

For office use only
Agent number:
Representor number:
Representation number:



Draft North East Cambridge Area Action Plan Consultation 2020

Response Form

How to use this form

If you are able to, please comment online at www.greatercambridgeplanning.org/nec. You can comment on part or all of the Draft Area Action Plan online, and your response can be analysed more quickly and efficiently if you do so.

If you wish to comment using this form, please note we will transcribe all your responses into our online consultation system, and they will be published as part of our consultation feedback.

There are three parts to this form. Please fill in the form electronically or in black ink.

All comments must be received by **5pm on Monday 5 October 2020**. Thank you for taking the time to respond to this consultation.

Part A – Your details

- We ask for your name and postal address because the Councils must comply with national regulations for plan-making. We also ask for contact details but it is optional for you to give these. Please be aware that if you do not provide contact details and 'opt-in' to future notifications, we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.
- Your name will be published alongside your representations on our website, but your email address, address and phone numbers will not.

Part B - Response to the ten big questions

- This section asks you to answer ten important questions about the Area Action Plan. You can answer some or all.
- Each question has a multiple choice answer and the opportunity to add further comments.

Part C – Comments on specific policies and supporting documents

- You can comment on specific policies in the draft Area Action Plan, and on the draft Sustainability Appraisal, draft Habitats Regulations Assessment and draft Policies Map.
- Please copy this part of the form as many times as you require. You should complete a separate response for each policy or supporting document you wish to comment on.



If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or nec@greatercambridgeplanning.org

Part A – Your Details

Please note that we cannot formally register your comments without your name and postal address, because the Councils must comply with national regulations for plan-making.

We also ask for contact details but it is optional for you to give these.

If you do not provide contact details and 'opt-in', we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.

| | | |
|--|--|--|
| Name: | Agent's name: Peter McKeown (if applicable) | |
| Name of organisation: (if applicable) | Ridgeons and Turnstone Estates | Name of Agent's organisation: (if applicable) Carter Jonas LLP |
| Address: c/o Agent | Agent's Address: One Station Square, Cambridge | |
| Postcode: | Postcode: CB1 2GA | |
| Email (optional): | Email (optional):  | |
| Telephone (optional): | Telephone (optional):  | |

| | |
|--|-------|
| Signature: | Date: |
| If you are submitting the form electronically, no signature is required. | |

Data Protection

We will treat your data in accordance with our [Privacy Notice](#). Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the North East Cambridge Area Action Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Comments, including your name, are published on our website, but we do not publish your address or contact details. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'. Do you wish to be kept informed about future planning consultations run by the Greater Cambridge Planning Service on behalf of Cambridge City Council and South Cambridgeshire District Council?

Please tick: Yes No

Part B – Response to the ten big questions

1. What do you think about our vision for North East Cambridge?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Further comments:

2. Are we creating the right walking and cycling connections to the surrounding areas?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

3. Are the new 'centres' in the right place and do they include the right mix of activity?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

4. Do we have the right balance between new jobs and new homes?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

5. Are we are planning for the right community facilities?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

6. Do you think that our approach to distributing building heights and densities is appropriate for the location?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

7. Are we planning for the right mix of public open spaces?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

8. Are we doing enough to improve biodiversity in and around North East Cambridge?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

9. Are we doing enough to discourage car travel into this area?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

10. Are we maximising the role that development at North East Cambridge has to play in responding to the climate crisis?

- Yes, completely
- Mostly yes
- Neutral
- Mostly not
- Not at all

Further comments:

Part C – Comments on specific policies and supporting documents

| Document details: | |
|--|--|
| Which document are you commenting on? (please tick) | <input checked="" type="checkbox"/> Draft North East Cambridge Area Action Plan <input type="checkbox"/> Draft Sustainability Appraisal <input type="checkbox"/> Draft Habitats Regulation Assessment <input type="checkbox"/> Draft Policies Map |
| Policy or section of supporting document that you are commenting on (Please state and be as precise as possible) | |
| Is your comment (tick one): | <input type="checkbox"/> Support <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Object |

Comments:

Please provide your response to the policy of part of the document you are commenting on. This box will automatically enlarge if you need more space.

Please copy this page for each policy or part of the document you are responding to.

Introduction

These representations relate to the site occupied by Ridgeons off Nuffield Road. Ridgeons has a long leasehold interest in the land. The Ridgeons site is located within the AAP boundary to the south and falls within the Nuffield Road Industrial Estate. The site is identified for 'Housing Led' redevelopment within the draft AAP on the 'Proposed land uses' plan at Figure 11. Ridgeons operate a builders merchant from the site, which serves Cambridge and the surrounding area, and intends to continue operating from the site to meet the needs of its customers.

As set out in these representations, Ridgeons intends to remain on site and therefore want to ensure that the proposed use and form of development identified in the AAP would not affect its existing or future operations. However, if they are to relocate, the site needs to generate a high use value to make the land viable and to fund the purchase, development and move to another relocation site. Therefore, the proposed use of the Ridgeons site for housing led redevelopment uses are supported.

If it is not possible to avoid potential conflicts between surrounding residential uses and the existing builders merchant operations at the Ridgeons site, then, a suitable alternative should be identified within the AAP area to enable Ridgeons (if required) to relocate its existing operations. If this is not possible, the relocation of Ridgeons operation to another site needs to be viable and acceptable to the company from an operational perspective.

Policy 1: A comprehensive approach at North East Cambridge

The comprehensive approach towards development and regeneration at North East Cambridge is broadly supported. Policy 1 expects the criteria in Policy 23 (Comprehensive and Coordinated Development) to be addressed for development proposals. It is noted that Policy 23 requires applications for major development to successfully integrate with the surrounding area. The Nuffield Road Industrial Estate (where the Ridgeons site is located) is proposed to be redeveloped for residential use in the AAP; comprising 4 to 5 storeys and a maximum of 6 storeys. However, it should be expected that the existing builders merchant operations at the Ridgeons site would continue and therefore the activities associated with that existing use could be incompatible with the proposed residential use of neighbouring land particularly if tall buildings are provided adjacent to the Ridgeons site. Therefore, and as set out in the representations to Policy 23, the parameters for residential development at the Nuffield Road Industrial Estate site should be defined and adjusted to ensure that those uses are integrated and compatible with the existing builders merchant operations at the Ridgeons site on the basis that it remains. Should a residential use be progressed on the site, this could not happen until a suitable alternative site for the existing Ridgeons operation has been identified and approved.

Policy 9: Density, heights, scale and massing

Figure 21 shows building heights for the proposed residential development at Nuffield Road Industrial Estate (including the Ridgeons site) of 4 to 5 storeys and a maximum of 6 storeys.. Policy 9 defines criteria for the density, height, scale and massing of proposed buildings in the North East Cambridge area. However, there is no reference in the criteria to the relationship between taller buildings and existing uses. This needs to be considered further, however it is relevant to note that at present there are residential uses present in close proximity to the site.

If Ridgeons are able to viably relocate its existing builders merchant operations as part of delivery of the AAP then the redevelopment of the site for residential development of between 4 and 6 storeys in height is supported.

Policy 11: Housing design standards

Policy 11 sets out the housing design standards for residential development within North East Cambridge. It is noted that criteria (b) includes a requirement for private outdoor space which can be provided as private balconies. As set out above, it is anticipated that the proposed residential uses at the Nuffield Road Industrial Estate site would include balconies for private outdoor space. However, it is considered that the existing operations at the builders merchant on the Ridgeons site could be incompatible with private balconies on building facades adjacent to this site, in terms of potential noise generating activities.

Policy 12b: Industry, storage and distribution

A residential use is supported on the site with a higher value use necessary in order to generate sufficient value to Ridgeons to make relocation viable either within the AAP area or elsewhere. Ridgeons is an established Cambridge business that needs to be located in close proximity to Cambridge and its existing customers. If Ridgeons is to relocate from its existing site, then an alternative suitable site should be identified at either Cowley Road Industrial Estate or elsewhere within the wider North East Cambridge AAP area or close by; criteria (b) and (c) of Policy 12b supports such an approach but it would assist if an alternative site could be identified for Ridgeons should they decide to relocate from Nuffield Road.

Policy 12b is broadly supported, although it may not be possible or appropriate for a builders merchant operation to operate as part of a mixed use multi storey building, and as such some

flexibility would be needed if Ridgeons decide to relocate into land within Cowley Road Industrial Estate or elsewhere within the AAP area.

Policy 14: Social, community and cultural infrastructure

The inclusion of additional social, community and cultural facilities within the North East Cambridge area is supported provided it does not impact adversely on Ridgeon's operations.

Policy 15: Shops and local services

The inclusion of additional shops and local services, including a new district centre, within the North East Cambridge area is supported.

Policy 16: Sustainable Connectivity

Figure 36 shows proposed strategic walking and cycling routes in the North East Cambridge area, including a new route from Nuffield Road across the Cambridge Guided Busway to Cowley Road. It is likely that the strategic walking and cycling route would continue south along Nuffield Road beyond the AAP area. However, it should be noted that Ridgeons operate a builders merchant from a site with the main vehicular access on to Nuffield Road, immediately adjacent to the southern boundary of the AAP. There are delivery and customer vehicles, typically vans and HGVs, entering and exiting the builders merchant throughout the day. Therefore, the design and layout of the proposed strategic walking and cycling routes along Nuffield Road, including parts of Nuffield Road beyond the AAP area, should avoid potential conflicts between pedestrians and cyclists and vehicles accessing existing businesses include the builders merchants at the Ridgeons site.

Policy 17: Connecting to the wider network

Figure 37 shows proposed connections for non-motorised transport within the AAP area and to neighbouring areas. As set out in the response to Policy 16, the design and layout of the proposed strategic walking and cycling routes along Nuffield Road should avoid potential conflicts between pedestrians and cyclists and vehicles accessing existing businesses which include the builders merchants at the Ridgeons site.

The creation of new connections is broadly supported, provided potential conflicts between different modes of transport can be avoided and that the existing access arrangements for businesses that operate in the surrounding area are retained

Policy 22: Managing motorised vehicles

Policy 22 seeks to define a maximum vehicle trip budget for motorised vehicles across the North East Cambridge area, in order to reduce travel by private car. However, the monitoring system for the trip budget should be designed to exclude delivery and customer vehicles to businesses. For example, if the existing builders merchant operation at the Ridgeons site is relocated to Cowley Road Industrial Estate or another site within the AAP area, it would be unreasonable for the vehicle movements associated with this type of business to be included within the trip budget, since there are typically a high volume of delivery and customer vehicles visiting this type of use during the day and sustainable modes of transport are an unrealistic option for the type of goods sold. It is requested that the trip budget excludes delivery and customer vehicles to certain specified types or character of businesses within the area to include builders merchant type uses. Equally, if Ridgeons is able to relocate and release their site for development the existing vehicular movements from the Ridgeons operations should be carried forward to the new use.

Policy 23: Comprehensive and Coordinated Development

Policy 23 seeks to ensure a comprehensive and coordinated approach to development and regeneration at North East Cambridge, which is broadly supported. Policy 23 requires applications for major development to successfully integrate with the surrounding area and to successfully mitigate environmental constraints – see criteria c(ii) and c(vii). Nuffield Road Industrial Estate is proposed to be redeveloped for residential use in the AAP; comprising 4 to 5 storeys and a maximum of 6 storeys. However, it is expected that the existing builders merchant operations at the Ridgeons site would continue and therefore existing activities associated with the existing use need to be considered. Therefore, the parameters for residential development at the Nuffield Road Industrial Estate site should be defined and adjusted to ensure that those uses are integrated and compatible with the existing builders merchant operations at the Ridgeons site, particularly in terms of potential noise and residential impacts.

Policy 24a: Land Assembly

It is proposed at this stage that the existing Ridgeons operation will remain on-site, however it is allocated for residential led redevelopment in the draft AAP. If Ridgeons are to relocate from the site, then a suitable alternative site should be identified within the AAP area to enable the relocation of its existing operations. It is important to reiterate that Ridgeons would be affected by the redevelopment of its existing site, and would welcome discussions with the Council to find a suitable alternative viable site from which it can operate a building merchants and release of value from their existing site to facilitate any move. It is disappointing that they have not been included within the wider Masterplanning sessions for the AAP area which have taken place to date.

It would not be necessary or appropriate for compulsory purchase to be used because the Ridgeons site could be redeveloped in conjunction with Cambridge City Council for the proposed housing uses, and designed to meet the policy requirements specified in the AAP and the existing builders merchant could be relocated to Cowley Road Industrial Estate or elsewhere if the appropriate support is given by the Councils to such relocation. As set out above, the design and layout of the proposed residential uses at Nuffield Road Industrial Estate, and the design of the strategic walking and cycling routes on Nuffield Road, should be integrated and compatible with the existing builders merchant operations at the Ridgeons site. If that is not possible, then an alternative site should be identified for the relocation of the Ridgeons operation, which is in close proximity to Cambridge and existing customers.

Policy 24b: Relocation

Ridgeons intends to remain at its existing site off Nuffield Road and to retain the existing builders merchant operations at the site, in order to meet the needs of its customers. Policy 24b sets out the approach for the relocation of existing uses which are incompatible with the delivery of development at North East Cambridge. As set out above, proposed residential uses at the Nuffield Road Industrial Estate site could be incompatible with the existing operations at the builders merchant on the Ridgeons site in terms of potential noise generating activities. It is requested that the design and layout of the proposed residential uses at Nuffield Road Industrial Estate, and the design of the strategic walking and cycling routes on Nuffield Road, should be integrated and compatible with the existing builders merchant operations at the Ridgeons site. If that is not possible, then an alternative site should be identified for the relocation of the Ridgeons operation either at Cowley Road Industrial Estate or a suitable site elsewhere should they decide to leave Nuffield Road.

Policy 25: Environmental Protection

Policy 25 seeks to ensure that environmental impacts are considered for development at North East Cambridge, and identifies criteria for development. The operations associated with a

builders merchants could be incompatible with new residential uses on neighbouring sites. Therefore, the criteria in Policy 25 relating to noise and air quality to be assessed as part of design and layout (criteria c), new sensitive uses to be integrated with existing businesses (criteria d), and to avoid unreasonable restrictions on existing business operations (criteria e) are supported.

Policy 27: Planning Contributions

Policy 27 sets out the purpose and approach to planning contributions for development within the North East Cambridge Area. It is acknowledged that the policy contains some flexibility, in that contributions will be assessed on a site by site basis and that viability will be assessed where relevant. It is requested that the level of planning contributions and viability matters should also take into account whether a development is related to the relocation of an existing business or use within the AAP area and enable the delivery of wider aspirations and a coordinated strategy for the area. For example, if Ridgeons decide to relocate its existing builders merchant operations elsewhere within the AAP area, e.g. to Cowley Road Industrial Estate, then any planning contributions and viability considerations should take these circumstances into account. Equally, if Ridgeons is able to relocate and release their site for development the existing vehicular movements from the Ridgeons operations should be carried forward to the new use.

Policy 28: Meanwhile uses

The grant of temporary consent for 'meanwhile' uses within North East Cambridge is broadly supported. The 'meanwhile' uses could temporarily add to the range of facilities within the area and could reuse empty or underused land and buildings. It is noted that Policy 28 includes a requirement for 'meanwhile' uses to be subject to relevant amenity issues. As set out above, the existing builders merchant operations at the Ridgeons site, are expected to continue. If 'meanwhile' uses occur at the Nuffield Road Industrial Estate site in advance of redevelopment for residential uses, it is requested that any temporary uses are compatible with the activities associated with a builders merchant on the adjacent site. It is requested that compatibility with neighbouring uses is added to the list of criteria in Policy 28 for the approval of 'meanwhile' uses.

Policy 29: Employment and Training

The employment, skills and training initiatives associated with development within North East Cambridge are supported.

Completed response forms must be received **by 5pm on Monday 5 October 2020**. These can be sent to us either by:

Email: nec@greatercambridgeplanning.org or post, to:

Greater Cambridge Shared Planning
Cambridge City Council
PO Box 700
Cambridge CB1 0JH