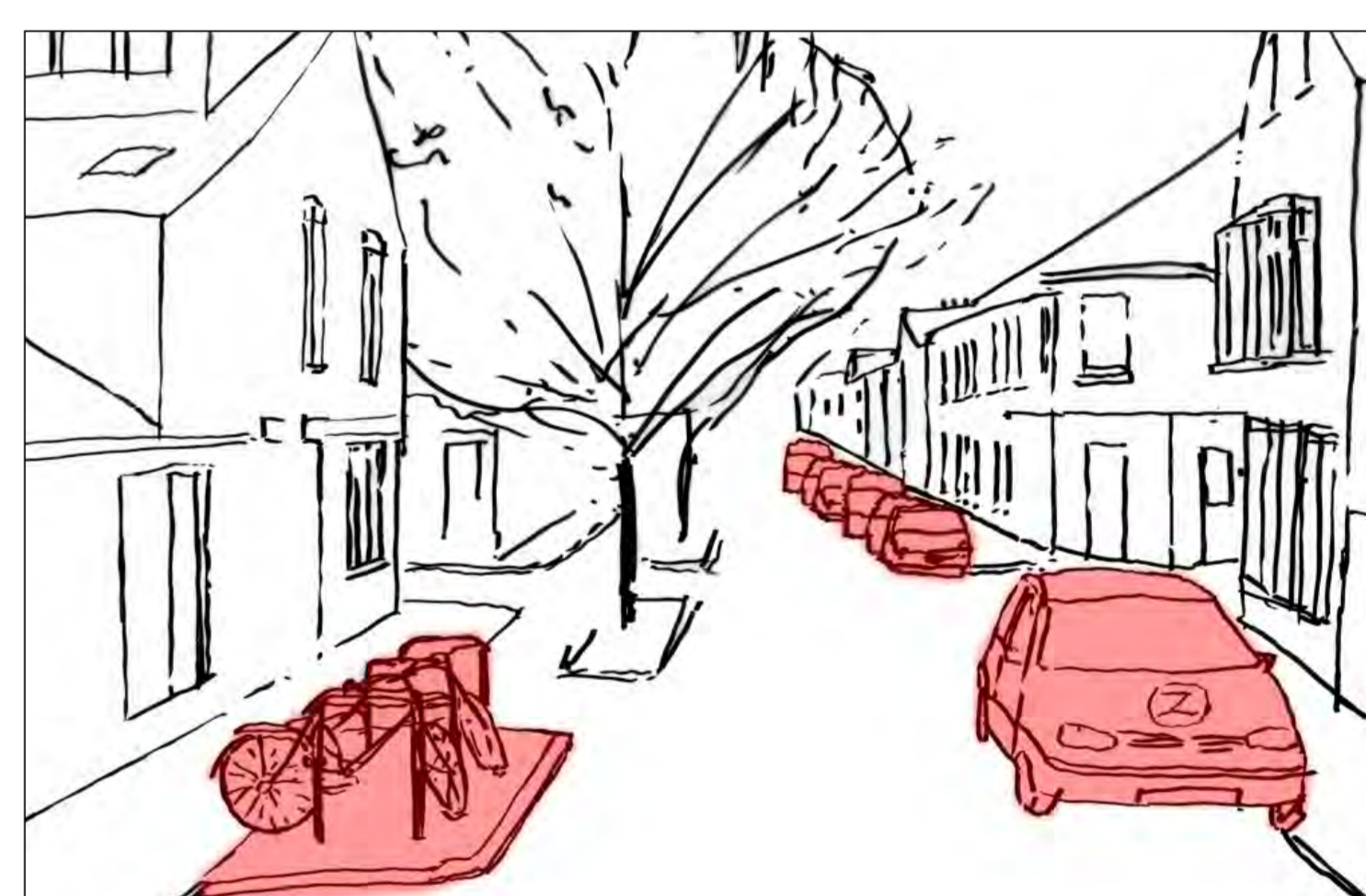
- 7 Protect the amenity of surrounding properties



- 8 Respond positively to the character of the Mill Road Conservation Area



- 9 Provide enough space for car parking, car clubs and cycle parking

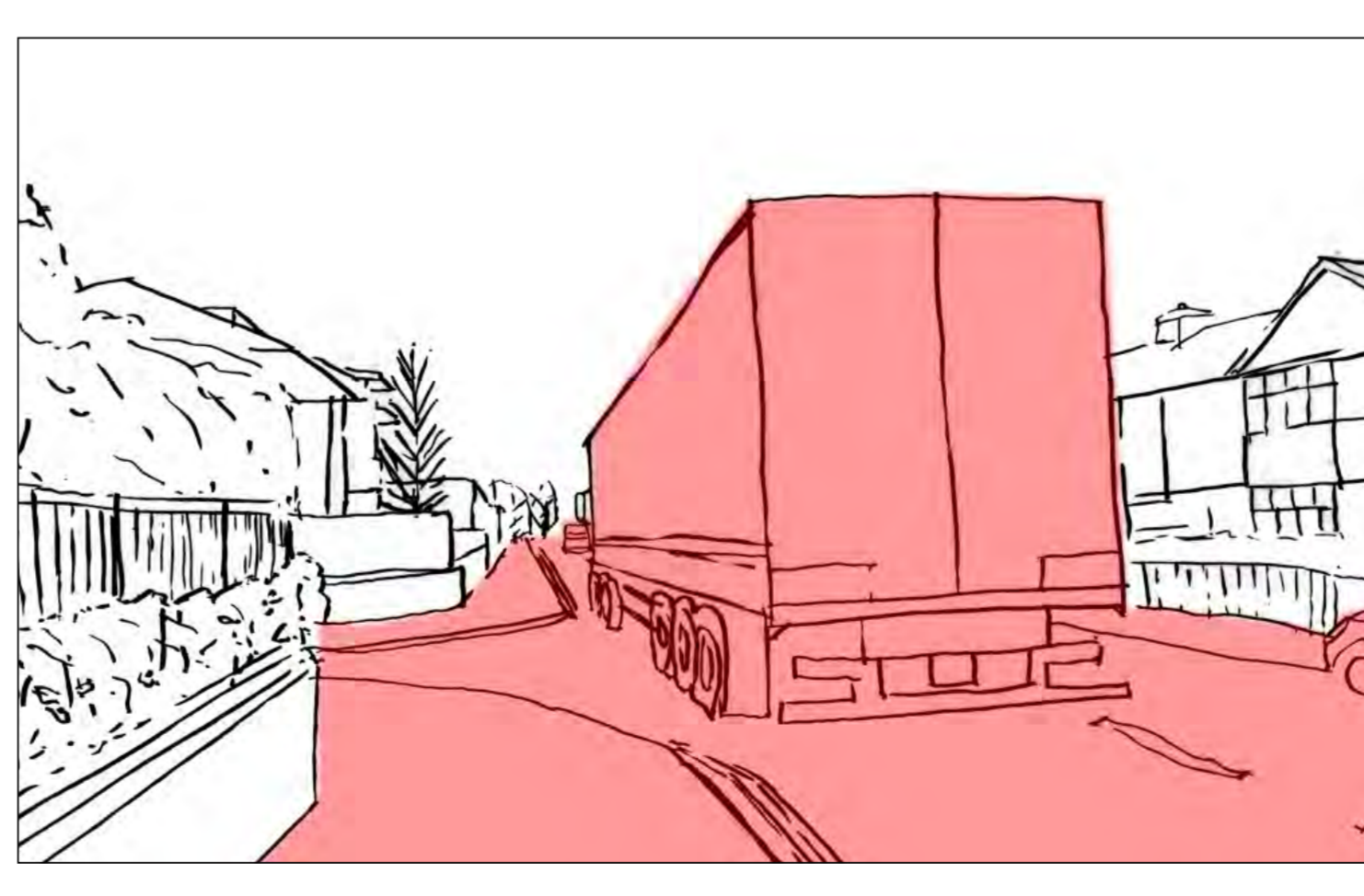


Development Principles for the wider area:

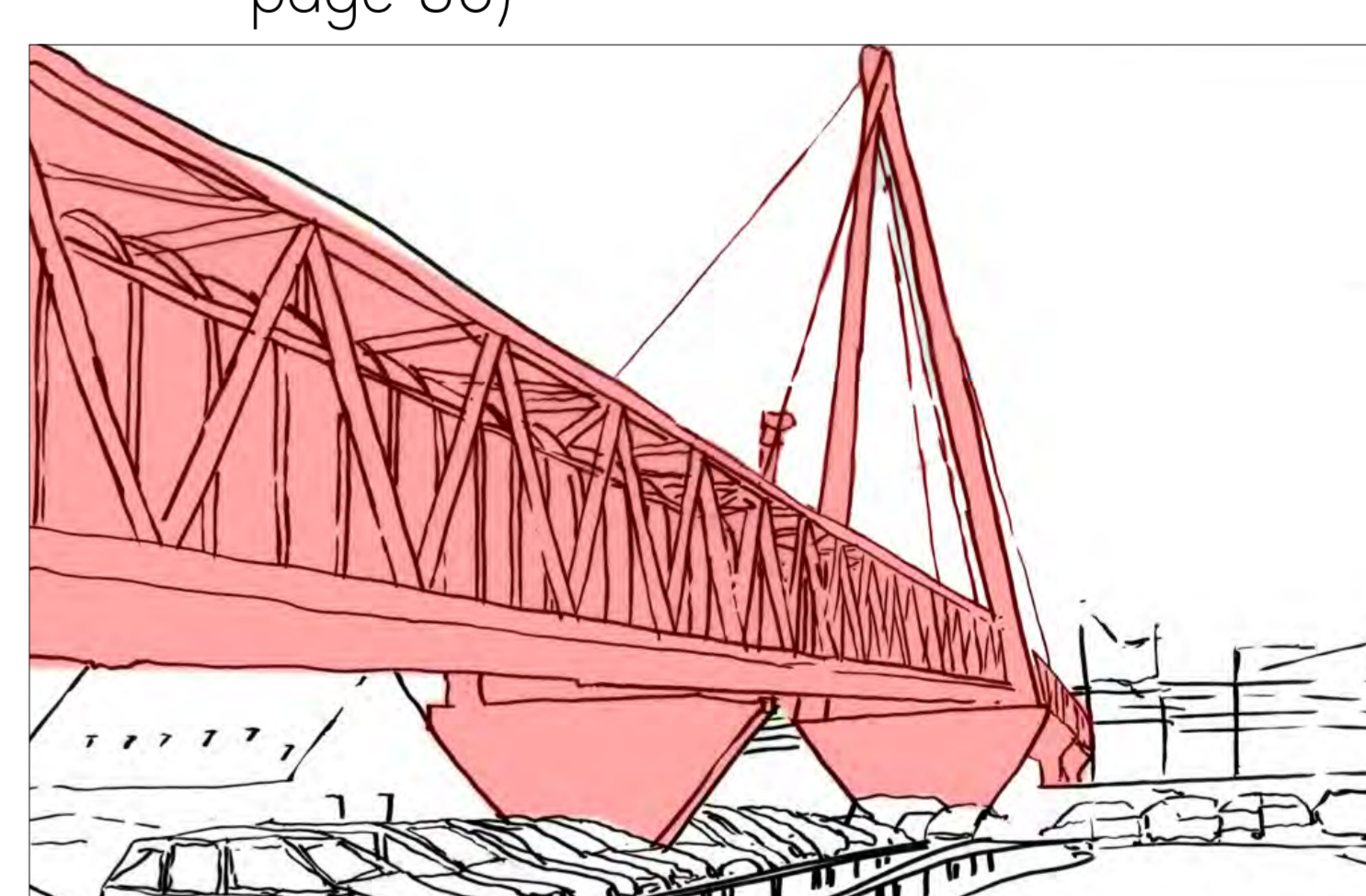
- 10 Consider the provision of education and health care facilities in the local area



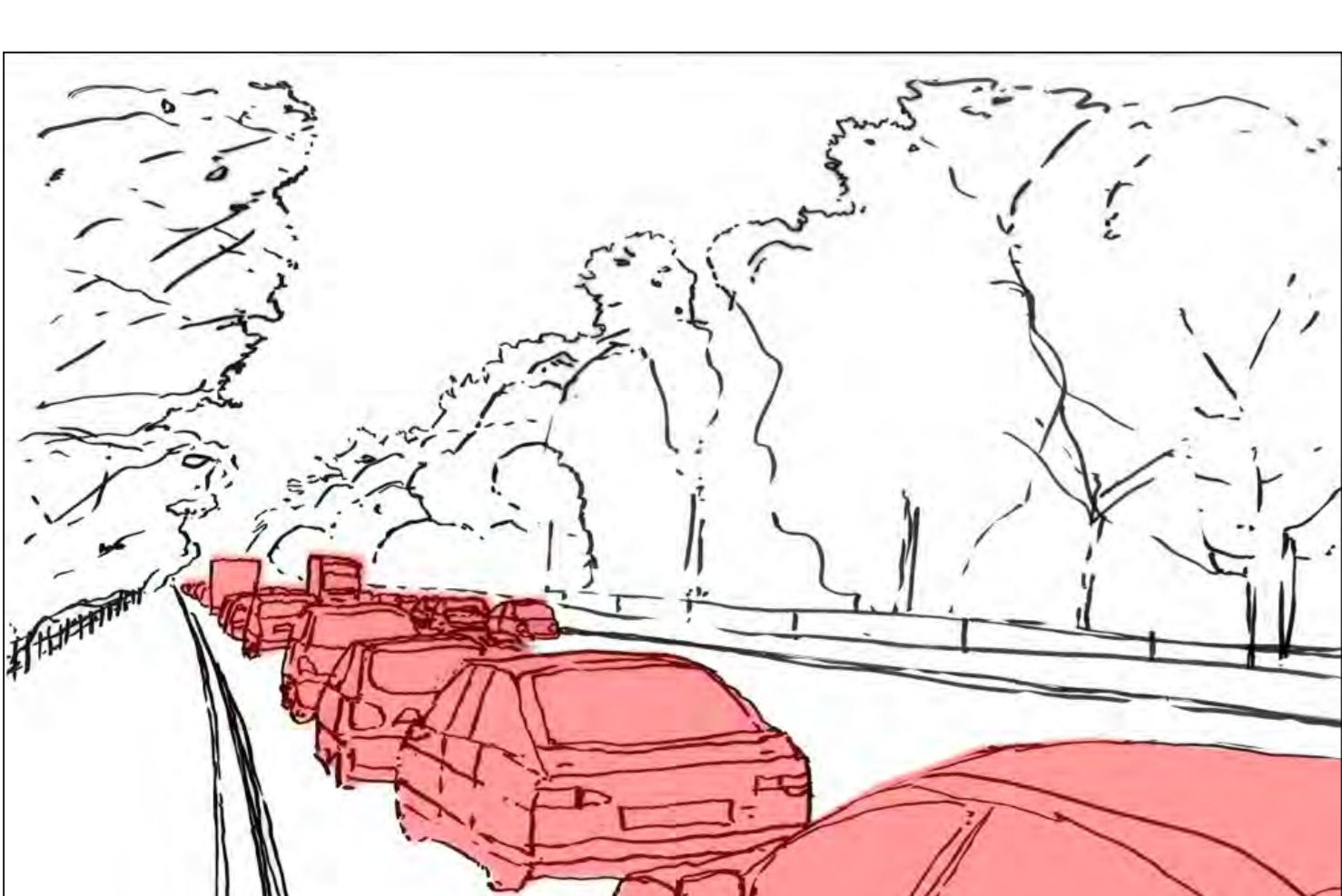
- 11 Look for opportunities to improve the public realm on Cromwell Road



- 12 Investigate the feasibility of providing a bridge over the railway (addressed on page 38)



- 13 Consider the impact of vehicle traffic in the local area



- 14 Consider improvements to public transport in the local area



Parameters for Change



Framework Plan



The SPD provides planning and design guidance on how the development principles will be used to guide future planning application(s). In some cases the guidance is more prescriptive, and this is reflected in the language with words such as will and should. In other cases the guidance is more discretionary and illustrative, providing a vision and aspirations for future development.

Any future planning application(s) will also have to comply with the policies in the Cambridge Local Plan 2014.

The parameters for change are structured under six themes:

1. Land use
2. Transport and access
3. Building heights and types
4. Open space
5. Character and form
6. Sustainability

The themes have been used to create a Framework Plan which broadly illustrates how the routes, buildings and open space should work together.

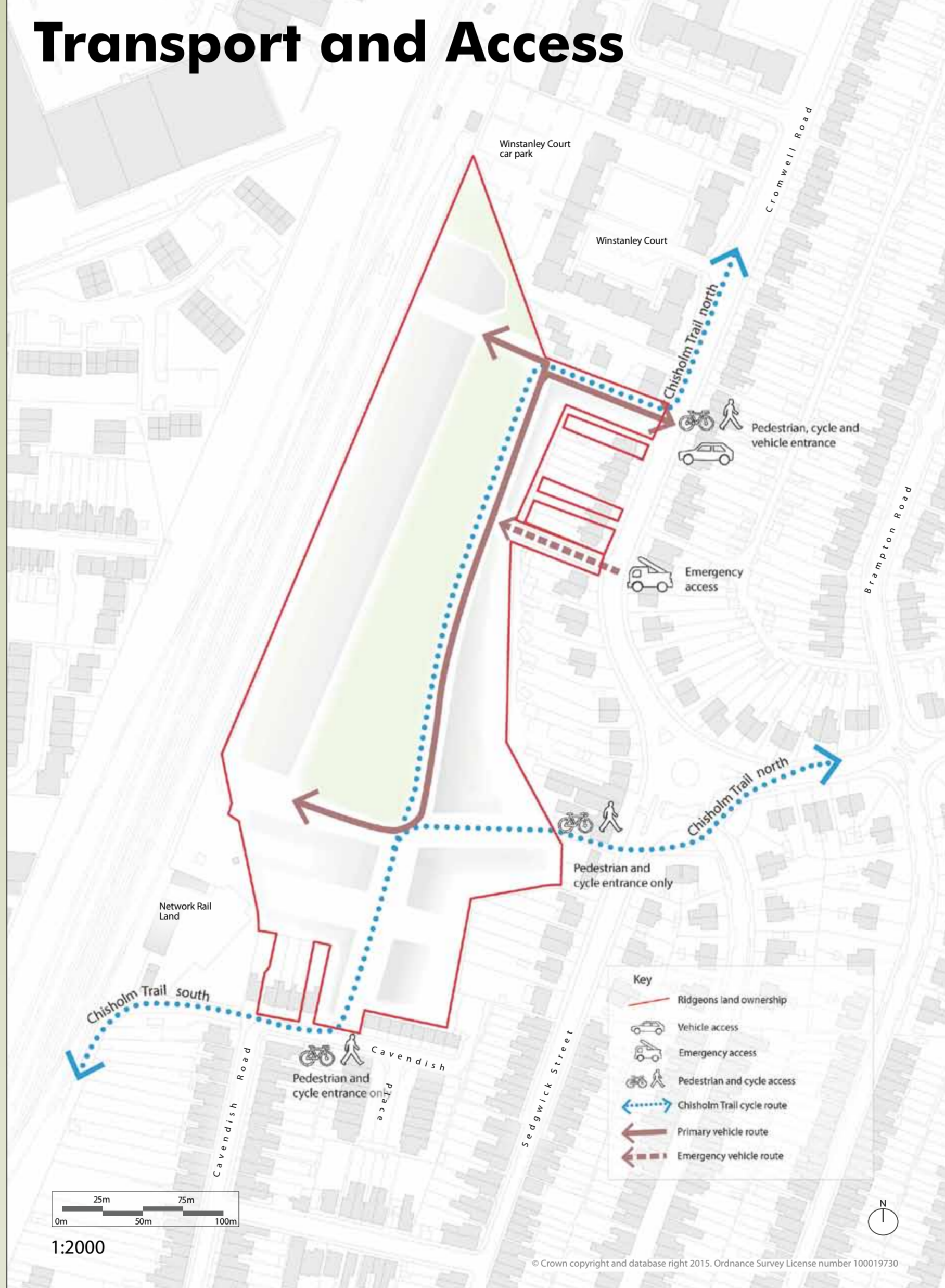
Land Use



In line with the site allocation, the primary land use will be housing. The site allocation requires approximately 245 dwellings. The policy requirement for affordable housing is 40%. Affordable housing should be distributed in clusters across the site.

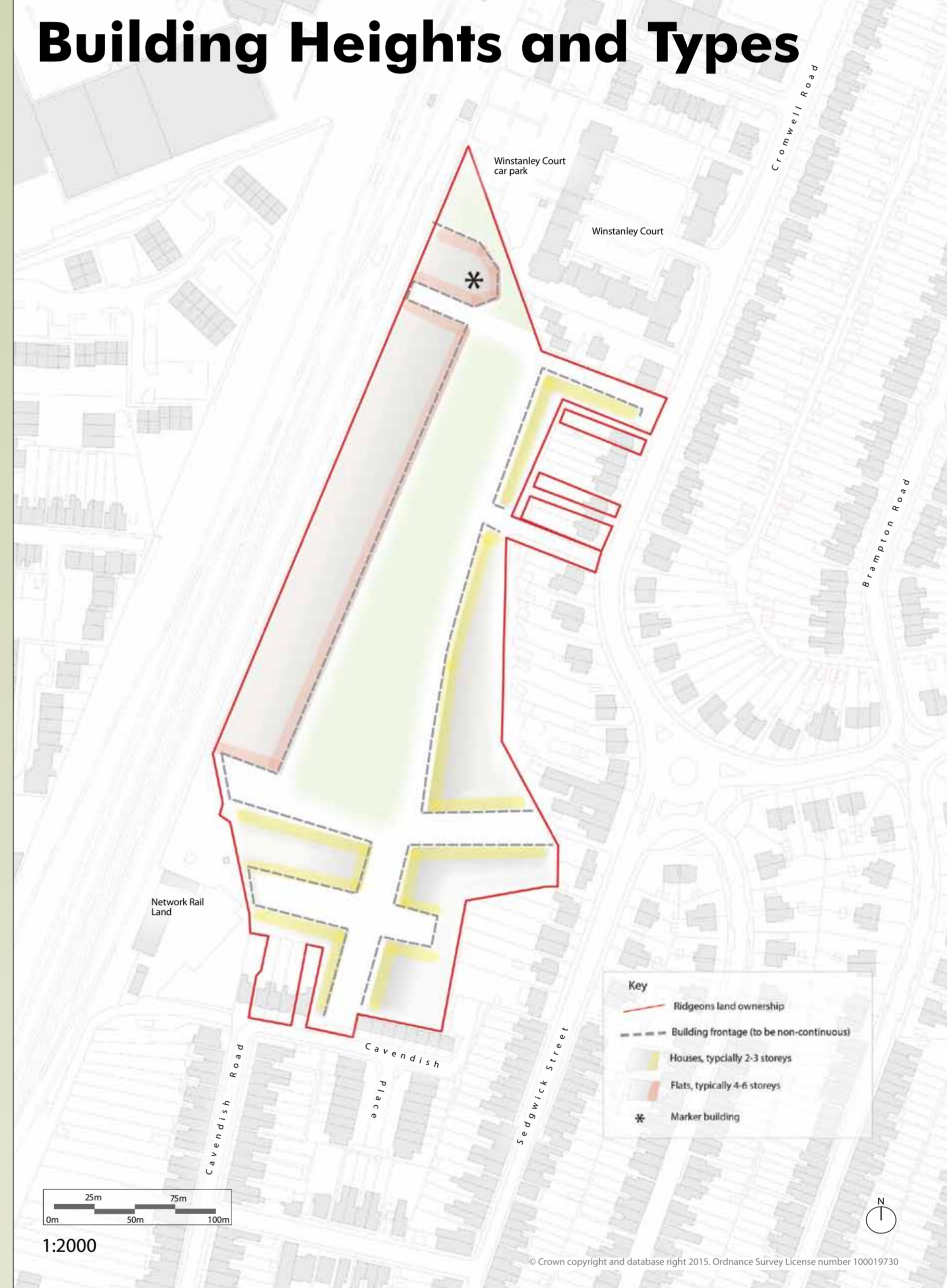
Any planning application on the Ridgeons site will need to be informed by an appropriate assessment of demand and capacity. The assessment should be in line with Policy 73: Community, sports and leisure facilities in the emerging Local Plan. If required, a medical centre, early year's nursery and /or community use would need to be provided in a location which is reasonably central, with adequate provision for parking, and in the case of the nursery, near an open space.

Transport and Access



The Ridgeons site offers an excellent opportunity to open-up a currently closed site and make connections with the wider existing street network and future Chisholm Cycle Trail. As such, access and routes through the site will be provided for pedestrians and cyclists.

Building Heights and Types



A range of building and housing types should be provided across the site in a mixture of houses and flats. This range of typologies will help create an integrated community, with homes suitable for singles, couples, families, empty nesters and older people.

Open Space



Public open space should be provided on the Ridgeons site. Through consultation, local people said that the open space should be welcoming and be capable of fulfilling a range of activities for different age groups. These activities include: children's play (for a range of ages), informal ball games, picnics, places to rest and community events.

Character and Form



The street and block layout for the Ridgeons site should be legible and respond to the surrounding area. New streets and blocks should be stitched into the existing urban fabric. Buildings should be orientated to overlook public spaces and streets, with layouts planned to follow the principles of Secure By Design.

Sustainability



Creating a sustainable development should be a priority underpinning the redevelopment of the Ridgeons site. A site wide approach should be employed to address environmental, social and economic issues. Development should comply with the Cambridge Sustainable Design and Construction SPD and propose strategies for the following relevant issues:

- i. Health and well-being of future residents
- ii. Energy efficiency of new buildings
- iii. Design for climate change
- iv. Water use
- v. Flood mitigation – SUDs
- vi. Use of materials and resources
- vii. Waste and recycling
- viii. Employment opportunities
- ix. Pollution
- x. Transport and mobility