

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17 AUGUST 2016

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation:

Item: 4

Application Ref: 16/0970/S73

Location: Field at corner of Coldhams Lane and Hatherdene Close, Cambridge

Target Date: 24th August 2016

Additional Representations Received: Agents representing Marshall Group Properties Ltd (MGPL) and Endurance Estates Strategic Land Ltd (EESLL) promoters of the Land North of Cherry Hinton site have made the following representations;

- From an initial assessment, it has been concluded that without some minor encroachment into airport land, the flexibility to respond to any (as yet unknown) constraints with regards to access, would be reduced by the revised Weston Homes proposal.
- As such reassurance have been sought by Marshall from the planning and highway authorities that there would be no encroachment on the airport land and that it would not constrain the planned access into the airport land.
- Whilst acknowledging the advice provided by County Highways and the Urban Design Team (see below) further information is sought on the technical detail which informed this advice to provide sufficient comfort on matters such as:
 - what design parameters have been assumed e.g.: design speeds;
 - visibility requirements (i.e. particularly in terms of the acceptability of any encroachment into airport land to accommodate visibility);
 - junction spacing; and
 - the impacts of footway provision and any localised widening requirements to accommodate this.
- Mashalls has requested that reassurance be provided that the approval of the S73 application would not unduly affect the flexibility to revise the access strategy to as yet unknown constraints in this location (e.g. topographical data, utilities constraints etc).

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- For the reason set out above a formal objection is raised to the application and that a decision is deferred for a short period until the necessary assurances and supporting technical information are provided

Consultee feedback:

The County Highways Team and Urban Design Team were consulted on the representations made by Marshalls and have commented as follows

County Highways comment

The County Highways Team has made the following comments on the concerns raised by Mashalls;

1. *“The design speed for the internal roads for the site will in accordance with the Manual for Streets be 20mph. The access onto the existing adopted public highway has been designed in accordance with the existing speed limit along this section of carriageway.*
2. *The inter vehicle visibility splays required from the access relative to the speed limit are achievable within the existing adopted public highway or land under the control of the applicant. No third party land will be required, has this been the case the Highway Authority would have requested that the application be refused on the grounds of highway safety.*
3. *The junction spacing as shown given the context of the local highway network is acceptable to the Highway Authority.*
4. *There is sufficient land within the existing adopted public highway to provide any additional widening for pedestrian use if required.*

Given that the potential objector has access to the design for the new access, they have the opportunity to design their access in accordance with the proposal or to provide a substantive and detailed technical response as to why they feel that the proposed new location of the access would adversely affect their ability to provide a suitable access to their development site, rather than relying on the Highway Authority to ensure that both accesses are technically possible”.

Urban design team comment

City Council urban design officers have confirmed that both junctions can be accommodated.

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