

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES) –
19th July 2017**

Amendment/De-brief Sheet

CIRCULATION: First

ITEM: 4 APPLICATION REF: C/5007/16/CC

Location: Land between Coldham's Lane and River Cam (Chisholm Trail)

Target Date: 16/11/2016

To Note: updates to Historic England's comments (addition of paragraph 6.25a with updates to paragraphs 8.26, 8.77, and 8.78); update to Cambridgeshire County Council (CCC) Ecology comments (update to paragraph 6.14); and updates to City Environmental Health Officer comments and consideration of possible 24 hour construction hours for the Newmarket Road Underpass works (addition of paragraph 6.8a, updates to paragraph 8.144 and addition of Newmarket Road Underpass informative).

Amendments To Text:

The following paragraphs are to be included within the report:

6.0 Consultations

Cambridge City Council Environmental Health Officer

- 6.8a Following clarification from the applicant that the most efficient construction of the underpass at Newmarket Road would require the closure of the road over one weekend and therefore 24 hour construction over this timeframe, the EHO confirmed that if 24 hour working was a necessity the applicant would need to produce a survey of the noise sensitive properties in close proximity and provide appropriate mitigation measures and consultation arrangements, including emergency contact details, for consideration prior to the commencement of any works. A variation to the planning condition would need to be applied for by the applicant to ensure that the appropriate information was submitted and approved in writing by the County Planning Authority, in consultation with the City Council, before any works could take place outside of the approved hours of working.

Historic England

- 6.25a Revised comments to confirm that the Heritage Impact Assessment dated February 2016 (showing a revised date in the sign off sheet of 17/5/16) contains a suitable assessment on the impact to the setting of the Leper Chapel, using Historic England Guidance and supports the principle of the Trail Phase 1 and the opportunity to enable greater access and appreciation of the Leper Chapel. Also, confirms that they are satisfied with the information in the Landscape Visual Impact Assessment, that the requirement for an underpass under Newmarket Road is convincing justified, and that the proposed additional planting will provide mitigation for the impact of the works. Overall, supports the

application on heritage grounds and consider that the level of harm caused by the proposal has been justified by the applicant.

The following paragraphs are amended as follows (new text in **bold**, deleted text ~~strikethrough~~):

- Cambridgeshire County Council (CCC) Ecology
- 6.14 [fifth paragraph]... The applicant's commitment to a 25 year management scheme is commendable and will certainly help to enhance the railway corridor habitats, including habitats for which it is designated as a County Wildlife Site, and 'The Triangle' habitats which would otherwise continue to deteriorate owing to lack of current management and ~~illegal encampment~~ **unauthorised occupation of the land.**

- 8.0 Assessment - Design and Visual Impact - Barnwell Junction Pastures*
- 8.26 The responses from Historic England and Cambridge Past, Present and Future (CPPF) indicate ~~that while~~ the Trail Phase 1 is supported in principle, the impact on the setting of the Leper Chapel has ~~not~~ been fully considered by the applicant, and that the details of the final design specifications should be secured by condition and approved in consultation with CPPF. For a consideration on the impact to heritage assets, Listed Buildings and the Conservation Area specifically, please see paragraphs 8.62 – 8.81.

- 8.0 Assessment – Heritage and Archaeology*
- 8.77 Historic England is broadly supportive of the proposal, but **initially** ~~has~~ expressed some concerns regarding the setting of the Leper Chapel and the impact of the development on the setting of this heritage asset. They requested visualisations to help demonstrate the impact and also raised concerns about the methodology employed by the applicant to assess the impact. Paragraph 134 of the NPPF states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use." **Following clarification of the version of the Heritage Impact Assessment that had been submitted as part of this application, Historic England revised their comments to confirm that the appropriate assessment had been carried out, and that they were supportive of the proposals.** ~~Historic England does not consider that this weighing can be carried out, as the assessment of the impact on the Leper Chapel has not been quantified.~~

- 8.78 ~~However~~**Additionally**, it is considered by the County Council Historic Environment Team and assessment by City Council officers that there would not be a significant adverse impact on the setting of the Leper Chapel or The Round House subject to appropriate replanting. This is owing to the nature of the proposal as a ground level cycle path and the existing presence of Newmarket Road even with the addition of an underpass which is proposed to be screened by planting. It is therefore considered that ~~while Historic England do not consider that the impact has been fully assessed by the applicant,~~ the impact of a cycle path, related underpass and associated features such as planting (some of

which has been proposed by the applicant to screen the development from the setting of the Leper Chapel), and street furniture have been assessed by specialist officers and are not likely to have a significant impact on the setting of the Leper Chapel.

8.0 Assessment - Residential Amenity – Construction Phase

- 8.144 The construction of the Newmarket Road underpass is likely to have the most impact on the amenity of surrounding residents and the wider community, as the applicants have stated that it will be necessary to close Newmarket Road to facilitate the construction works. It has been proposed to limit this closure as much as possible to one weekend closure, in order to limit the impact on vehicle traffic around the city, and reduce the impact on residential amenity. **However, it is noted that if a one weekend closure is planned, it would be necessary for the applicant to undertake 24 hour working in order to complete the underpass within this timeframe. Prior to any works being considered and agreed outside the construction hours permitted in condition 14, details of the noise impact survey work to assess the closest and most sensitive properties, and a scheme to mitigate the noise and light impacts would be required to demonstrate a variation to the approved condition (see the informative for Newmarket Road Underpass). This will ensure that the impact on residential amenity and also the potential for ecology impacts can be controlled by condition 14 and if additional hours of working are required they can be considered as part of a separate variation request to the planning condition, to ensure that full consideration is given to any impacts before a decision is reached.**

Pre-Committee Amendments to Recommendation: addition of Newmarket Road Underpass informative below:

NEWMARKET ROAD UNDERPASS

If 24 hour working on the Newmarket Road Underpass is required, the following information will need to be submitted for approval:

- a) Results of a survey of noise sensitive properties (as agreed between the applicant and the County Planning Authority) identified as being in close proximity to the works with distance data to be provided;
- b) Details of the noise mitigation measures to be implemented prior to the works;
- c) Details of any lighting required as part of the works and the proposed locations for these, including any light spill anticipated; and
- d) A timetable for the proposed works, including dates and times of the specific activities proposed, including the removal of any materials off site.

If approval is granted, a letter will be required to be sent by the applicant to all affected properties (as agreed between the applicant and the County Planning Authority) at least 5 working days before commencement of construction of the Newmarket Road Underpass which shall include emergency contact details and the details of the mitigation measures to be put in place as identified and approved in a) to d) above.

DECISION:
