

A meeting of the **OVERVIEW AND SCRUTINY PANEL (ENVIRONMENTAL WELL-BEING)** will be held in **THE WREN ROOM, COUNTRYSIDE CENTRE, HINCHINGBROOKE COUNTRY PARK** on **TUESDAY, 10 NOVEMBER 2009** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

**Contact
(01480)**

APOLOGIES

1. MINUTES (Pages 1 - 4)

To approve as a correct record the Minutes of the meeting of the Panel held on 13th October 2009.

**Mrs J Walker
387049**

2. MEMBERS' INTERESTS

To receive from Members declarations as to personal and/or prejudicial interests and the nature of those interests in relation to any Agenda item. Please see notes 1 and 2 overleaf.

3. LOCAL GOVERNMENT ACT 2000: FORWARD PLAN (Pages 5 - 12)

A copy of the current forward plan is attached, which was published on 22nd October 2009. Members are invited to note the plan and comment as appropriate on any items contained therein.

**Mrs H Taylor
388008**

4. 10:10 CLIMATE CHANGE CAMPAIGN (Pages 13 - 14)

To consider a report by the Head of Environmental Management seeking the Council's support for the 10:10 climate change campaign.

**Mr C Jablonski
388368**

5. CAR PARKING REVIEW (Pages 15 - 34)

To consider a report by the Head of Planning Services on the findings of the Member Car Parking Working Group.

**Mr S Bell
388387**

6. TRANSIT SITES FOR GYPSIES AND TRAVELLERS (Pages 35 - 38)

To consider a joint report by the Heads of Planning and Housing Services on the requirement for Councils to make provision for travellers' transit sites.

**Mr S Ingram
388400
Mr S Plant
388240**

7. THE RSS REVIEW STATUTORY CONSULTATION RESPONSE (Pages 39 - 62)

To consider a report by the Head of Planning Services.

Mr S Ingram

388400

8. **HUNTINGDON WEST AREA ACTION PLAN SUBMISSION DOCUMENT** (Pages 63 - 218)

To consider a report by the Head of Planning Services on the contents of the Huntingdon West Area Action Plan.

Mr R Probyn
388430

9. **COUNTY WIDE AND INTEGRATED DEVELOPMENT PROGRAMME AND TARIFF** (Pages 219 - 238)

To consider a report by the Head of Planning Services on the Draft Cambridgeshire Integrated Development Programme.

Mr R Probyn
388430

10. **WORK PLAN STUDIES AND WORKING GROUP TEMPLATES** (Pages 239 - 250)

To consider, with the aid of a report by the Head of Democratic and Central Services, the current programme of Overview and Scrutiny studies.

Mrs J Walker
387049

11. **OVERVIEW AND SCRUTINY PANEL PROGRESS** (Pages 251 - 258)

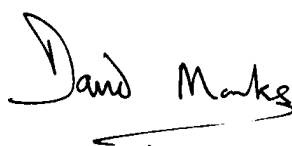
To consider a report by the Head of Democratic and Central Services on decisions taken by the Panel.

Mrs J Walker
387049

12. **SCRUTINY** (Pages 259 - 264)

To scrutinise decisions as set out in the Decision Digest and to raise any other matters for scrutiny that fall within the remit of the Panel.

Dated this 3 day of November 2009



Chief Executive

Notes

1. *A personal interest exists where a decision on a matter would affect to a greater extent than other people in the District –*
 - (a) *the well-being, financial position, employment or business of the Councillor, their family or any person with whom they had a close association;*
 - (b) *a body employing those persons, any firm in which they are a partner and any company of which they are directors;*
 - (c) *any corporate body in which those persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or*

(d) *the Councillor's registerable financial and other interests.*

2. *A personal interest becomes a prejudicial interest where a member of the public (who has knowledge of the circumstances) would reasonably regard the Member's personal interest as being so significant that it is likely to prejudice the Councillor's judgement of the public interest.*

Please contact Mrs J Walker, trainee democratic services officer, tel: (01480) 387049, email: jessica.walker@huntsdc.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the District Council's website – www.huntingdonshire.gov.uk (*under Councils and Democracy*).

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Democratic Services Manager and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

This page is intentionally left blank

Agenda Item 1

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the OVERVIEW AND SCRUTINY PANEL (ENVIRONMENTAL WELL-BEING) held in the Wren Room, Countryside Centre, Hinchingsbrooke Country Park on Tuesday, 13 October 2009.

PRESENT: Councillor P M D Godfrey – Chairman.

Councillors M G Baker, K M Baker,
P J Downes, J J Dutton, P M D Godfrey,
P Godley, D Harty, M F Newman and
J S Watt.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor Mrs M Banerjee.

38. WELCOME

The Chairman welcomed Councillor J J Dutton to his first meeting as a member of the Environmental Well-Being Panel.

39. MINUTES

The Minutes of the meeting of the Panel held on 8th September 2009 were approved as a correct record and signed by the Chairman.

40. MEMBERS' INTERESTS

No declarations were received.

41. LOCAL GOVERNMENT ACT 2000: FORWARD PLAN

The Panel considered and noted the current forward plan of key decisions (a copy of which is appended in the Minute Book) scheduled for consideration by the Cabinet, which had been prepared by the Leader of the Council.

In so doing, Members were informed that although a report on "Huntingdon Town Hall - The Way Forward" had been listed as being subject to scrutiny by this Panel, the report dealt with land ownership issues and was therefore being considered by the Overview and Scrutiny (Economic Well-being) Panel.

42. THE PLACE SURVEY

The Panel received a presentation by the Policy and Strategic Services Manager on the outcome of the Place Survey (a copy of the survey results is appended in the Minute Book) which had replaced the Best Value user satisfaction survey that the local authorities previously had been required to undertake. The Survey had been designed to capture local people's views, experiences and perceptions about the area that they lived in. Members were

informed that a questionnaire had been distributed to 3,000 randomly selected households in the District and 1,177 completed questionnaires returned. Weightings had been applied to the data which had adjusted the sample to ensure it was representative of the overall population.

The Panel's attention was drawn to the 18 national indicators measured by the Place Survey and informed that the Council had performed better than the County average against 11 of the indicators. In the case of only four of the indicators had the Council scored lower than the county average, the most significant being the percentage of people who agreed they could influence decisions in their locality.

Having regard to environmental indicators, the Panel was encouraged to note that satisfaction in the District was above the national average and the highest in Cambridgeshire in relation to refuse and recycling services.

Members noted the aspects which had been identified by respondents as being most in need of improvement in the District. In this regard, the Panel requested a breakdown by ward level of the responses relating to activities for teenagers and public transport. Members also requested the results at ward level for NI4 - the percentage of people who agreed that they could influence decisions in their locality.

It was reported, that as the place survey only supplied quantitative data, focus groups would be established across the County to enable officers to identify what actions would need to be taken to improve residents' perception of their respective areas.

Members acknowledged that whilst comparing results against national and neighbouring districts was of value, it was suggested that a comparison against districts with similar socio-economic characteristics would also be beneficial for establishing comparisons and setting benchmarks.

43. APPOINTMENT OF CO-OPTED MEMBERS TO THE OVERVIEW AND SCRUTINY PANELS

The Panel received a report by the Head of Democratic and Central Services (a copy of which is appended in the Minute Book) on the Council's scheme of co-option for the Overview and Scrutiny Panels. Members were informed that a programme of publicity was being undertaken to attract expressions of interest in joining the Panels from members of the public.

RESOLVED

that the Head of Democratic and Central Services be authorised to convene a politically balanced panel of Members to sit on an appointments panel to make recommendations on the co-option of two independent members to the Panel.

44. WORK PLAN STUDIES AND WORKING GROUP TEMPLATES

The Panel considered and noted a report by the Head of Democratic and Central Services (a copy of which is appended in the Minute Book) reviewing the Panel's programme of studies and informing Members of studies being undertaken by the other Overview and Scrutiny Panels.

In noting that the development management process review was progressing well, Members were asked to consider further possible subjects for investigation. As climate change was the theme for debate at the Council meeting to be held in December, it was suggested that this may be an appropriate subject for a future study. Members agreed to discuss this matter further at their next meeting.

45. OVERVIEW AND SCRUTINY PANEL PROGRESS

The Panel considered and noted a report by the Head of Democratic and Central Services (a copy of which is appended in the Minute Book) reviewing the Panel's progress and issues that had been discussed previously.

In so doing, the Panel noted that Anglian Water's collection manager had requested a list of questions to which he endeavoured to provide a response by the next Panel meeting.

With regard to cycling, the Panel requested an update as to progress with the Perry village cycle route as it was thought that funding had been received for this scheme. Members also questioned whether the dual use of footpaths for pedestrians and cyclists could be encouraged in villages. Furthermore, it was reported that the cycleway planned alongside the guided bus way would not extend to Huntingdonshire.

46. SCRUTINY

The Panel considered and noted the latest edition of the Council's Decision Digest summarising the Council's decisions since the previous meeting.

Chairman

This page is intentionally left blank

FORWARD PLAN OF KEY DECISIONS

Prepared by Councillor I C Bates
Date of Publication: 22 October 2009
For Period: 1 November 2009 to 28 February 2010

Membership of the Cabinet is as follows:-

Councillor I C Bates	- Leader of the Council	4 Church End Hilton Huntingdon PE28 9NJ Tel: 01480 830250 E-mail: Ian.Bates@huntsdc.gov.uk
Councillor L M Simpson	- Deputy Leader of the Council with Special Responsibility for HQ/Accommodation	45 Devoke Close Stukeley Meadows Huntingdon Cambs PE29 6XE Tel: 01480 388946 E-mail: Mike.Simpson@huntsdc.gov.uk
Councillor K J Churchill	- Executive Councillor for Housing and Public Health	51 Gordon Road Little Paxton St Neots PE19 6NJ Tel: 01480 352040 E-mail: Ken.Churchill@huntsdc.gov.uk
Councillor D B Dew	- Executive Councillor for Planning Strategy and Transport	4 Weir Road Hemingford Grey Huntingdon PE28 9EH Tel: 01480 469814 E-mail: Douglas.Dew@huntsdc.gov.uk
Councillor J A Gray	- Executive Councillor for Environment and Information Technology	Shufflewick Cottage Station Row Tilbrook PE28 0JY Tel: 01480 861941 E-mail: JG@novae.com

Councillor C R Hyams	- Executive Councillor for Operational and Countryside Services	22 Bluegate Godmanchester Huntingdon Cambs PE29 2EZ Tel: 01480 388968 E-mail: Colin.Hyams@huntsdc.gov.uk
Councillor A Hansard	- Executive Councillor for Resources and Policy	78 Potton Road Eynesbury St Neots PE19 2NN Tel: 01480 388942 E-mail: Andrew.Hansard@huntsdc.gov.uk
Councillor Mrs D C Reynolds	- Executive Councillor for Leisure	17 Virginia Way St Ives PE27 6SQ Tel: 01480 388935 E-mail: Deborah.Reynolds@huntsdc.gov.uk
Councillor T V Rogers	- Executive Councillor for Finance	Honeysuckle Cottage 34 Meadow Lane Earith Huntingdon PE28 3QE Tel: 01487 840477 E-mail: Terence.Rogers@huntsdc.gov.uk

0

Any person who wishes to make representations to the decision maker about a decision which is to be made may do so by contacting Mrs Helen Taylor, Senior Democratic Services Officer on 01480 388008 or E-mail: Helen.Taylor@huntsdc.gov.uk not less than 14 days prior to the date when the decision is to be made.

The documents available may be obtained by contacting the relevant officer shown in this plan who will be responsible for preparing the final report to be submitted to the decision maker on the matter in relation to which the decision is to be made. Similarly any enquiries as to the subject or matter to be tabled for decision or on the availability of supporting information or documentation should be directed to the relevant officer.

Roy Reeves
Head of Administration

Notes:- (i) Additions/significant changes from the previous Forward are annotated ***

(ii) For information about how representations about the above decisions may be made please see the Council's Petitions Procedure at <http://www.huntsdc.gov.uk/NR/rdonlyres/3F6CFE28-C5F0-4BA0-9BF2-76EBAE06C89D/0/Petitionsleaflet.pdf> or telephone 01480 388006

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Car Parking Review***	Cabinet	19 Nov 2009	Recommendations from Working Party	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Approve for revised orders consultation	D B Dew	Environmental Well-Being
1010 Climate Change Campaign***	Cabinet	19 Nov 2009	1010 Climate Change Campaign Document	Chris Jablonski, Environment Team Leader Tel No 01480 388368 or e-mail Chris.Jablonski@huntsdc.gov.uk		J A Gray	Environmental Well-Being
Covert Surveillance Policy Review	Cabinet	19 Nov 2009	Existing Policy Legislation	Wayland Smalley, Solicitor Tel No 01480 388022 or email Wayland.Smalley@huntsdc.gov.uk	Internal Steering Group	A Hansard	Economic Well-being
Land Adjacent to - the Grand Cinema, Ramsey	Cabinet	19 Nov 2009	Report to Cabinet - 7th June 2007	Keith Phillips, Estates and Property Manager Tel No 01480 388260 or email Keith.Phillips@huntsdc.gov.uk		A Hansard	Economic Well-being
County Wide and Integrated Development Programme and Tariff	Cabinet	19 Nov 2009	Local Investment Framework	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or email Richard.Probyn@huntsdc.gov.uk	Approve for consultation	D B Dew	Environmental Well-being
Draft MTP	Cabinet	19 Nov 2009	Financial Strategy - Previous Year's Budget Report - Various Annexes	Steve Couper, Head of Financial Services Tel No. 01480 388103 or email - Steve.Couper@huntsdc.gov.uk	Overview and Scrutiny (Economic Well-Being)	T V Rogers	Overview and Scrutiny (Economic Well-Being)

Subject/Matter for Decision	Decision/recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
The RSS Review Statutory Consultation Response	Cabinet	19 Nov 2009	The Adopted RSS - The RSS Review Background Papers	Steve Ingram, Head of Planning Services Tel No. 01480 388400 or email Steve.Ingram@huntsdc.gov.uk	Approve HDC response to EERA.	D B Dew	Environmental Well-Being
Huntingdon West Area Action Plan Submission Document	Cabinet	19 Nov 2009	Huntingdon West Area Action Plan Preferred Approach & Results of Consultation	Steve Ingram, Head of Planning Services Tel No. 01480 388400 or email Steve.Ingram@huntsdc.gov.uk	Approve for consultation.	D B Dew	Environmental Well-Being
A14 Statutory Orders Consultations	Cabinet	19 Dec 2009	None.	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or email Richard.Probyn@huntsdc.gov.uk	Endorse HDC's position on the orders	D B Dew	Environmental Well-being
Transit sites for Gypsies and Travellers	Cabinet	19 Nov 2009	East of England RSS Gypsy and Traveller Review	Steve Ingram, Head of Planning Services Tel No 01480 388400 or e-mail Steve.Ingram@huntsdc.gov.uk	None - decide on action	D B Dew	Environmental Well-Being
Development Management Submission Document	Cabinet	21 Jan 2010	Preferred Option Document	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or email Richard.Probyn@huntsdc.gov.uk	Approve for public consultation	D B Dew	Environmental Well-being
Draft Planning Contributions Supplementary Planning Document	Cabinet	21 Jan 2010	Huntingdonshire Development Plans	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or email Richard.Probyn@huntsdc.gov.uk	Approve for Consultation	D B Dew	Environmental Well-being

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Development Brief Old Fire Station, St. Neots***	Cabinet	17 Dec 2009	Previous urban design framework	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Adopt as interim Guidance	D B Dew	Environmental Well-Being
Development Brief Chequers Court, Huntingdon***	Cabinet	17 Dec 2009	Previous urban design framework	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Adopt as Interim Guidance	D B Dew	Environmental Well-Being
St. Neots Health Check (Final)***	Cabinet	17 Dec 2009	Reports from workshops undertaken	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	None - to note	D B Dew	Environmental Well-Being
Asset Management Plan	Cabinet	17 Dec 2009	Previous Cabinet Reports	Keith Phillips, Estates and Property Manager Tel No. 01480 388260 or email - Keith.Phillips@huntsdc.gov.uk		A Hansard	Economic Well-being
Older Persons Housing Strategy Update	Cabinet	17 Dec 2009	Housing Strategy 2006-11. Ageing Well, Housing, Health and Social Care Strategy for Older People. Lifetime Homes, Lifetime Neighbourhoods, A National Strategy for Housing in an Ageing Society, CLG, DWP, and DH, March 2008	Jo Emmerton, Housing Strategy Manager Tel No. 01480 388203 or email - Jo.Emmerton@huntsdc.gov.uk		K J Churchill	Social Well-Being

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
St. Ivo Leisure Centre - Proposal for Development	Cabinet	17 Dec 2009	None	Simon Bell, General Manager, Leisure Centres Tel No. 01480 388049 or email Simon.Bell@huntsdc.gov.uk		Mrs D C Reynolds	Social Well-being
Strategic Housing Land Availability Assessment (SHLAA)***	Cabinet	21 Jan 2010	Previous SHLAA	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Approve findings for consultations as preferred options	D B Dew	Environmental Well-Being
Former Fire Station and Waste Recycling Site, Huntingdon Street, St. Neots	Cabinet	21 Jan 2010	Development Brief and Marketing Information (in preparation)	Keith Phillips, Estates and Property Manager Tel No. 01480 388260 or email Keith.Phillips@huntsdc.gov.uk	Ward Councillors.	A Hansard	Economic Well-Being
Preferred Site Options Gypsy and Travellers Development Plan Document	Cabinet	21 Jan 2010	Issues and Options Paper	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or email Richard.Probyn@huntsdc.gov.uk	Approve for public consultation	D B Dew	Environmental Well-being
Budget and MTP**	Cabinet	11 Feb 2010	Draft MTP - Previous Year's Budget Report - Various Annexes	Steve Couper, Head of Financial Services Tel No 01480 388103 or email Steve.Couper@huntsdc.gov.uk	Overview and Scrutiny (Economic Well-Being) 4/02/10	T V Rogers	Executive Councillor for Finance
Treasury Management Strategy and Prudential Indicators***	Cabinet	11 Feb 2010	Previous Year's Strategy	Steve Couper, Head of Financial Services Tel No 01480 388103 or email Steve.Couper@huntsdc.gov.uk	Overview and Scrutiny (Economic Well-Being) 4/02/10	T V Rogers	Executive Councillor for Finance

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
-----------------------------	----------------------------------------	---------------------------	---------------------	---------------------------------------	--------------	-------------------------------	------------------------------------

This page is intentionally left blank

**COMT
OVERVIEW AND SCRUTINY PANEL
(ENVIRONMENTAL WELL-BEING)
CABINET**

**27 OCTOBER 2009
10 NOVEMBER 2009
19 NOVEMBER 2009**

10:10 CLIMATE CHANGE CAMPAIGN (Report by Head of Environmental Management)

1. INTRODUCTION

- 1.1 The purpose of this report is to inform the Cabinet of the background to the 10:10 Campaign and proposes signing up to the project. The Campaign is an ambitious scheme to unite every sector of British society behind one simple idea; that by working together it is possible to achieve a 10% cut in the UK's carbon emissions in 2010.
- 1.2 The Campaign was launched on 1st September 2009 and is supported by the Energy Saving Trust and the Guardian Newspaper. It encourages individuals, businesses, schools, community groups and local authorities to cut their emissions of carbon dioxide by 10% during 2010. This initiative is designed to support tough global action to combat climate change, to be agreed at a global conference in Copenhagen in December 2009.
- 1.3 To date 36,000 individuals and over 1000 organisations have formally registered their support for the Campaign. All three of the main political parties have indicated their support for the project, along with many large commercial organisations and public bodies.

2. BACKGROUND

- 2.1 The need to tackle climate change and reduce carbon emissions from its own activity and in the wider District is identified within the Council's Environment Strategy Growing Awareness - A Plan for our Environment.
- 2.2 Central Government has committed the UK to an 80% reduction in carbon emissions by 2050 and the evidence suggests that a 40% reduction will be required by 2020. The Council is working extremely hard to cut its own carbon emissions and has recently received recognition from the Carbon Trust for a plan to reduce its carbon emissions by 30% over five years.
- 2.3 In the wider District, the Council, in conjunction with the Environment Forum of the Huntingdonshire Strategic Partnership, is leading a number of projects designed specifically to encourage individuals and organisations to reduce their environmental impact. National Indicator 186 (CO₂ reduction per capita) places a requirement on Councils to support such projects and the Green House Retro-fit project, the Watt's Going Down Campaign and the Business Environmental Pledge scheme, which are all excellent examples of the Council acting as a leader within the community in the drive towards a low carbon economy.

3. IMPLICATIONS

- 3.1 The 10:10 Campaign will contribute towards the goals of the Council's Environment Strategy and Carbon Management Plan and will also provide a focus for individuals and organisations within the District to work together to cut their emissions.
- 3.2 The 10:10 Campaign has a sister project 'The Great British Refurb' providing information and advice to householders on energy efficient refurbishment. This campaign fits extremely well with the Council's Green House Retrofit Project, its efforts to promote loft and cavity wall insulation and to promote best practice in design of new build properties through the St Neots Energy Study.
- 3.3 Joining the 10:10 Campaign will underline the Council's determination to take the lead, both through practical measures that we take ourselves, and through the support and encouragement that we can give to individuals and organisations to change their behaviour.

4. CONCLUSIONS

- 4.1 The 10:10 Campaign will provide a focus for all sections of the community to unite around immediate, effective and achievable action to tackle climate change.
- 4.2 The 10% target set by the Campaign provides a challenging yet realistic ambition for organisations and individuals alike and fits extremely well with activities currently being undertaken by the Council to show the lead in the transition towards a low carbon economy.

5. RECOMMENDATIONS

- 5.1 It is recommended that Cabinet -
 - (a) authorise the Leader and Chief Executive to formally register the Council's support for the 10:10 Campaign and commit to reduce its carbon emissions by at least 10% during 2010; and
 - (b) support the promotion of the 10:10 Campaign to the widest possible audience within the District.

BACKGROUND INFORMATION

More information about 10:10 can be found on the campaign website at www.1010uk.org

Contact Officer: Chris Jablonski (Environment Team Leader)
☎ (01480) 388368

COMT
O&S PANEL (ENV. WELL-BEING)
CABINET

3RD NOVEMBER 2009
10TH NOVEMBER 2009
19TH NOVEMBER 2009

CAR PARKING REVIEW 2009 (Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 Members will recall that an in-depth and substantive review of our Car Parking Policy was carried out during 2007 with a final Action Plan and revised charging policy approved by Cabinet in March 2008. The revised charging arrangements and other operational changes came into effect on 1st October 2008.
- 1.2 At the time of the last Review, Cabinet resolved to commence its next Review within a shorter timeframe than the usual 3-year cycle and specifically requested that work commence 6-months after the implementation of the previously approved changes coming into effect. The Member Car Parking Working Group was reconstituted to undertake this task.
- 1.3 Whilst this review addresses several current issues, it is considered that a full, overall review of all parking charges be undertaken from October 2010 onwards.
- 1.4 A list of the Members of the Working Party is attached at Annex A to this report.

2. BACKGROUND

- 2.1 The Working Party has met on two occasions since June 2009. At the first meeting, the Working Party reviewed progress on the actions arising from the previously approved Action Plan and scoped the issues to be included as part of the 2009 review and upon which they wished Officers to undertake further detailed studies. Details of the Action Plan progress are included at Annex B.
- 2.2 At the second meeting, the Working Party received and reviewed a series of Topic Papers relating to their original scoping issues and Members formulated their recommendations to go forward for the formal consideration by the Cabinet. These are outlined in Section 3 below.

3. RECOMMENDED CAR PARKING ACTIONS

3.1 Based on the work of the Car Parking Working Party, the following issues are those that are being recommended for formal consideration and agreement by the Cabinet;

3.1.1 Huntingdon & Godmanchester area

i) Riverside Car Park – Members noted that there has been little overall demand for the short-stay area introduced in October 2008 to serve the Park and it was agreed that these should be reduced to no more than 8 spaces. In making this recommendation, Members did note that short-term parking will still be available across the rest of the car park and that overall demand is now less than total supply following the opening of Bridge Place car park at Godmanchester.

ii) Oak Tree Centre – It was noted that the car parking in the vicinity of the Centre and Sapley Square continues to cause a degree of operational difficulty. In advance of more robust measures being considered, it is the recommendation of the Working Party that Officers continue to press the NHS to deliver the required Travel Plan for the Centre as part of the original planning permission, with the overall aim of reducing the overall car parking demand.

iii) Mill Yard and Park Lane (Godmanchester) – The Working Party noted that since the introduction of charged car parking at Riverside and Bridge Place, there has been a significant drift of users to these car parks in order to be able to (continue to) park free of charge and walk into Huntingdon. Members considered issues around possible time-limited restrictions or potential charging but concluded to recommend that at this time impacts continue to be monitored and this is again considered by the next recommended review in 2010.

3.1.2 St. Neots area

i) The Working Party requested Officers explore options around ending the current free parking arrangements at both Cambridge Street and Riverside. Discussion took place around applying a level of equality for the town when compared to the similar retail offer in both Huntingdon and St. Ives whilst also recognising the lack of play areas in Eaton Ford, which places increased demand on facilities at Riverside. Following a majority vote, it was agreed that it would be recommended that appropriate charges would be introduced but with some free parking for a two-hour period (exact details to be agreed) be retained at Riverside in order to support its recreational use. At Cambridge Street, the Working Party recommends that charging should be reintroduced on the basis of overall demand generally exceeding supply.

It was also agreed that where charging applies this should be at the same rates as in Huntingdon and St. Ives as shown in Annex C.

Due to MTP timescales if such action were to be approved, a Bid has been developed based on these charging scenarios and it is estimated that an overall net income of approx. £64.5K per annum would be generated.

ii) Members noted that since 1st October 2008 when Tan Yard became short-stay to meet local demand, particularly Market days, that this car park is now little used. To redress this issue and to reduce demand at Tebbutts Road, it is recommended that Tan Yard remain short-stay but permit usage by holders of either Resident Parking Permit's and / or Season Ticket holders.

3.1.3 Controlling Parking in Ramsey

i) The Working Party requested options be put forward for their consideration on how to control the demand of off-street parking at Mews Close, whilst noting that there was still a significant level of overall parking provision in the town when considering total available space both on and off-street. The problem at Mews Close was based on the lack of turnover of short-stay spaces to encourage visitors and shoppers.

Members recommend that the introduction of some short-stay parking areas up to a maximum of 2-hours stay be investigated, together with some additional provision of spaces in the Mews Close within land owned by the District Council, as shown indicatively in Annex D, in tandem with possible residential development together with improved pedestrian and servicing routes.

3.1.4 Eligibility for Resident Parking Permits and Season Tickets

i) The Working Party noted that as part of the review it had come to light that there are a number of anomalies in respect of those eligible to qualify for either a Resident Parking Permit or Season Ticket. An example of this is at Hinchingsbrooke where some residents qualify due to the location of their property within the Parish of Huntingdon whereas neighbouring properties do not due to still being located within The Stukeleys Parish. Members recommended that the issue be investigated and resolved by the use of revised town boundaries or local eligibility rather than parish wards.

3.1.5 Potential for Charging at Country Parks

Members requested possible scenarios around potential charging at Country Parks when compared to similar facilities within other areas.

i) Hinchingsbrooke Country Park – The Working Party noted that the use of the existing car park is heavily impacted upon by people visiting other local facilities, particularly Hinchingsbrooke Hospital. Members noted that this would likely be exacerbated following the

introduction of on-street waiting restrictions by the County Council nearby at Christie Drive.

Members felt that a reasonable charge should be introduced in order to support the Park and should include options to purchase a season ticket, weekend charging, 6-hour restriction on length of stay in order to deter full-time worker parking, parking refunds for users of the Café and the conference facilities and free parking in the evening. The Working Party also noted the need to consult the Friends of Hinchingsbrooke Park and to communicate as widely as possible the reasons and benefits behind any charging if introduced. Suggested charges are shown at Annex C.

Due to MTP timescales if such action were to be approved, a Bid has been developed based on this charging scenario and while season ticket allowances to be agreed could affect the overall estimate, current work indicates that an overall net income of approx. £24K per annum could be generated.

ii) Paxton Pits – The Working Party noted that the problems at this location are less severe than at Hinchingsbrooke and noting that charging may force users to transfer parking to adjacent quarry access roads and associated open space, Members were minded not to recommend the introduction of formal charging but suggest that a ‘donation box’ be investigated with any resultant income used to support the work of this important recreational and environmental facility.

3.1.6 St. Ives

i) The Working Party does not wish to make any formal recommendations to change existing arrangements in St. Ives but did note that the parking at the new ‘Park & Ride’ site for the Guided Busway is planned to be free of charge. Officers reported that they consider this could have a detrimental effect on town centre parking with users switching to the availability of free parking given the close walking distance to the town centre. This would have a potential detrimental effect on overall car parking income and a revised MTP bid has been prepared to consider this issue.

Members noted that Officers continue to have discussions on this issue with their counterparts at the County Council and that the issue will be further considered once the Guideway become operational and its effects are known.

3.1.7 Review of Overall Charging Levels – The Working Party recommends that following the introduction of revised charging from 1st October 2008, that no further increases should be made at this time (other than specifically recommended elsewhere in this report). It is recommended that a review of overall charging should commence in

October 2010 with a view to any emerging recommendations being introduced from 1st October 2011.

3.1.8 Parking in Village Car Parks and at Leisure Centres – With the benefit of the Topic Papers, the Working Party considered all the issues in relation to the above. In relation to village car parks it was felt that as the majority of these are in rural locations, that a charge would be difficult to justify based on existing usage at the present time. In terms of Leisure Centres it was considered that charging could have an effect on the viability of the facilities and could likely cause an overspill on adjacent roads and school facilities and charging is not recommended either.

3.1.9 Other Issues –

i) New style ‘Pay & Display’ machines – Members were informed that the trial of new machines at Riverside, Huntingdon and Bridge Place, Godmanchester had been particularly successful, including allowing payment by credit/debit card and by also allowing better remote monitoring of the operation, together with the use of new hand-held technology by the Street Ranger service. While it is noted that the cost of administering the credit card service is currently greater than the income received through the facility, it is recommended that the service continue as it is expected that as time passes, a greater take-up of payment by this method will ensue so that income exceeds cost. This is particularly relevant as any machines are replaced and further facilities are offered including credit/debit options.

ii) Civil Parking Enforcement (CPE) – The Working Party noted that the County Council Cabinet are to recommend that further negotiations are to take place countywide to continue to explore joint CPE operations and that detailed financial models are to be prepared for an extended CPE operation countywide.

4. CONCLUSIONS

4.1 Based on their review work included in this Report, the Members Car Parking Working Party submit their recommendations as outlined in Section 3 above for the consideration of Cabinet.

4.2 Subject to any comments emerging from Cabinet, it is recommended that Officers be asked to develop specific working arrangements based on the proposed recommendations and that these be submitted to Cabinet for their future consideration as part of a revised Off-Street Parking Places Order with a planned introduction date of 1st June 2010.

4.3 In recommending an overall review of car parking charges from 1st October 2010, Members would request Cabinet consider

reconstituting the Members Car Parking Working Party in the municipal year 2010/11 in order to undertake this work.

5. RECOMMENDATION

It is recommended;

That Cabinet consider the recommendations contained in Sections 3 and 4 above for further development with a view to submitting a further report to Cabinet as part of a revised Off-Street Parking Places Order 2010 for implementation from 1st June 2010.

BACKGROUND INFORMATION

Car Parking Strategy Cabinet Report – 13th March 2008
Hunts Car Parking Strategy Action Plan 2008-2011
Members Car Parking Working Party Minutes – 25th June & 24th Sept 2009
Resident Parking Permit and Season Ticket Eligibility Maps

Contact Officer: **Stuart Bell – Transport Team Leader**

☎ 01480 388387

MEMBERS OF CAR PARKING WORKING PARTY

Councillor Tom Sanderson (Chairman)
Councillor John Garner (Vice-Chairman)

Executive Councillor Doug Dew
Councillor Julie Dew
Councillor Andy Monk
Councillor David Priestman
Councillor Mandy Thomas

This page is intentionally left blank

HUNTINGDONSHIRE CAR PARKING STRATEGY 2007

APPROVED ACTION PLAN – 2008-2011

HUNTINGDON

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Demand to meet immediate capacity issues	Provision of new long-stay car park at Bridge Place, Godmanchester	Complete Summer 2008
	Long and short stay parking imbalance	Mill Common to become all short-stay	Implemented 1 st October 2008
	Free parking encourages car use and discourages other modes of travel where appropriate.	Introduce appropriately targeted charges for long-stay car parking at Riverside and Bridge Place	Implemented 1 st October 2008
	Free parking also encourages rail commuters to park for free to avoid rail station car parking charges		
	Encouraging leisure activities and use of Riverside Park	Introduce designated short-stay car parking at Riverside	Implemented 1 st October 2008
	Managing car parking demand	Introduce new 3-year pricing policy and amend charges to keep demand at 2007 baseline	Implemented 1 st October 2008
		Review Off-Street Parking Places Order including removal of employment-based Season ticket permits which currently allow parking inside ring-road by reallocating to long-stay charge car parks outside ring-road. For residents living within designated town centre zone, Permits and Season tickets will continue to allow use of certain car parks within ring-road	Implemented 1 st October 2008. Existing Season Ticket holders expired 30.9.09 and all Season Ticket holders now park outside the ring-road (except St. Germain Street Minor).
		Introduce low emission vehicle rate within Season Ticket regime for employees working in town centre or residents living within	Implemented 1 st October 2008

		designated zone	
		Work with CCC to review all one-hour on-street parking charges	Approved by Hunts AJC July 2008. Review to be undertaken by CCC - awaited.
		Undertake trial of new ticket machine technology at Riverside and Bridge Place including alternative payment options to cash i.e. credit/debit cards/mobile phone	Implemented 1 st October 2008 (Credit Card facilities from Summer 2009).
MEDIUM	Demand to meet immediate capacity issues	Investigate leasing options for land for long-stay car parking at Brampton Road	Car parking implemented by private developer and opened April 2009. Planning related issues on-going.
	Managing car parking demand	Monitor effect of new ticket machine trial and investigate roll-out to other car parks including hand-held data capture technology	Trial results reported as part of 2009 review. Hand-held data capture now in operation as part of Street Ranger service.
	Ineffective signage/distribution of vehicles across parking spaces	Investigate fixed or variable message signing	Scheme agreed with CCC to provide fixed signing and space Nos. around ring-road. Awaiting implementation by CCC as part of wider signing project.
	Town Centre development requiring additional car parking	To continue to work with developers such as Chequers Court and West of Town Centre to secure additional car parking	On-going. Lead Officer – Director of Environmental and Community Services.
	Promoting travel choice. Free parking encourages car use and discourages other modes of travel where appropriate	Begin scaling long-stay charging levels upwards to reflect local bus journey fare levels	Commenced as part of pricing changes implemented 1 st October 2008.
LONG	Decriminalised parking	Continue to work with partners to explore the issues arising from decriminalisation	County Council undertaking further countywide negotiations and financial modelling.
LONG (plus)	Economic growth, town centre parking supply and managed demand	Explore the possibility of Park & Ride but only when a business case can justify such provision	No progress

ST. NEOTS

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Market Day demand to meet immediate short-term capacity	Tan Yard to become all short-stay	Implemented 1 st October 2008
	Managing car parking demand	Introduce new 3-year pricing policy and amend charges to keep demand at 2007 baseline	Implemented 1 st October 2008
		Review Off-Street Parking Places Order to reflect pricing and regime changes including removal of employment-based Season ticket use in Tan Yard and The Priory Car Park	Implemented 1 st October 2008
		Introduce low emission vehicle rate within Season Ticket regime for employees working in town centre or residents living within the town	Implemented 1 st October 2008
MEDIUM		Work with CCC to review all one-hour on-street parking charges	Approved by Hunts AJC July 2008. Review to be undertaken by CCC - awaited.
	Long and short stay parking imbalance	Investigate; a) expansion of Cambridge Road long-stay to replace parking lost at Tan Yard, b) improved pedestrian access to Huntingdon Street following any relocation of HWRC and c) consider appropriately targeted charges for long-stay car parking at Cambridge Road	(a) & (b) being considered as part of Huntingdon Street former HWRC site redevelopment. (c) recommendations as part of 2009 review.
	Managing car parking demand	Monitor effect of new ticket machine trial in Huntingdon and investigate roll-out to other car parks including hand-held data capture technology	Trial results reported as part of 2009 review. Hand-held data capture now in operation as part of Street Ranger service.
	Town Centre development requiring additional car parking	To continue to work with partners to secure additional parking in association with new development	On-going. Likely to emerge from Core Strategy recommendations.
	Promoting travel choice. Free parking encourages car use and discourages other modes of travel where appropriate	Begin scaling long-stay charging levels upwards to reflect local bus journey fare levels	Commenced as part of pricing changes implemented 1 st October 2008.
	Free parking encourages car use and discourages other modes of	Continue to evaluate whether the introduction of targeted long-stay parking charges at	Recommendations made as part of 2009 review.

	travel where appropriate	Cambridge Road would be appropriate	
--	--------------------------	-------------------------------------	--

LONG	Meeting car parking demand	Work with partners to explore the possibility of additional car parking on the south side of the town centre	No progress. Likely to emerge from Core Strategy recommendations.
	Decriminalised parking	Continue to work with partners to explore the issues arising from decriminalisation	County Council undertaking further countywide negotiations and financial modelling.
LONG (plus)	Economic growth, town centre parking supply and managed demand	Explore the possibility of Park & Ride but only when a business case can justify such provision	No progress

ST. IVES

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Managing car parking demand	Introduce new 3-year pricing policy and amend charges to keep demand at 2007 baseline	Implemented 1 st October 2008
		Review Off-Street Parking Places Order to reflect pricing and regime changes	Implemented 1 st October 2008
		Introduce low emission vehicle rate within Season Ticket regime for employees working in town centre or residents living within designated zone	Implemented 1 st October 2008
		Work with CCC to review all one-hour on-street parking charges	Approved by Hunts AJC July 2008. Review to be undertaken by CCC - awaited.
MEDIUM	Managing car parking demand	Monitor parking levels on London Road Flood Arches to ensure parking demand needs continue to be met	On-going.
		Assess car parking needs in Market Hill as part of future Environmental Improvement scheme	In abeyance as part of wider decision relating to Environmental Improvement scheme.
		Monitor effect of new ticket machine trial in Huntingdon and investigate roll-out to other car parks including hand-held data capture technology	Trial results reported as part of 2009 review. Hand-held data capture now in operation as part of Street Ranger service.
	Promoting travel choice.	Begin scaling long-stay charging levels	Commenced as part of pricing

	Free parking encourages car use and discourages other modes of travel where appropriate	upwards to reflect local bus journey fare levels	changes implemented 1 st October 2008.
LONG	Economic growth, town centre parking supply and managed demand	Monitor effects of Guided Bus Park & Ride car park when open from early 2009 and effects on town centre car parking	Guided Bus opening delayed to late 2009. Effects will be monitored from that date.
	Decriminalised parking	Continue to work with partners to explore the issues arising from decriminalisation	County Council undertaking further countywide negotiations and financial modelling.

RAMSEY

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Managing car parking demand	Investigate the introduction of short-stay parking areas within Mews Close car park to control long-stay parking levels. Possible 'Disc Parking' permit, subject to revenue costs	Recommendations made as part of 2009 review.
		Review Off-Street Parking Places Order where necessary	
MEDIUM	Loss of off-street parking at New Road with resultant loss of capacity	Investigate replacement provision on District Council land at Mews Close. Possible 50/50 scheme with residential provision. Proven area of demand	Recommendations made as part of 2009 review.
LONG	Removal of High Street parking	Work with County Council to investigate removal of on-street parking to improve safety and traffic flow	Traffic Orders currently being advertised by County Council for public consultation. Also included as part of Ramsey Market Town Transport strategy public consultation.
		Continue to work with partners to explore the issues arising from decriminalisation	
	Decriminalised parking		

This page is intentionally left blank

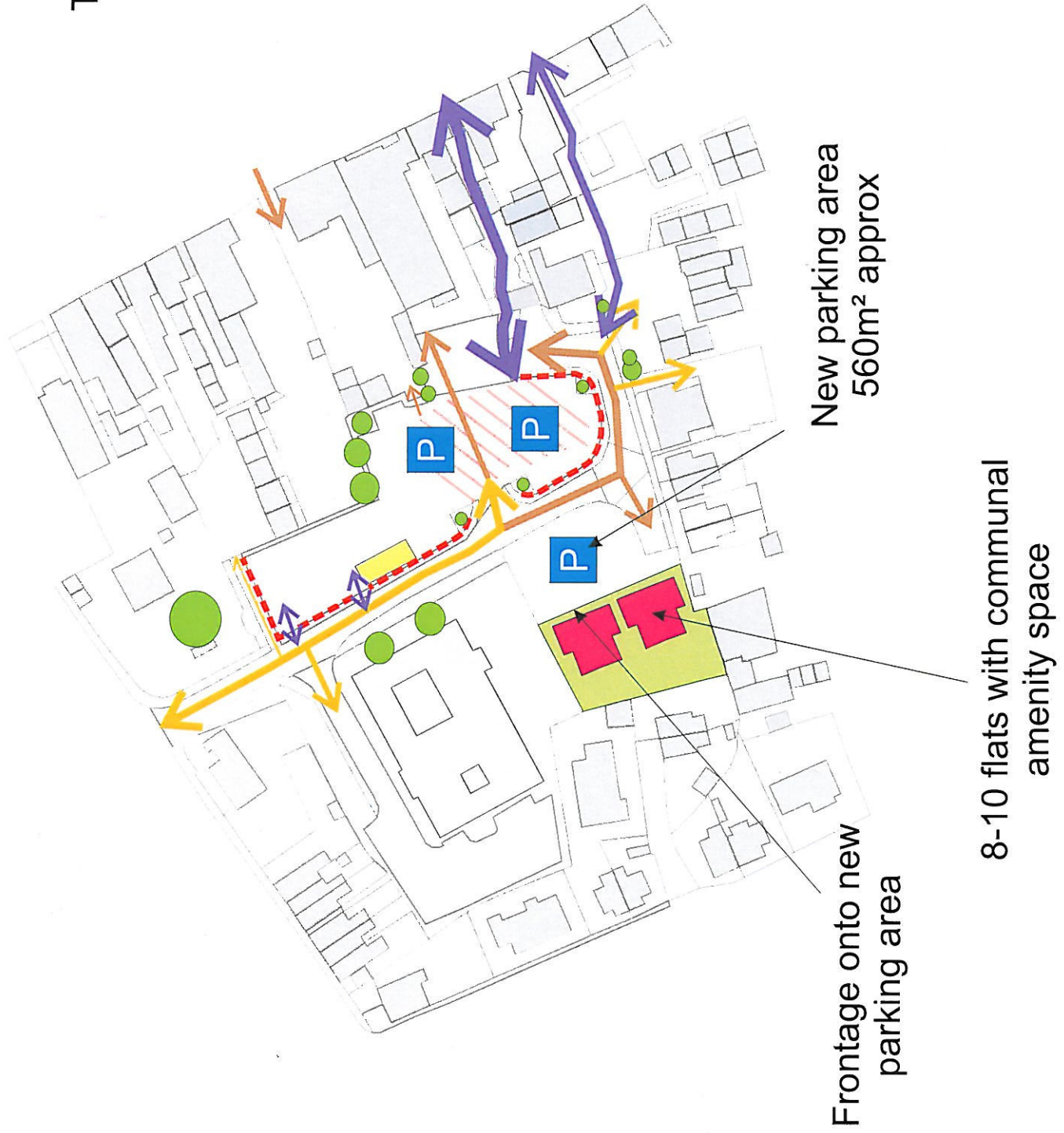
PROPOSED REVISED PARKING CHARGES

Location	Existing		Proposed	
Riverside, St. Neots * (Monday to Saturday)	1-hour	Free	1-hour	20p
	2-hour	Free	2-hour	40p
	3-hour	Free	3-hour	60p
	4-hour	Free	4-hour	80p
	23-hour	Free	23-hour	150p
Cambridge Street, St. Neots	1-hour	Free	1-hour	20p
	2-hour	Free	2-hour	40p
	3-hour	Free	3-hour	60p
	4-hour	Free	4-hour	80p
	23-hour	Free	23-hour	150p
Hinchingsbrooke Country Park +	Up to 2-hours	Free	Up to 2-hours	100p
	2-6 hours (MAX)	Free	2-6 hours (MAX)	200p
* Subject to free 2-hour parking areas to serve Riverside Park.				
+ Subject to options for Season Ticket purchase, refunds for Café users and evening free parking.				

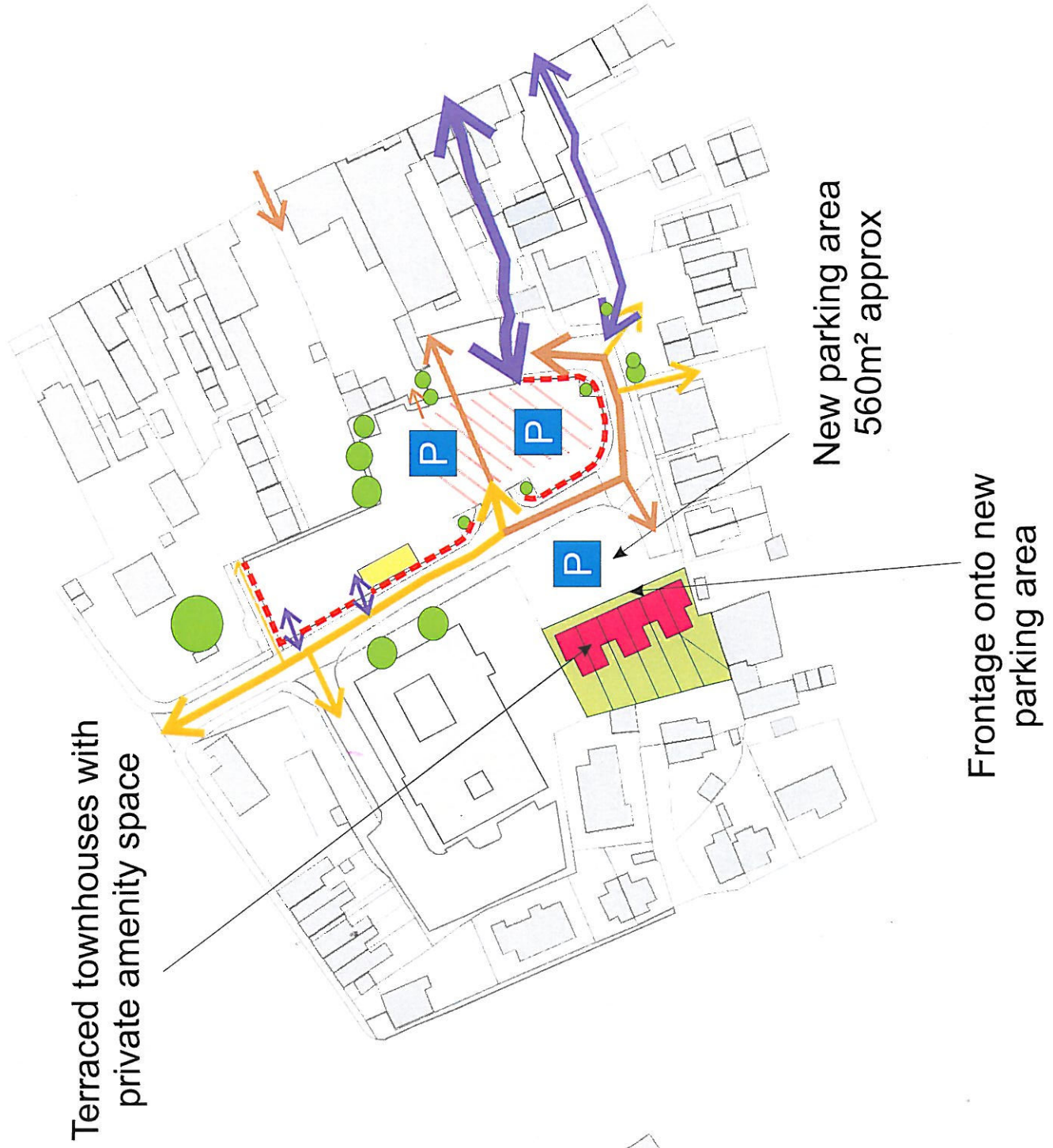
This page is intentionally left blank

Mews Close Development Ideas

New Flats and Car Park on overgrown site



Terraced dwellings and Car Park on overgrown site



This page is intentionally left blank

**COMT
O&S
CABINET**

**3 November 2009
10 November 2009
18 November 2009**

TRAVELLERS' TRANSIT SITE PROVISION

(Joint Report by Head of Planning Services and Head of Housing Services)

1 PURPOSE

- 1.1 To advise Cabinet of the implications of the approved East of England Plan policy on Gypsies and Travellers and in particular with regard to the requirement for councils to make provision for transit sites.

2 BACKGROUND

- 2.1 The single issue review of the East of England Plan (the Regional Spatial Strategy or RSS) for Gypsy and Traveller accommodation was completed with the publication of the final policy by the Secretary of State in July 2009.
- 2.2 For Huntingdonshire the final requirements are:
- To make provision for 25 additional permanent residential pitches by 2011 (and a further 21 for the period 2011-2021).
 - To potentially make provision for part of the requirement for 40 transit pitches in Cambridgeshire and Peterborough.
 - To potentially make provision for part of the requirement for 18 additional plots for Travelling Showpeople in Cambridgeshire and Peterborough, with provision beyond 2011 being made on the basis of an annual 1.5% compound increase in plots.
- 2.3 The Cambridgeshire and Peterborough Councils are required to work together to decide how to apportion the requirement for transit pitches and Travelling Showpeople plots between the five District Councils and Peterborough City Council. Officers of all the Councils have met to consider how this might be achieved given the concerns that the lack of District figures in the RSS could lead to delays in the production of Development Plan Documents.
- 2.4 Given the lack of available resources and the urgency required to meet DPD timescales, Officers have concluded that it would not be appropriate to use consultants to undertake the additional work but rather to make use

of existing joint working arrangements, information and expertise. This will include liaison with the "Sites Group" of the Cambridgeshire Strategic Travellers Co-ordinating Group.

3 TRANSIT PROVISION

- 3.1 It is likely that Huntingdonshire will be required to make some transit provision given the evidence from Cambridgeshire Police that there is pressure along the A1/A1(M) corridor and the basis of the locational guidance in the RSS policy which indicates 'Cambridge area, Fenland, Huntingdonshire and Peterborough'. The policy states that local authorities should work together to establish the network of transit pitches.
- 3.2 Responses to the Issues consultation on the Huntingdonshire Gypsy and Traveller DPD also indicated a general acceptance that there is a need for a transit site in the District.
- 3.3 Fenland has now granted planning permission for 9 transit pitches, but implementation is awaiting funding. It is understood that Peterborough City Council may also be seeking a site for transit provision. South Cambridgeshire is proposing 10 pitches at Milton by the A14 in its Site Options consultation. Through an Executive Member decision, Huntingdonshire has advised South Cambridgeshire that it considers that it would be a better use of the site, which is currently used for permanent pitches, if it were to remain as 15 pitches rather than being reduced to 10.
- 3.4 As well as being a requirement of the RSS policy, there are advantages in there being a formal and well managed Transit site within the District. The Government recognises that unauthorised encampments cause local problems. It therefore encourages bids for funding to provide a full grant covering the cost of the provision of a new transit site. Once a transit site is provided, guidance and powers are in place to enable the police to direct Travellers who park on local authority land without authorisation to move immediately to the transit site. A transit site within the District would therefore provide a facility for the Gypsies and Travellers who pass through Huntingdonshire and help to reduce or even eliminate the number of unauthorised encampments which take place each year.
- 3.5 The matter was considered by the Steering Group for the Gypsy and Travelling DPD on 17th September. The Group agreed that Cabinet should be requested to authorise a search for a site on which to establish a transit site subject to government funding support being forthcoming.
- 3.6 If this Council were to agree in principle that there should be a transit site within its boundaries, this would assist and inform the DPD process which is currently seeking sites for Gypsy and Traveller sites. Given the contribution being made by other Councils, support in principle for the

identification and creation of a transit site of 8-10 pitches would appear appropriate. The Council will also need to consider the way in which the transit site, once identified, could be brought forward. Such a site could be owned by the Council or a Registered Social Landlord. It would be preferable, regardless of ownership, for the management, which is critical to its success, being undertaken by a RSL which has expertise in this field and will be able to work with the Council to set parameters for occupancy, behaviour and management. In order to submit a successful bid to the Government for grant support to provide a transit site, it may be necessary to obtain the services of an experienced specialist support company.

4 TRAVELLING SHOWPEOPLE

- 4.1 The locational guidance in the RSS policy for 18 additional Travelling Showpeople plots by 2011 is 'East Cambridgeshire and elsewhere'. The policy states that local authorities should work in county groupings with local Travelling Showpeople and the Showmen's Guild to identify the plots required. Officers, through joint working, have agreed that as a first step it will be necessary to consult the Showmen's Guild to ascertain whether their evidence given to the RSS Examination in September 2008 is still valid and if there is any evidence relating to provision across Cambridgeshire and Peterborough for longer term needs. The September 2008 Showmen's Guild evidence suggested a need for 9 more plots in East Cambridgeshire, 2 in Fenland, 3 in South Cambridgeshire and 4 in Peterborough. There was no suggestion of need in Huntingdonshire, and this has been confirmed so far by the responses to the Issues consultation on the Huntingdonshire DPD.
- 4.2 Therefore, unlike Transit provision, it appears unlikely that Huntingdonshire will be required to make provision for Travelling Showpeople plots.

5 RECOMMENDATION

- 5.1 It is recommended that Cabinet:
1. Notes the recommendation from the Gypsy and Traveller DPD Steering Group of 17th September 2009 and agrees in principle that a transit site for Gypsies and Travellers should be sought
 2. Instructs Officers to consider further where and how this might be provided and to prepare a bid for a Government grant at the appropriate time.

CONTACT OFFICER - enquiries about this report to Steve Ingram (Head of Planning Services), on 01480 388400 or Steve Plant (Head of Housing Services) on 01480 388240.

This page is intentionally left blank

COMT
OVERVIEW & SCRUTINY
CABINET

3rd November 2009
10th November 2009
19th November 2009

THE REGIONAL SPATIAL STRATEGY REVIEW – THE EAST OF ENGLAND PLAN 2031 - RESPONSE TO THE EERA OPTIONS CONSULTATION

(Report by Head of Planning Services)

1. INTRODUCTION

1.1 This report is to inform the Cabinet about the current EERA consultation in respect of the on-going review of the Regional Spatial Strategy and for the Cabinet to consider the potential implications of those scenario's, for the future of Huntingdonshire, and thereby to determine the Council's response to this consultation.

2. BACKGROUND

2.1 The current Regional Spatial Strategy, the East of England Plan, was issued in May 2008. It sets out the growth targets for the period up to 2021 based around a 10% increase in population and a 20% increase in both households and jobs with some 26,000 new homes being built in the region every year. The current Plan requires Huntingdonshire to deliver a minimum of 11,200 new dwellings, associated employment and other development by 2021.

2.2 Because of the statutory requirement for the Council to plan for the delivery of a 15 year housing land supply HDC's newly adopted Core Strategy extends that planning period up to 2026. The Core Strategy proposes that Huntingdonshire will deliver a minimum of 14,000 new dwellings (a figure which is made up of the committed 11,200 homes + an applied annual growth rate) and associated employment and other related development during that period.

2.3 The Government now requires EERA to review the East of England Plan in order to extend the plan period until 2031 - and for it to potentially plan to accommodate further substantial amounts of residential and employment growth within the region. In accordance with the Governments requirements EERA has now begun that 'early review' with the whole process being proposed to be completed, in what is acknowledged to be a very short and challenging timescale, by 2011.

2.4 After considering the basis of the 'advice' submitted by the strategic planning authorities, which in the Cambridgeshire case was based upon the conclusions of the 'Cambridgeshire Development Study', from across the whole region EERA has now published a consultation which outlines four 'growth scenario's' upon which EERA are seeking responses. This formal consultation period concludes on the 24th November 2009 and EERA state that they will then 'look closely at all the responses to the consultation before publishing, in March 2010, a detailed plan for how many homes are needed up to 2031'. It will be that 'plan' which will then be subject to independent examination and then potentially subsequently

adopted, should the current Development Plan regime remain in place, as the revised Regional Spatial Strategy.

3. THE REVIEW OF THE REGIONAL SPATIAL STRATEGY – EERA’S CONSULTATION OPTIONS

- 3.1 The Government considers that, although the current Regional Plan was only published in May 2008, this immediate review is ‘required’ in order to meet the region’s further development needs for the period 2011 to 2031. Despite acknowledging the current changes that are taking place with regard to the role, and form, of regional governance the Government has asked EERA to continue with this review because of the urgent need for a long-term Regional Spatial Strategy for the East of England.
- 3.2 The argument is that further growth is required within the region because the Government predicts that the population of the East of England will have increased from 5.4 million in 2001 to nearly 7 million in 2031 because of natural increases plus migration into the region from elsewhere in the UK and from abroad. The Government also expects the region to remain economically buoyant with research and development and environmental businesses leading the way out of recession and also helping to meet the employment needs of London’s key businesses.
- 3.3 EERA has accordingly consulted on the basis of four possible growth scenarios for the region for the period up to 2031;

Scenario 1: Roll Forward of Existing Plan

- 3.4 This scenario ‘rolls forward’ the housing growth rates established by the current Regional Plan for another 10 years. This would be the highest level of growth that most Council’s within the region considered could be accommodated. For Cambridgeshire this would require some 3,610 dwellings a year to continue to be built, or 76,160 for the period 2011-2031, with most growth continuing to be provided in the south of the county in accordance with the currently adopted spatial strategy for the Cambridge sub-region. For Huntingdonshire this scenario would require us to continue to deliver about 550 homes a year in order to meet a 20 year target of 11,080 inline with the spatial vision as set out in the adopted Core Strategy. EERA considers that this scenario would deliver the lowest amount of new housing, thus having the least impact upon affordability, and that it would fail to fully capture economic benefits although it could help to reduce carbon emissions from travel if adequate alternatives to the car are available.

Scenario 2: National Housing Advice and Regional New Settlements

- 3.5 This scenario seeks to test the advice given to the Government by the National Housing and Planning Unit (NHPAU) that some 30,000 to 40,000 homes would need to be built annually within the region in order to stabilise long-term rises in house prices. For Cambridgeshire this would require some 4,560 dwellings a year to be built, or 91,160 for the period 2011-2031, with most growth continuing to be provided in Huntingdonshire and around Cambridge. For Huntingdonshire this scenario would require building about 1,200 homes a year in order to meet a 20 year target of 24,080 (26% of the county total) predicated on the principle of the development of a new “regional scale” settlement (of ultimately up to 20,000 new dwellings) in Huntingdonshire. EERA

acknowledges that this scenario could draw resources and investment away from existing locations and increase traffic particularly during the early development of a new settlement.

Scenario 3: National Housing Advice and Regional Economic Forecasts

3.6 This scenario is based upon the premise that extra housing growth should be allocated to areas where there is forecast to be a demand for extra workers. For Cambridgeshire this would require some 4,560 dwellings a year to be built, or 91,160 for the period 2011-2031, with the most growth to be provided in Cambridge, East Cambs and Huntingdonshire. For Huntingdonshire this scenario would require the delivery of 900 homes a year in order to meet a 20 year target of 17,960. EERA considers that this scenario would be most likely to support economic growth but that by focussing upon areas of existing economic success would not support economic diversification.

Scenario 4: National Household Projections

3.7 This scenario takes both the scale and distribution of proposed growth from Government projections of new households. For Cambridgeshire this would require some 4,350 dwellings a year to be built, or 87,000 for the period 2011-2031, with rather perversely less housing needing to be provided in Cambridge and South Cambridgeshire but with the majority (some 63%) being allocated to East Cambridgeshire, Fenland and Huntingdonshire. For Huntingdonshire this scenario would require 1,200 homes a year to be built in order to meet a 20 year target of 24,000. EERA considers that this scenario would be most likely to tackle local housing issues and potentially bring about regeneration in more remote areas although it is acknowledged that the proposed geographic spread would lead to greater travel by car and potentially swamp the character of the market towns.

4. THE SUGGESTED HUNTINGDONSHIRE RESPONSE

4.1 Having regard to the potential implications of these potential 'growth options' for Huntingdonshire the Council commissioned its own specialist studies, with regard to the Scenarios, the New Regional Scale Settlement and the Cambridgeshire Development Study, in order to appropriately inform our responses to this consultation. EERA has asked all respondents to give their views in respect of eight specifically set questions and the following paragraphs outline the suggested HDC response to each of these in turn.

The Growth Scenarios

Question 1 – Do you think we've chosen the right growth scenarios to consider? If not, what other scenario(s) should we consider and why?

4.2 The Cambridgeshire Authorities, in their advice to EERA, have indicated that in their view the most appropriate and realistic level of growth for the plan period, related to the foreseeable prospects for the economy and for delivery, would be for Cambridgeshire to have to accommodate a total of 75,000 new homes by 2031. Because of the acknowledged continued importance of Cambridgeshire to the national economy, and the related regional and sub-regional growth pressures, it is considered that it would be unrealistic to consider a lesser growth option. On that basis it is

suggested that we inform EERA that this Council considers that Scenario 1 is the only appropriate option for viable consideration at this time.

Question 2 – Do you have any comments on the four growth scenarios?

4.3 As stated above it would appear that scenario 1 is the only one that has made a realistic assessment of the capacity and ability of Cambridgeshire, and Huntingdonshire, to accommodate, within known environmental and other limitations, additional levels of growth. Scenarios 2, 3 and 4 all seek to direct considerably larger amounts of housing growth to Cambridgeshire, and to Huntingdonshire, without either robust economic or environmental justification or assured associated delivery plans.

4.4 With regard to scenario 2 it is clearly highly questionable as to whether a new regional scale settlement could be appropriately accommodated, having regard to the need to deliver sustainable growth, within Huntingdonshire. Significantly the Arup 'Regional Scale Settlement' study (commissioned by EERA) concluded that the development of 'a large new settlement' may not be most appropriate way in which to deliver long-term growth across the area and that a location at Huntingdon/Alconbury would potentially undermine the growth and development of Peterborough and the on-going regeneration of our market towns. Our own specialist studies also conclude, that even the 'wider North Huntingdon/Alconbury area, has a practical capacity to accommodate an amount of development that is way below the required levels. The rationale for the identification of Huntingdon/Alconbury as one of the three most appropriate locations, for such a form and scale of development within the East of England, therefore must be considered to be fundamentally and fatally flawed. Scenario 2 is therefore totally unacceptable.

4.5 Scenario's 3 and 4 would also direct significantly large amounts of potential growth into Huntingdonshire based on rather simplistic assumptions about the continued pattern and scale of economic growth, and the continuation of previous household projections, fuelling the need for large scale housing growth. The Cambridgeshire Development Study outlines that the focus for economic growth will remain centred on Cambridge and the south of the county, and as the key objective of the agreed Cambridgeshire strategy remains to locate homes in and close to Cambridge and other main centres of employment, it would be illogical and completely unsustainable to try and justify massive scales of new housing growth in areas, that without considerable interventions, will not deliver the necessary related new employment growth. Scenarios 3 and 4 propose that Huntingdonshire would be required to accommodate massive amounts of new housing growth without any clear justification and these must therefore also be considered to be unacceptable.

Question 3 – What is your preferred growth option and why?

4.6 As stated above it would appear that scenario 1 is the only one that has made a realistic assessment of the capacity and ability of Cambridgeshire, and Huntingdonshire, to accommodate, within known environmental and other limitations, additional levels of further growth. Therefore the preferred growth option must be Scenario 1.

Question 4 – Do you agree we have covered all the regional impacts of the four scenarios that have been identified? If not, what else should we have addressed?

4.7 It is considered that the regional overview of the impact of the scenarios, as set out in the consultation document, have necessarily had to be done at such a strategic level, that the brief commentaries can only be given limited weight. Fundamentally, whilst accepting that the elements outlined in the consultation assessment are all relevant, the inherent weakness must be that they have not been drawn together in order for consultees to be able to assess their impact upon overall sustainability; both at a regional and more local levels.

A Focused Review of the Plan

Question 5 – Do you agree that the vision and objectives of the current Plan remain suitable for the revised Plan. If not, what changes would you make and why?

4.8 It is considered that, at this point in time, the vision and objectives remain suitable since no evidence has been brought forward to suggest that a deviation from them is necessary, especially if the RSS review follows the Cambridgeshire authorities' advice to confirm Scenario 1 as the preferred strategy.

Question 6 – Do you have any evidence to suggest that policies other than those identified need to be updated or created?

4.9 Dependent upon what growth scenarios may be pursued there could be the need for the Cambridge Sub-Region policies to be fully reassessed. However if EERA chooses to support the agreed Cambridgeshire approach then a more limited review may only be required.

Supporting Information

Supplementary Question 7 – Do you have any comments on the sub-area profiles?

4.10 It is imperative that the sub-area profile for Cambridgeshire takes appropriate account of the established and emerging economic situation/conditions within the area, as most recently set out in the submitted Cambridgeshire Development Study, in order to establish clear rationales for the proposed location of sustainable new development.

Supplementary Question 8 – Do you have any comments on the Integrated Sustainability Appraisal. Is there any further information that should be taken into account?

4.11 It is imperative that the Integrated Sustainability Assessment includes, and makes appropriate assessments, of the potential impacts of the proposed/potential large scale new settlements. The process will be flawed unless these potential developments are properly assessed.

5. CONCLUSIONS

5.1 In conclusion it is contended that;

- i. The applicable evidence base, including the Cambridgeshire Development Study, indicates that, having regard to the relevant economic, environmental and other considerations, the only viable option, and scale of potential future growth, that could be supported, even though that in itself would still be extremely challenging to deliver, would be that set out in Scenario 1.
- ii. Scenarios 2, 3 and 4 all promote significant scales of further growth, and development levels, which are considered to be beyond the environmental capacity of Huntingdonshire (to be able to accommodate it in a sustainable way).
- iii. A new Regional Scale New Settlement, of up to 20,000 new homes, to be potentially located to the North of Huntingdon/at Alconbury cannot be justified as it would; undermine the existing settlement strategy and hierarchy, detrimentally impact upon the viability and sustainability of other settlements, undermine economic and other regeneration efforts, be beyond the absolute carrying capacity of the area, and therefore be fundamentally unsustainable.

6. RECOMMENDATIONS

6.1 Therefore it is recommended that Cabinet:

- a. Endorses the proposed responses to EERA's set questions as outlined above; and that HDC formally responds to EERA on that basis; and that HDC continues to work with all of the other Cambridgeshire Authorities' in order that, as far as possible, an appropriately co-ordinated joint response on behalf of 'Cambridgeshire' can also be submitted to EERA.
- b. Empowers the Executive Member for Planning Strategy to continue to liaise with the other Cambridgeshire Authorities'; to agree any alterations to HDC's position which may become necessary should new circumstances arise, and to submit any appropriately amended responses to EERA before the response deadline.

Background Papers:

Joint Cambridgeshire Regional Spatial Strategy Review Panel – Applicable RSS Review Papers

The Cambridgeshire Development Study and Related Cabinet Report – April 2009

EERA – Regional Scale Settlement Study – Final Report – and Related Cabinet Briefing Note - January 2009

EERA – Options Consultation – September 2009

EERA – Sub-Area Profile for Cambridgeshire

HDC – AECOM Specialist Studies – East of England Plan >2031 – Scenarios for Housing and Economic Growth; Cambridgeshire Development Study: New Regional Scale New Settlement - October 2009

CONTACT OFFICER - enquiries about this report to Steve Ingram, Head of Planning Services, on 01480 388400.

This page is intentionally left blank

East of England Plan >2031 New Regional Scale Settlement

Briefing Paper for Huntingdonshire District Council
19 October 2009

Executive Summary

In late 2008 Arup was commissioned by the East of England Regional Assembly to investigate the potential for regional scale settlements and identify the most appropriate location(s) within the East of England. The overall conclusions of the study were that for the whole of the East England there may be a number of locations where new regional scale settlements may be possible, Alconbury; A5120/Midland Mainline Corridor; East Bedfordshire Strategic Corridor; Marston Vale Eco Town; South of A120, east of Stansted; and the Braintree area. The study suggested that a Regional Scale Settlement should have a minimum of 20,000 dwellings, which would accommodate about 40,000 people, provide or allow good access to 18,400 jobs and be a new geographical focus for growth. This is based on sustainability principles and the requirement for the new settlement to possess a regional role rather than simply being a new settlement

Huntingdonshire, as indeed Cambridgeshire as a whole, however has serious concerns about the viability of a new settlement as an option to deliver the regional growth agenda. In particular there are significant questions over the robustness of the findings of the Arup Report and their applications to Alconbury. Particular concerns relate to the impact on the existing settlement hierarchy; the detrimental impact on the viability and sustainability of other settlements, especially the market towns within Huntingdonshire and other areas in need of regeneration; the absolute carrying capacity of the area and the quality of life of those new residents, the significant environmental constraints such as water stress, sewage and stormwater management, cumulative impact of flooding in the area, and unsustainable travel patterns which will affect the sustainability of a new settlement in this location.

There are also severe doubts over whether Alconbury has a) the basic site availability to deliver this capacity and b) the scale of economic impetus which would need to be attracted to Alconbury as a new Regional Scale Settlement providing the necessary conditions for the site to become a regional economic driver.

Although the detailed sites analysis and investigation of Alconbury and its surrounding area has indicated a maximum site capacity of between 11,000 and 13,750 homes, there are some quite severe constraints not only in terms of physical and social infrastructure requirements but also environmental constraints which would need to be overcome if Alconbury airfield and an appropriate wider hinterland were to be redeveloped.

Furthermore it is important that the agreed spatial strategy within the county is not undermined. A new regional scale settlement would be destructive to the existing character of the rural landscape in Huntingdonshire and would completely alter the spatial relationships between settlements. This principle is strongly reflected in the response put forward by Cambridgeshire on behalf of the Cambridgeshire districts, which stated that, “The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities”. This is crucial in the pursuit of sustainable living and the creation of successful settlements.

Alconbury has much stronger links with Peterborough than it does with Cambridge, a crucial point which the Arup Report overlooks. A new settlement at Alconbury would severely impact on Peterborough’s regeneration objectives if delivered before Peterborough has been able to establish further growth needed for regeneration.

The timeframe for build out and delivery of a regional scale settlement within the new plan period is also considered unrealistic. A new Regional Scale Settlement is assumed to need a build up period which would require the District to deliver over four times its current built out rate at an average of 2,112 units from 2020 onwards to deliver the full 24,080 units in EERA scenario 2. In addition to this it is highly likely that the necessary new Sewage Treatment Works that would be needed to support this growth would not be operational until 2022/23 at the earliest. This does pose serious questions as to whether a new Regional Scale Settlement, whether it be 11,000, 13,750 or 20,000 units, would be able to make a significant contribution towards meeting housing needs in the next plan period.

Related to this is also the question of the carrying capacity of the area. A new settlement at Alconbury which respects the capacity and constraints of the area, i.e. in the order of 11,000 to 13,750 homes, would inevitably need to compete with and be delivered alongside the growth agenda for the other market towns and key service centres. This scale of settlement would be highly unlikely to provide the necessary attributes to attract regional scale employers and would therefore fundamentally undermine the ability of these settlements to attract developers without diverting investment and opportunities from the established economic centres in the district i.e. the market towns and undermine the regeneration of

Peterborough. A key question therefore, is what is the pace and scale of growth that the market can sustain. This view is supported by all the Cambridgeshire Authorities and their collective view is the housing growth likely to be deliverable does not justify further new settlements.

In conclusion, whilst in principle there is the potential for 11,000 to 13,750 homes to a new settlement at Alconbury, the severe environmental, infrastructure, job creation, spatial arrangements and delivery challenges posed by this growth make it an unsustainable and unrealistic option in the next plan period.

East of England Plan >2031

Scenarios for housing and economic growth

Briefing Paper for Huntingdonshire District Council
19 October 2009

Executive Summary

The East of England is faced with some ambitious growth targets up to 2021 and beyond. The current Regional Spatial Strategy sets out the strategy for delivering this growth up to 2021. When the plan was adopted in May 2008, it was agreed that an early review should be undertaken, which would look forward to 2031. As part of this review, various options for accommodating future development within the East of England region are being explored, including the potential for a number of regional scale settlements. These scenarios are:

- **Scenario 1: 26,000 per year regionally 2011-2031**
Huntingdonshire – 11,080 homes
- **Scenario 2: 30,100 per year regionally 2011 - 2031**
Huntingdonshire – 24,080 (including a new regional scale settlement)
- **Scenario 3: 30,000 per year regionally 2011 - 2031**
Huntingdonshire – 17,960 (based on economic potential of areas)
- **Scenario 4: 33,700 per year regionally 2001 - 2031**
Huntingdonshire – 24,000 (based on household projections)

The report examines the implications for Huntingdonshire of the various scenarios.

Scenario 1

- This scenario is in line with a roll forward of the current RSS targets.
- Scenario 1 would require 554 units per year
- In rolling forward the current RSS approach Scenario 1 would use the same spatial growth pattern as the approved Core Strategy so that not to undermine the

sustainable pattern of development being promoted nor harm the important character of District or its historic settlement pattern.

- Both Cambridge City and South Cambridgeshire have reduced targets in Scenario 1 on the basis that their initial targets were ambitious and have been compounded by the recession which has further delayed delivery. However, the East of England Plan set ambitious targets for all the districts, including Huntingdonshire. The recession is nationwide and therefore all districts are suffering delays in delivery rates and will need time to get back to strong market conditions in order to achieve their requirement up to 2031.
- Huntingdonshire's Local Investment Framework highlighted concerns that significant extra growth above existing targets set out in the Core Strategy would severely compromise the sustainability of settlements. The Inspector supported this view, stating that there were "absolute limits to the capacity of settlements to accommodate growth no matter what time period". Critical areas include, transport and access including public transport provision; the provision of utilities including water supply and sewage treatment, and supporting community infrastructure including health facilities and education.

Scenario 2

- The Arup's report identified Alconbury as a potential location for a regional scale settlement in Huntingdonshire. However, no convincing argument is put forward in the Arup report that new settlements are sustainable growth options.
- Evidence suggests that there is a stronger case for future investment in existing towns on a suitable scale, rather than committing scarce resources to the creation of additional new settlements.
- A new settlement at Alconbury would undermine the approved Core Strategy spatial geography for growth within Huntingdonshire and completely alter the spatial relationships between settlements.
- The timeframe for build out and delivery of a regional scale settlement within the new plan period is also considered unrealistic. A new settlement would require a build up period i.e. part of RSS and LDF planning policy, achieving planning permission, site assembly, etc; which would require the District to deliver almost four times the current rate of growth in 2021/22 (1,761 units).

- There is limit to carrying capacity of the area in terms of the pace and scale of growth that the market can sustain
- A new settlement could fundamentally undermine the ability of the market towns to attract developers by directing investment and opportunities to the new settlement.
- The scale of development required at Alconbury would undermine the delivery of approved regional and local strategies and draw investment away from centres such as Peterborough and Bedford.
- There is also a risk of coalescence of existing villages into the new settlement
- There is no immediately apparent new economic sector which could be established at a new regional scale settlement to supplement the current employment geography of the District. Instead it is highly likely that any new employment opportunities at Alconbury would deflect investment from the market towns and strategic employment sites and therefore undermine their successful delivery.
- Due to the strategic highway connections and lack of sustainable transport options, employment travel would be predominately car based
- A new regional scale settlement at Alconbury would also draw investment and resources away from areas identified for regeneration priority such as Peterborough and Fenland. Also impact on on the vitality and viability of the Huntingdonshire market towns.
- The start up costs of investment in infrastructure is a significantly higher compared to upgrading or expanding existing provision.
- There are serious concerns of water stress and wastewater treatment in the Alconbury area.
- A regional scale new settlement would also have a significant impact on road congestion in the District and on movement patterns. The Core Strategy states individual developments within the Huntingdon SPA may take place ahead of the improvements subject to demonstrating either 'minimal impact' or 'nil detriment' on traffic flows on the A14".

Scenario 3

- Huntingdonshire would be required deliver 900 homes per annum, this is twice the current build out rate

- The majority of growth under Scenario 3 would be directed to the most sustainable locations of market towns and other settlements within the SPAs
- Focussing growth in the most sustainable locations which supports the local economy does help to address the important balance of jobs and homes and in principle could improve the homes/jobs ratio within the District. However, it needs to be of an appropriate scale.
- This principle is strongly reflected in the response put forward by Cambridgeshire on behalf of the Cambridgeshire districts, which stated that, “*The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities*”.
- However, it should be recognised that Scenario 3 will overstep the capacity of the economic centres in the District.
- Job projections suggest that there will be fewer jobs than is currently envisaged in the current RSS and that the employment assumptions in the EERA models are much too high.
- The policy-based projections for employment show a greater share of growth towards Cambridge and South Cambridgeshire of 69% with only modest growth expected for, East Cambs and Huntingdonshire of 14% and Fenland at 3%.
- Job projections do not reflect the distribution of housing across the County with Huntingdonshire projected to have a lower share of employment growth than South Cambridgeshire but a significantly higher share of housing growth. This, coupled with the fact that Huntingdonshire also currently suffers from high out commuting, is not a sustainable pattern of growth for the region.
- Aside from the issues on the appropriate carrying capacity of the market towns to accept the spatial consequences of scenario 3, substantial investment in sustainable modes of transport would be needed if the housing targets in scenario 3 are to be met whilst adhering to the sustainable principles established in the Core Strategy and reflected in the Inspector’s comments.
- The Core Strategy Inspector highlighted that there is an absolute limit to capacity of settlements within Huntingdonshire which needs to be recognised.

Scenario 4

- This scenario is based on trend based population projections
- It requires Huntingdonshire to deliver 1,200 dwellings per annum, this equates to double its RSS roll forward target
- This would need to be distributed either through Huntingdonshire's approved spatial strategy of Spatial Planning Areas or through a combination of SPAs and a new settlement. Either of these options would pose significant environmental, infrastructure and job creation challenges
- Huntingdonshire's growth is projected forward with a similar growth rate as the other districts based on their existing populations.
- As the size of Huntingdonshire's existing population is significantly larger in comparison to the other districts in the County it therefore takes the largest share of the County's required additional households. However, this is not a sound basis on which to base growth assumptions, especially without the economic prospects or infrastructure to support that growth
- Huntingdonshire has experienced high levels of migration, particularly high levels of international in-migration with a particular flow from Eastern Europe, it is the County Council Research Group's view that the level of migration flows will not be repeated over the coming years and therefore the ONS population projections cannot be relied upon in planning for housing growth
- The analysis shows that Huntingdonshire is assumed to have a projected smaller average household size due to it experiencing a distinctive aging population due to its post-war population boom. This trend may be undesirable and it would be more appropriate to create more balanced communities with a much greater emphasis on encouraging people of working age and families into the District.
- Migration patterns do not always translate into a focus on centres of economic activity and does little to capitalise on the region's strengths
- Projecting past population projections forward will also undermine the regeneration objectives for places such as Peterborough or Fenland. As these places have not seen high levels of growth in the past, projecting these trends forward will not assist in attracting investment into these areas.

- Dispersed growth will need to be managed sensitively to ensure that whilst supporting the economic viability of these settlements it does not alter their unique character.
- There are major infrastructure challenges in the delivery of the higher growth options.

In terms of the various implications of the four scenarios, it should be noted that even the current strategy poses serious challenges for all districts within Cambridgeshire. All scenarios therefore create additional environmental, infrastructure and job creation challenges in addition to current strategy and even more so at the higher levels of growth. These challenges are even more significant for the new settlement option. In addition, it does not appear that the true effect and impact of the recession has been fully accounted for in the setting of scenarios on the scale and distribution of growth and the ability to meet targets over the period.

In terms of the scenarios, scenario 1 is deemed the most appropriate, whilst at the same time there is an acknowledgement that there may be some flexibility for additional capacity in some Spatial Planning Areas to help meet the target in scenario 3. However there is an absolute limit to the capacity of settlements within Huntingdonshire which needs to be recognised and was a conclusion of the Inspector Report into Huntingdonshire Core Strategy.

Both Scenario 2 and 4 are deemed unrealistic and not sustainable. Scenario 4 is not based on any sustainable principle of managing growth. By merely projecting population projections forward bears no relationship with directing housing growth to areas with strong economic prospects which will help reduce unsustainable travel patterns. For Huntingdonshire, the impact will be particularly severe with extremely high levels of growth needed to be accommodated in market towns which are at or nearing capacity, fundamentally damaging their unique character.

There are several concerns in relation to the new settlement option in terms of the impact on the settlement hierarchy; the detrimental impact on the character, viability and sustainability of other settlements, especially the market towns within Huntingdonshire and other areas in need of regeneration; the unrealistic timeframe for delivery; the absolute carrying capacity of the area and the quality of life of those new residents as well as a variety of infrastructure and environmental constraints which will affect the sustainability of a new settlement in this

What is clear is that there are some fundamental sustainability principles which should be adhered to. A crucial principle is the close relationship between homes and jobs which should underpin all the scenarios, as one of the key objectives of creating sustainable communities is to achieve a balance between jobs and homes. Directing housing growth to those areas with the strongest economic prospects would help manage growth across the region, reducing unsustainable travel patterns and increase the vitality and viability of sustainable market towns and areas in need of regeneration. Development needs to be undertaken to a high standard with adequate provision of jobs, affordable housing, social and physical infrastructure and opportunities for sustainable travel options.

Another important principle is ensuring that the scenarios do not compromise the agreed spatial strategy within Cambridgeshire which respects the historic settlement pattern, and also within those districts where approved Core Strategy sets out an agreed spatial approach to managing growth.

This principle is also strongly reflected in the response put forward by Cambridgeshire on behalf of the Cambridgeshire districts, which stated that, “*The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities*”. This is crucial in the pursuit of sustainable living and the creation of successful settlements.

East of England Plan >2031

Cambridgeshire Development Study

Briefing Paper for Huntingdonshire District Council
19 October 2009

Executive Summary

The document assesses the Cambridgeshire Development Study's response to the EERA scenarios. As a result of preliminary analysis, the original scenarios provided for testing by EERA were not considered realistic for Cambridgeshire given the severe downturn in the economy and the validity of some of the population and job projections. Three more realistic and potentially achievable growth scenarios were tested by the study.

- Baseline = 75,415
- Medium = 90,415
- High = 110,415

Detailed analysis suggests that the most appropriate scenario for Cambridgeshire is the baseline of 75,415 as this is the committed land supply. The study further concluded that there may be some flexibility for further delivery above the baseline up to but no higher than the medium growth scenario of 90,415 homes. The study also provided an evaluation of the potential spatial options for growth in Cambridgeshire and concluded that the priority for distributing this growth should be firmly based on the current approved and agreed spatial strategy of:

- Urban extensions around Cambridge
- New settlement at Northstowe, and
- Expansion of existing sustainable market towns

All further options to the existing strategy pose additional environmental, infrastructure and job creation challenges, especially at the higher levels of growth. These would be even more significant for the new settlement options. The evaluation of the study's findings therefore leaves the new settlements option extremely challenging and not necessary under these levels of growth.

The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities. In terms of the economic prosperity of the region, there is still a fundamental need for the immediate Cambridge area to remain the economic driver and focus for employment growth in the county. For areas such as Huntingdonshire, this is particularly important to help support spin off industries such as knowledge based and creative industries.

Although the improvement of Cambridgeshire's market towns is widely supported in principle across the County, as per the findings of spatial portraits, the ability of market towns to take further growth varies, with many of the towns at capacity or nearing absolute capacity limits. Of the 4 Spatial Planning Areas in Huntingdonshire, St Neots and Huntingdon have the greatest potential for sustainable growth within agreed limits set out by the Huntingdonshire Core Strategy Inspector's Report, St Ives has a much more scaled down potential for limited growth and Ramsey has the least potential for sustainable growth due to its relative remoteness and weak economic performance.

This page is intentionally left blank

OVERVIEW AND SCRUTINY(Environmental Well-Being)	10 NOVEMBER 2009
DM PANEL	16 NOVEMBER 2009
CABINET	19 NOVEMBER 2009
COUNCIL	02 DECEMBER 2009

HUNTINGDON WEST AREA ACTION PLAN PROPOSED SUBMISSION (Report by HEAD OF PLANNING SERVICES)

1 INTRODUCTION

- 1.1 Following consultation on Issues and Options (June 2007), Options (May 2008) and the Preferred Approach (May 2009) the draft Proposed Submission Huntingdon West Area Action Plan has been prepared.
- 1.2 The Proposed Submission document will be published and available for comment for a 6 week period although comments at this stage will be limited to whether the area action plan is either sound or unsound. The document should not be significantly changed after this stage. In accordance with the Local Development Scheme, the document will be brought to Council at this stage for approval.

2 CONTENT OF THE PROPOSED SUBMISSION

- 2.1 The area action plan seeks to set a framework for the area west of Huntingdon town centre to help deliver planned growth and regeneration. The text and maps for the Proposed Submission document is essentially taken from the Preferred Approach with the only amendments relating to changed source documents and in response to views put forward during the consultation period May-July 2009.
- 2.2 The Proposed Submission document:
 - Supports the A14 proposals, the West of Town Centre Link Road, pedestrian and cycle linkages, and enhancement of the railway station.
 - Allocates a 7.8ha part of the George St/Ermine St area for mixed use, in particular in terms of retail development that is complementary to the town centre, approximately 170-230 homes, office activities and an additional long-stay public car park.

- Allocates two parcels totalling 2.5ha for business use in the Hinchingsbrooke area, with reference to the potential of the hospital site to bring forward further land and to the existing permissions for the Regional College and Water Tower conversion.
- Allocates some 45ha for open space in order to extend Hinchingsbrooke Country Park (much of this already being identified in the current Local Plan).
- Allocates 1.8ha of land currently used to support the A14 viaduct over Views Common for open space.
- Provides information and policies to support good design, improved infrastructure and appropriate phasing together with details on how the plan will be monitored.

3 SUPPORTING DOCUMENTS AND TIMETABLE

- 3.1 The 'audit trail' of how the document has been prepared through the various consultation rounds is being detailed in a separate document entitled the Statement of Consultation. A draft of this document is attached.
- 3.2 A 'sustainability appraisal', 'equalities assessment' and a 'habitat regulations assessment' will also accompany the document. The 'habitat regulations assessment' is being carried out by external consultants and requires the input of English Nature.

4 RECOMMENDATION


- 4.1 That the Panel consider the attached documents and report their comments to Cabinet.

BACKGROUND INFORMATION

Available on website:

<http://www.huntsdc.gov.uk/Environment+and+Planning/Planning/Planning+Policy/Huntingdon+West+Area+Action+Plan.htm>

Contact Officer: Richard Probyn, Planning Service Manager (Policy)

 **01480 388 430**

Huntingdon West Area Action Plan: Proposed Submission 2009

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Foreword	i
1 Introduction	1
2 Policy Context	2
3 Area Context	3
4 Vision	6
5 Objectives	8
6 Sustainable Travel	10
7 Vibrant Growth	16
8 Healthy and Green	28
9 High Quality Environment	33
10 Infrastructure, Phasing and Implementation	35
11 Monitoring	37
■ Appendices	
1 Infrastructure Requirements	40
2 Potential Phasing	43
3 Saved Policies to be Superseded	45
4 Proposals Maps	46
Glossary	49

■ Maps

Map 1 The Action Plan Area	5
Map 2 The Vision	7
Map 3 The Road Proposals	11
Map 4 Pedestrian and Cycle Links	13
Map 5 The Railway Station	15
Map 6a George Street/ Ermine Street - Existing Land Uses	18
Map 6b George Street/ Ermine Street - Townscape Analysis	19
Map 6c George Street/ Ermine Street - Planning Constraints	20
Map 6d George Street/ Ermine Street - Land Parcels	21
Map 6e George Street/ Ermine Street - Land Uses	22
Map 7a Hinchingsbrooke Community Campus - Existing Land Uses	24
Map 7b Hinchingsbrooke Community Campus - Townscape Analysis	25
Map 7c Hinchingsbrooke Community Campus - Planning Constraints	26
Map 7d Hinchingsbrooke Community Campus - Land Use Proposals	27
Map 8 Hinchingsbrooke Country Park	29
Map 9 Views Common	31

Foreword

The area covered in this action plan will face significant change over the next 15 years. This is seen in the proposed changes to the A14 and the proposal to create a new West of Town Centre Link Road. The Council has long recognised that a plan is needed to ensure that development takes place in a manner which will benefit the existing town centre and the district as a whole. Although the recession will have an impact in the short term, our belief in the importance of this area for sustainable development is undiminished.

This plan sets out a vision for the area which is vibrant, easy to get around, modern yet respectful of the environment. The vision is followed by objectives and policies which will guide development. Monitoring proposals together with infrastructure and phasing details are also included.



Councillor Douglas Dew
Executive Councillor for Planning Strategy and Transport

December 2009

1 Introduction

1.5 Equalities assessment has been carried out and can be found as attached to the sustainability appraisal...*(This will be summarised after it has been completed)*

1.1 The area action plan covers approximately 300 hectares of land west of Huntingdon's town centre. Of this, some 20 hectares is land between the town centre and the railway line and includes the Huntingdon Railway Station. The remaining land extends west to encompass the Hinchbrook area. The Huntingdon West Area Action Plan is an area where significant change is expected. It will help deliver planned growth, stimulate regeneration, protect areas particularly sensitive to change, and resolve potentially conflicting objectives in this area.

1.2 Supporting information can be found in the Statement of Consultation...*(this will include the self-assessment of soundness and audit trail).*

Appraisal and Assessment of the Area Action Plan

1.3 A Habitats Regulation Assessment (HRA) has been carried out by consultants in accordance with Articles 6(3) and 6(4) of the Habitats Directive (European Council Directive 92/43/EEC). This assessment considers the potential effects of the area action plan on the conservation objectives and integrity of Natura 2000 sites ⁽¹⁾. The first stage is a scoping assessment that determines whether significant effects are likely. Where this scoping assessment cannot rule out significant effects, then a full Appropriate Assessment is required which suggests mitigation measures to help reduce the potential effects of policies and proposals. The HRA was completed and concluded that...*(To be completed after HRA)*

1.4 A sustainability appraisal (SA) has been carried out. This assesses policies in order to judge their potential effects. The SA is an important part of plan development to ensure that the final plan promotes sustainable growth. A strategic environmental assessment (SEA) is also required and for the purposes of the area action plan is incorporated into the SA process. A sustainability appraisal report has been produced for each stage of plan development and has been an integral part of producing the preferred approach. A final SA has been prepared for this document and is available alongside this document. *(The conclusions of this will be summarised once completed).*

1 Ramsar sites, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)

2 Policy Context

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

2 Policy Context

East of England Plan

2.1 The East of England Plan (EEP) is the Regional Spatial Strategy (RSS) for the Eastern Region. It was published in May 2008 and sets the regional framework for preparation of local development documents. This area action plan is a development plan document (DPD) that will form part of the Huntingdonshire local development framework (LDF) and as such must be in conformity with the EEP.

2.2 The EEP sets specific targets and policy requirements. It requires Huntingdonshire to deliver a minimum of 11,200 homes in the period 2001 – 2021, and provide a share of 75,000 new jobs for Cambridgeshire over the same period. The EEP also sets out a number of policies which seek to secure sustainable development.

Sustainable Community Strategy

2.3 The Sustainable Community Strategy (SCS) for Huntingdonshire, developed by the Huntingdonshire Strategic Partnership, uses six strategic themes: growth and infrastructure; health and well-being; inclusive, safe and cohesive communities; economic prosperity; environment; and children and young people. This area action plan will serve to help meet the SCS vision and contribute towards meeting a number of the spatial outcomes it identifies.

Core Strategy

2.4 The Core Strategy sets the strategic spatial planning framework for how Huntingdonshire will develop to 2026. Its vision, objectives and strategic policies are overarching and form the basis for the whole LDF. The Core Strategy was adopted by Huntingdonshire District Council in September 2009. The Core Strategy sets the plan period for the LDF.

2.5 The Huntingdon West area action plan is identified in the Core Strategy as being important in helping to achieve the requirements of the EEP and the Core Strategy. The area is seen as particularly important in achieving housing, employment and retail targets and meeting objectives for redeveloping previously developed land, enhancing strategic green infrastructure and encouraging sustainable travel.

Other Development Plan Policies

2.6 This area action plan forms part of the Development Plan which encompasses all planning policies affecting the district. The policies in this area action plan must be read in conjunction with all other policies of the Development Plan that are relevant. For development proposals within the area covered by this area action plan, relevant Development Plan policies will principally be contained in the Core Strategy and Development Management DPD.

3 Area Context

The Area

3.1 The Huntingdon West area is situated to the west of the town centre and is defined by the A14, Huntingdon's inner ring road, Ermine Street up to the railway, George Street and its continuation along Brampton Road and Thrapston Road. It also includes the station area, the former station cottages and a small part of Mill Common. Huntingdon's principal housing and employment areas lie to the north and the town centre lies to the east. Open countryside and Huntingdon Racecourse lie to the west and the water meadows, river and the main part of the village of Brampton lie to the south.

3.2 The area is diverse in character. It contains: the older industrial area with associated Victorian housing close to the town centre and the railway line; vestiges of the parkland setting around Hinchingsbrooke House now containing the secondary school, head quarter buildings and the hospital, new housing and employment areas built on former agricultural land; former gravel workings now part of Hinchingsbrooke Country Park; Views Common; and mixed agricultural land fringing the village of Brampton and the A14.

History

3.3 Huntingdon, lying on the north bank of the River Great Ouse, has had settlement since pre-historic times. It was founded by the Anglo Saxons and Danes in medieval times along the approximate line of the Roman road (Ermine Street). Extensive Common land was established around the town in the medieval period and this is still a feature today.

3.4 The origins of Hinchingsbrooke House to the west of the town centre are medieval. A priory of Benedictine nuns occupied the site and there are some medieval remnants in the house. The grounds were given to the Cromwell family during the dissolution of the monasteries and subsequently owned by the Montagu family, who became the Earls of Sandwich after the Restoration, before becoming publicly owned. Hinchingsbrooke House is Grade I listed and the immediate gardens are also of regional and national importance.

3.5 The railway opened in Huntingdon in 1830 and attracted industry to the area close to the railway station, including carriage works, foundries and other trades. The area around St John's Street and Sayer Street retains houses from the late 19th century which are likely to have originally housed local workers.

3.6 The Hinchingsbrooke estate was sold in 1962 to the then Huntingdonshire County Council. In 1970 the County Council established Hinchingsbrooke School on part of the land, including Hinchingsbrooke House itself, and subsequently created the Hinchingsbrooke Country Park. Parts of the land were sold for the hospital, Police Headquarters and Forensic Laboratory. Since the 1990s land has also been sold for housing and employment development. With the exception of the employment area this land is served by a single road access and a variety of pedestrian and cycle linkages.

3.7 The one-way ring road around the town centre and the A14 cut through the town in the 1960s. The A14 built in the 1970s currently runs through the town on a generally elevated route including a viaduct over the railway. Views Common, to the west of the railway line, is bisected by the A14. The ring road creates both a physical as well as a movement barrier to the rest of the town. Ferrars Road and Handcroft Lane, as the main route to Views Common, have been disrupted by the ring road and past intensification of industrial development.

Constraints and Opportunities

3.8 The historical form of development, the railway and the roads constrain the ability of the town centre to grow and link in with this area to the west. New roads, together with public transport and footpaths offer the opportunity for better links. The Highways Agency proposes to re-route the A14 to the south of its current route, removing the viaduct over the railway and introducing a range of links with the local road network. Huntingdonshire District Council plans to create a West of Town Centre Link Road which will serve to alleviate traffic flows, open up land for redevelopment opportunities and aid the introduction of measures to reduce the barrier effect of the ring road. An additional long-stay car park in the vicinity of the new West of Town Centre Link Road would help reduce the need for movements around the existing ring road in search of car parking. Future improvements to Huntingdon Bus Station situated on the ring road outside of the area together with the recently developed bus interchange at the station, will also serve to improve services in the action plan area.

3 Area Context

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

3.9 Rundown industrial land between George Street/Brampton Road and Ermine Street offers potential for regeneration. Large industrial sheds are at or nearing the end of their useful lives and it is understood that potential new landowners have options for purchase and proposals for redevelopment. Huntingdon's town centre is currently losing trade to centres outside the district and, in order to allow Huntingdon to fulfil its potential as the main shopping destination for the area, high quality retail development is required. The town centre is constrained and has limited opportunities to expand to cater for its future needs. The action plan area being situated close to the town centre could enable complementary retail and other business development to locate here with improved linkages to the existing town centre.

3.10 The George St/ Ermine St residential areas have experienced some redevelopment recently and there are opportunities for further residential development. This will help provide much needed housing, including affordable housing, in a location close to the town centre.

3.11 The pattern of development in the Hinchingsbrooke area is now largely set, with only a few opportunities left for further development. The single access road (Hinchingsbrooke Park Road) causes congestion problems that need to be addressed. The nature of the area, encompassing a number of institutions, provides both a constraint in that further development should respect the existing character, and an opportunity in that the environment can be enhanced to become a 'community campus'.

3.12 There are opportunities to enhance and expand the Hinchingsbrooke Country Park onto neighbouring agricultural land and with the removal of the A14 viaduct to improve Views Common. There are also likely to be other opportunities to create additional green spaces.

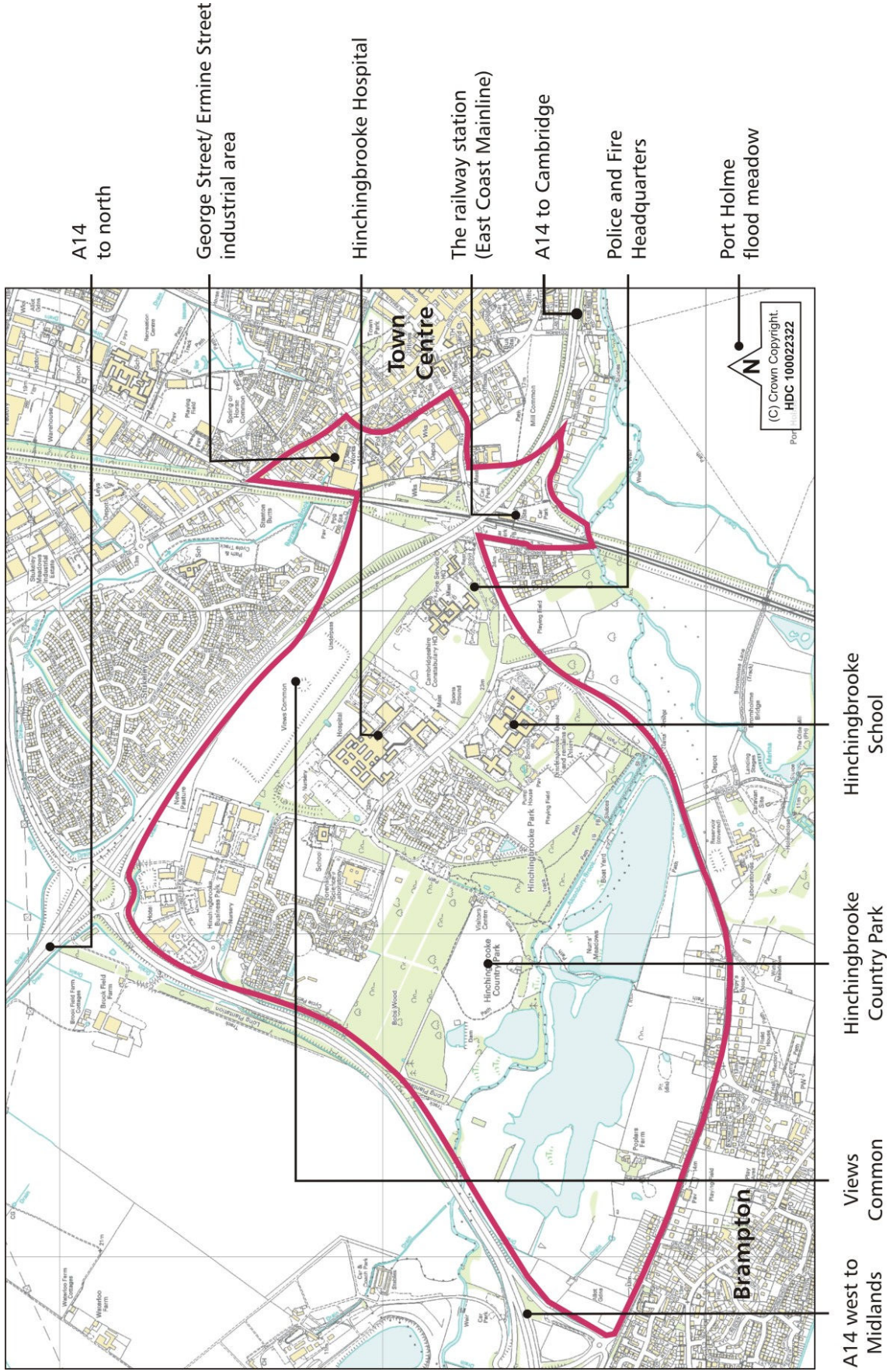
3.13 Parts of the action plan area are covered by the Huntingdon and Brampton Air Quality Management Areas (AQMAs), in particular the George Street/ Brampton Road/ Ermine Street area and north west of Hinchingsbrooke. The AQMAs have been designated in order to tackle the high levels of nitrogen dioxide emissions associated with the A14 and Huntingdon Ring Road. There are opportunities to help reduce nitrogen dioxide emissions in the AQMAs through the A14 changes and construction of the West of Town Centre Link Road.

Issues

3.14 The issues that this area action plan seeks to address are:

1. Achieving the most sustainable development possible
2. Re-using previously developed land
3. Providing a mix of housing for a wide range of people
4. Providing employment opportunities
5. Providing future shopping opportunities
6. Reconfiguring roads to deal with current problems of accessibility and congestion
7. Improving connections with the town centre and other surrounding areas
8. Providing additional long stay car parking avoiding travel on the ring road
9. Providing needed additional infrastructure
10. Contributing additional open space to link with existing green infrastructure
11. Ensuring the various elements of the plan link together
12. Ensuring a high quality environment
13. Delivering the changes envisioned in the area action plan

Map 1 The Action Plan Area



4 Vision

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

4 Vision

4.1 The vision is intended to identify the character of Huntingdon West at the end of the plan period in 2026. It must address the challenges the area faces and identify the results of changes.

4.2 The vision will only be achieved by working closely with the community, landowners, public bodies and service providers. The vision is the starting point from which objectives and policies that will guide development in accordance with the vision are derived.

76 The Huntingdon West Vision

It is intended that by 2026 Huntingdon West will be a vibrant part of the town enjoyed by residents, workers and visitors. Huntingdon West will have a distinctive identity with a series of innovative exemplar developments that interconnect providing a transformed community with opportunities for living, working and leisure.

New and improved transport routes will enable better, easier and more sustainable travel patterns enabling new land uses that will reflect the improved accessibility of the location. The new routes will help to break down the barrier caused by the main roads and enhance the connections and inter-relationships between this area and the rest of the town centre. A feature of Huntingdon West will be the impression of a new gateway into Huntingdon along Brampton Rd as a result of removing the viaduct over the railway and the creation of the new routes.

The George St/ Ermine St area will be transformed with modern residential, retail and office development, which will positively complement the town centre and enhance the vitality and viability of Huntingdon as a whole.

Development in the Hinchingsbrooke area and west of the railway involving land no longer needed for other uses will complement the existing community focused land uses. The Hinchingsbrooke area will be a 'community campus' created by the variety of employment activities and agglomeration of institutional and public uses.

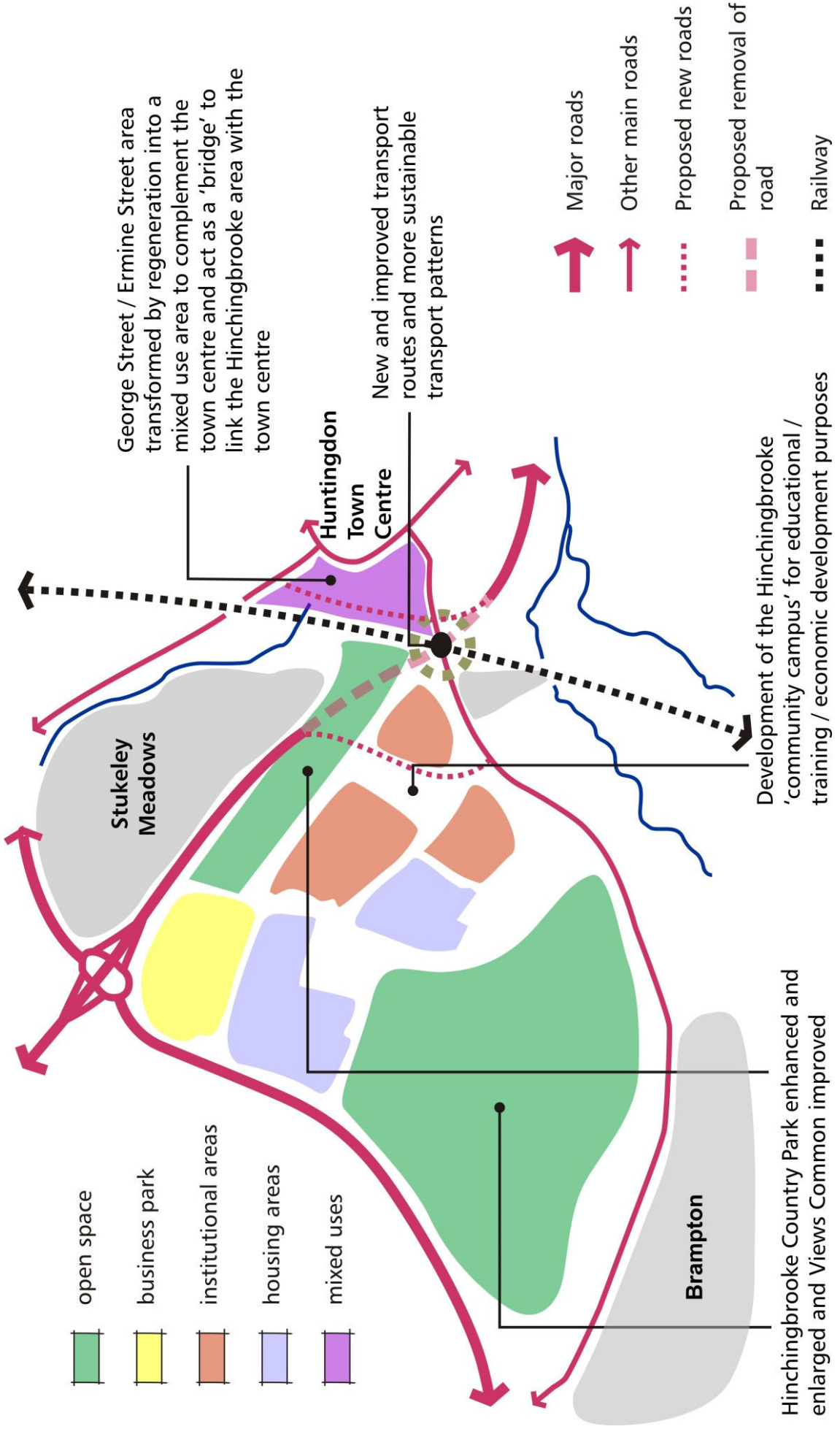
The wealth of heritage in Huntingdon West, including Hinchingsbrooke House and other listed buildings, will be respected by new development. Development will be of a scale that recognises the Conservation Area designation, topography, and context. New buildings will be designed to showcase emerging technologies in renewable energy production, designed to use much less energy, and will promote the use of modern sustainable methods of construction. Buildings will be designed to be adaptable in terms of their design and lifecycle to help respond and adapt to the effects of climate change and the changing requirements of their users.

Hinchingsbrooke Country Park will be enhanced and enlarged to provide a major community and recreational resource and this together with other green space, including Views Common, will link Huntingdon West to strategic open space around the town.

4.3 The vision takes account of the visions set out in the East of England Plan 2008, the Sustainable Community Strategy and the Core Strategy. It recognises the need for change in the Huntingdon West area and seeks to enhance the area to create a thriving and vibrant area of Huntingdon which will help to boost the town's vitality and viability. It identifies areas where the most change is expected to occur and sets out ways in which improvements to the environment can be made. Fundamental to this are the changes to transport routes which will make the area more accessible.

4.4 The quality of development is identified as being of particular importance. The vision sets out how Huntingdon West should lead the way in sustainable development and use innovative technologies.

Map 2 The Vision



5 Objectives

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

5 Objectives

5.1 The objectives set the framework beneath the vision upon which the policies are based.

Objectives

Objective 1 - Sustainable Travel

To improve accessibility both within Huntingdon West and in the way it integrates with surrounding areas and encourage walking and the use of buses, trains, and bicycles.

Objective 2 - Vibrant Growth

To provide an appropriate level of new and enhanced retail, employment, housing and other opportunities to meet local need in a manner which integrates with existing development and is complementary to, and expressly beneficial to the town centre.

Objective 3 - Healthy and Green

To facilitate healthy and active lifestyles by contributing to a network of improved and new high quality green spaces which link to strategic green spaces and routes around the area including an improved Hinchingsbrooke Country Park and Views Common.

Objective 4 - A High Quality Environment

To ensure that new development is complementary to the existing natural and historic environment and is of a high quality and a sustainable design.

Objective 5 - Infrastructure, Phasing and Implementation

To provide necessary infrastructure, using contributions from developers where appropriate and to phase development to occur in conjunction with major road infrastructure provision.

5.2 The objectives are consistent with the overarching objectives set out in the Core Strategy. Promoting sustainable travel is important for Huntingdon and there are a number of opportunities in the action plan area. There are significant changes being proposed by the Highways Agency for the A14 and the surrounding local road network. If these measures are approved, the new road patterns will significantly influence the potential redevelopment opportunities for Huntingdon West and vehicular and pedestrian/cycle movement in the wider area. Alongside the A14 proposals there is also the opportunity for further accessibility improvements with a West of Town Centre Link Road and potentially other roads, pedestrian and cycle routes and improved public transport.

5.3 Huntingdon West offers considerable opportunities to contribute towards meeting the District's requirements for retail, employment and residential development. To meet the requirements of the Core Strategy, a mixture of complementary uses is envisaged within the area. This will include opportunities for a range of housing to meet housing needs, additional office employment and potentially new shops provided they link in and support the town centre shopping offer. This mixture of uses is intended to create a much more vibrant area of the town.

5.4 Improving the environment of Hinchingsbrooke Country Park and Views Common are central to the area action plan. The network of green space in and around Huntingdon West will be added to, with additional public open space. Improving open space has the twin benefits of increasing people's access to leisure and increasing opportunities to improve biodiversity.

5.5 A high quality environment is important for everyone who will live or work in the area or visit it. As the area is a prominent gateway area for Huntingdon and provides links between several areas of the town, there is a great opportunity to create a place that is innovative and distinctive, has a sense of identity and responds to its context. It is imperative that new development within Huntingdon West takes account of the character and setting of the surrounding area – this includes the buildings and equally importantly the spaces between them, in order to contribute positively to this part of the District. All the differing areas of Huntingdon West have existing character assets and attributes that need to be respected by new development. This is particularly important in the Hinchingsbrooke area which is characterised by its parkland setting and the Grade I listed Hinchingsbrooke House.

5.6 To achieve the vision it is necessary to set out what infrastructure and land is needed, how it will be provided, and when development can occur. Phasing will be required as some developments will be dependent on the creation of particular pieces of infrastructure whilst other developments can be brought forward earlier.

6 Sustainable Travel

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

6 Sustainable Travel

Objective 1

To improve accessibility both within Huntingdon West and in the way it integrates with surrounding areas and encourage walking and the use of buses, trains, and bicycles.

New and Enhanced Local Road Networks

6.1 The Highways Agency's proposed changes to the A14 and the Council's proposal for a new link road between George Street/ Brampton Road and Ermine Street are significant infrastructure changes for Huntingdon. A new A14 south of Huntingdon, together with the removal of the viaduct over the railway and the proposed West of Town Centre Link Road will improve the pattern of circulation around the town and open up land for development.

Policy HW 1

In order to promote better accessibility and enable redevelopment a new and changed road system as shown on Map 3 .The Road Proposals. will be constructed. The principal elements are:

- a. The removal of the current A14 viaduct and series of changes to the local road network, the design and specification of which will be determined by the Highways Agency.
- b. The West of Town Centre Link Road the design and specification of which will be determined by Huntingdonshire District Council in consultation with its partners.

6.2 The District Council has endorsed the principle of the changes proposed by the Highways Agency. Within this area, the changes involve the removal of the viaduct over the railway line. The new local road network envisaged involves a new access into Huntingdon over Mill Common (currently known as Pathfinder Link), a new alignment of the existing road with access points into the Railway Station, utilisation of an upgraded Brampton Road, and a new road through Cambridgeshire Constabulary land and Views Common (currently known as Views Common Link).

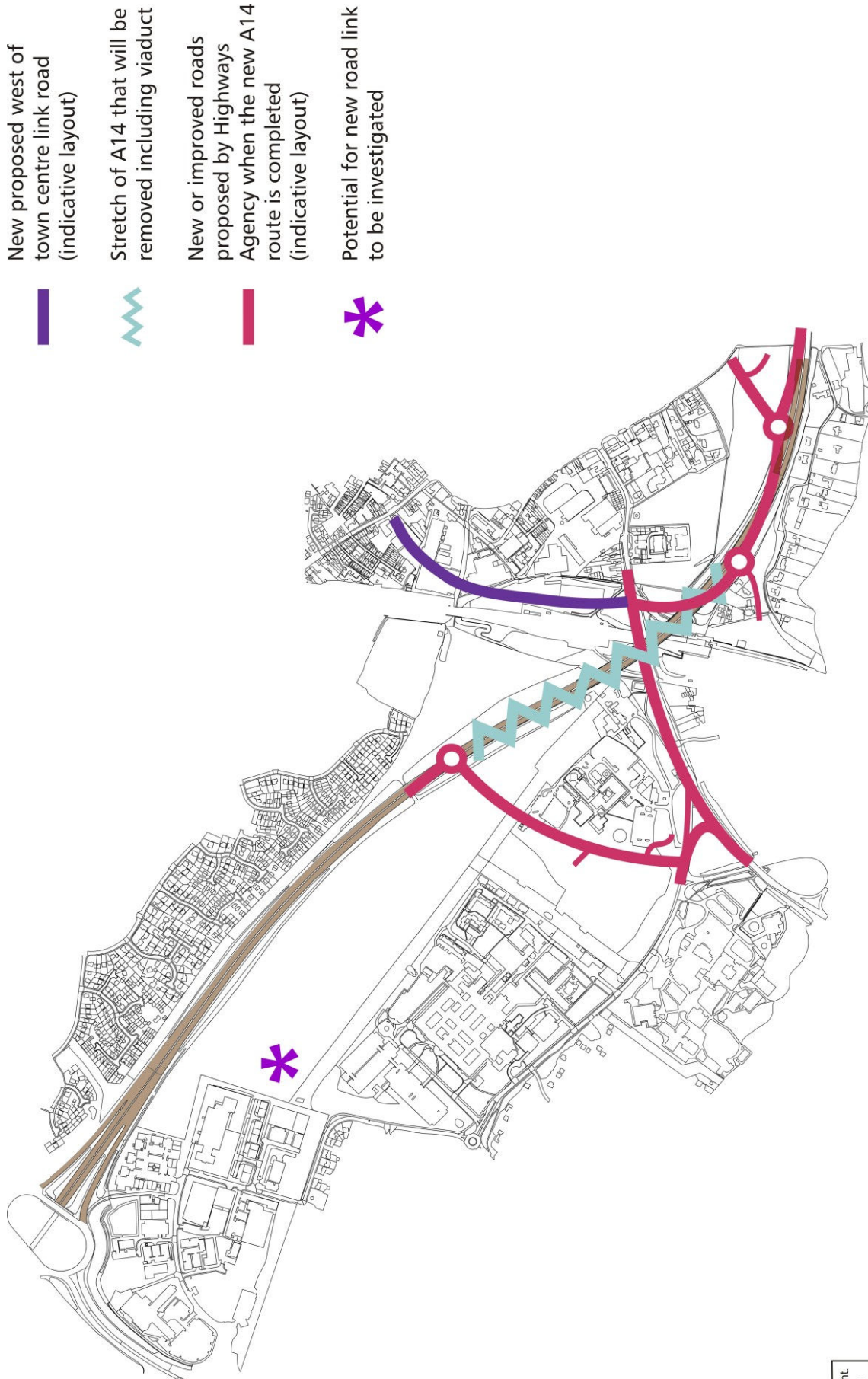
6.3 The West of Town Centre link road was first proposed as part of the Huntingdon & Godmanchester Market Town Transport Strategy, approved by both the County and District Councils in June 2003. The aim is to ease capacity issues on the ring road to allow further development in Huntingdon town centre and to serve redevelopment in the George Street/ Ermine Street area. The Council has prepared a detailed scheme for the Link Road in order to seek planning permission. The Council and its partners have secured Housing Growth Funding to help with the early delivery of the Link Road.

6.4 These two schemes will help to improve air quality in the Huntingdon and Brampton air quality management areas, which cover parts of the action plan area. The removal of the viaduct will also help to visually improve Brampton Road as it enters Huntingdon, providing the opportunity to enhance this gateway to the town.

6.5 In addition to these two principal elements of road change, it is considered that a further road link in Hinchingsbrooke could enhance the accessibility of this area and help to address congestion issues on Hinchingsbrooke Park Rd. There is currently access through the Hinchingsbrooke Business Park available for emergency vehicles through to the A14, and the potential to open up this access to other traffic, or create a new road over Views Common will be investigated. This potentially important piece of infrastructure could only be provided after the A14 changes have been delivered and would be dependent on funding coming forward.

6.6 The new roads also provide the opportunity for a better bus service network and bus priority measures, and improved provision for pedestrians and cyclists (through new footpaths and cycleways).

Map 3 The Road Proposals




 (C) Crown Copyright.
 HDC 10002322

6 Sustainable Travel

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Pedestrian and Cycle Links

6.7 Cycling and walking are heavily promoted through the Cambridgeshire Local Transport Plan and the Huntingdon & Godmanchester Market Town Transport Strategy. The Strategy and its supporting action plan include measures to improve linkages between the town centre and Hinchingsbrooke, onward links to Brampton, the Racecourse and other areas of Huntingdon and Godmanchester. These existing proposals, together with additional proposals in this area action plan, will encourage walking and cycling.

Policy HW 2

Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas as shown on Map 4 .Pedestrian and Cycle Links. will be safeguarded and provided within the plan period.

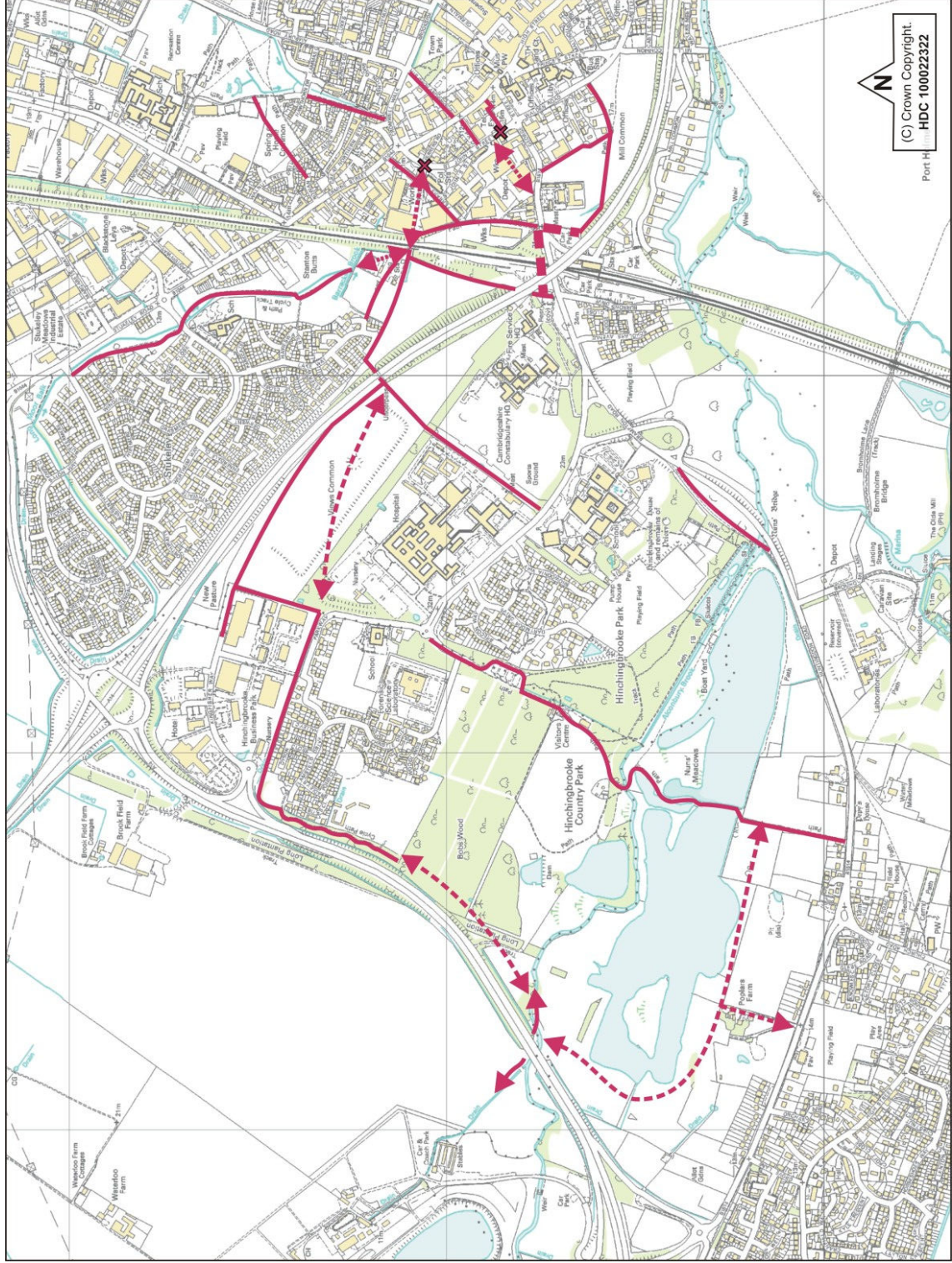
82

6.8 Proposed pedestrian and cycle routes affecting this area in the Huntingdon & Godmanchester Market Town Transport Strategy include better links between the town centre and Hinchingsbrooke, and Stukeley Meadows and the railway station. In addition an improved linkage between Hinchingsbrooke Business Park and the town centre across Views Common is desirable, as are further routes through Hinchingsbrooke Country Park. To break the barrier effect of the ring road, measures that give much greater priority to pedestrians are needed.

6.9 Improved access for pedestrians and cyclists will be associated with the new road proposals associated with the A14 and the West of Town Centre Link Road. In some cases it will be appropriate to move existing rights of way subject to the appropriate procedures being carried out. Signalised crossings to provide for the safe movement of pedestrians and cyclists across the roads may be required.

6.10 An additional cycleway/footpath may be required along Brampton Road in the vicinity of the railway station immediately to the north of the current bridge. This would be in addition to the Highways Agency proposals. Such provision could help to encourage cycling and walking in the area by providing a high quality link across the railway.

Map 4 Pedestrian and Cycle Links



Existing links



Potential links



Potential cycle bridge



Crossing points on ring road



6 Sustainable Travel

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

The Railway Station

6.11 Huntingdon railway station is a key transport facility in Huntingdon and to the wider area. It plays a very important part in enabling commuters to travel long distances without the use of a private car. Services operate south to intermediate stations and London Kings Cross and north to Peterborough with interlinking services beyond. The railway station is served by a number of different bus services linking Huntingdon to nearby towns and villages as well as Cambridge.

Policy HW 3

The Council will work with Network Rail, the Train Operating Company, the Local Transport Authority and bus companies to develop and enhance the Huntingdon Railway Station, in order to provide more integration between modes of travel and improve links with the town centre and other parts of the town.

84

6.12 The Council will continue to work with partners to secure improvements as part of proposals for improving public transport accessibility in Huntingdon West. This will include better linkages between the railway station and buses including the Cambridge to St Ives Guided Bus.

6.13 Improved pedestrian and cycle paths are proposed to the railway station. Additional cycle parking will also be encouraged.

6.14 Access to the railway station will be changed following the removal of the viaduct as part of the A14 changes. Access to the eastern side will be in two new positions and some of the existing car parking removed as a result of the road changes. Improved access is also desirable for the west car park and improvements will be sought in conjunction with any proposal for additional car parking in this area.

6.15 No commercial development is provided for on the railway station land as it is envisaged that all the existing land owned by Network Rail will continue to be needed for operational purposes and car parking.

Map 5 The Railway Station



-  New HDC proposed link road
-  HA designed road
-  Removal of A14 viaduct
-  Other roads
-  Existing car parks
-  Potential new car parks
-  Possible temporary car park
-  Railway station
-  Bus station
-  Pedestrian route between bus and rail stations

 N
 (C) Crown Copyright.
 HDC 10002322
 Not to scale

7 Vibrant Growth

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

7 Vibrant Growth

Objective 2

To provide an appropriate level of new and enhanced retail, employment, housing and other opportunities to meet local need in a manner which integrates with existing development and is complementary to, and expressly beneficial to, the town centre.

- b. Approximately 170 to 230 homes (including affordable housing);
- c. Open space;
- d. Alternative town centre uses such as office (B1a), live/work units, restaurants, a hotel and leisure facilities;
- e. An additional public car park to serve the need for long stays in the town centre; and
- f. Related servicing, pedestrian and cycle links, cycle and car parking.

The George Street/ Ermine Street Area

7.1 The George St/ Ermine St area lies immediately west of the town centre. It includes areas of poor quality industrial development which are largely redundant with opportunities for reuse. However, apart from these poor quality areas, there are several fine buildings and attractive areas which are part of the Huntingdon Conservation Area.

7.2 Locating new development in this area positively contributes towards sustainability as it is well served by facilities, given its proximity to the established town centre. Redevelopment offers the opportunity of improving the overall character of the area and improving its links to the town centre.

Policy HW 4

Development sites in the George St/ Ermine St area of approx 6ha will be redeveloped according to a masterplan using the concepts set out in Map 6e .George Street/ Ermine Street - Land Uses. including provision for the following mixed uses:

- a. Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court;

7.3 The redevelopment of vacant and under-used industrial land in this sustainable location will facilitate the sustainable and organic growth of the town centre.

7.4 National, Regional and Core Strategy policies have been taken into account in determining the amount, type and location of additional retail provision that can be supported in Huntingdon. The Core Strategy is committed to development in the town centre first and seeks to provide at least an additional 9,000m² of net comparison shopping space in Huntingdon and at least 4,000m² of convenience floorspace across the District. The provision of some of this space as part of a second phase of redevelopment at Chequers Court is planned but there is a need to facilitate further land for retail use. The George St/ Ermine St area offers the opportunity for complementary retail development that can satisfy demand if there are no suitable sites within the town centre. Retail proposals will have to demonstrate that the sites chosen are appropriate and that they enhance the vitality of Huntingdon town centre by complementing existing retail provision and choice and act as a positive factor in terms of the overall regeneration and enhancement of the town centre. The area closest to George Street is the most appropriate for any retail as it will have access from the proposed West of Town Centre Link Road, is close to existing retailing in the town centre and will help to facilitate improved linkages between the town centre, the railway station and the Hinchingsbrooke area through the site.

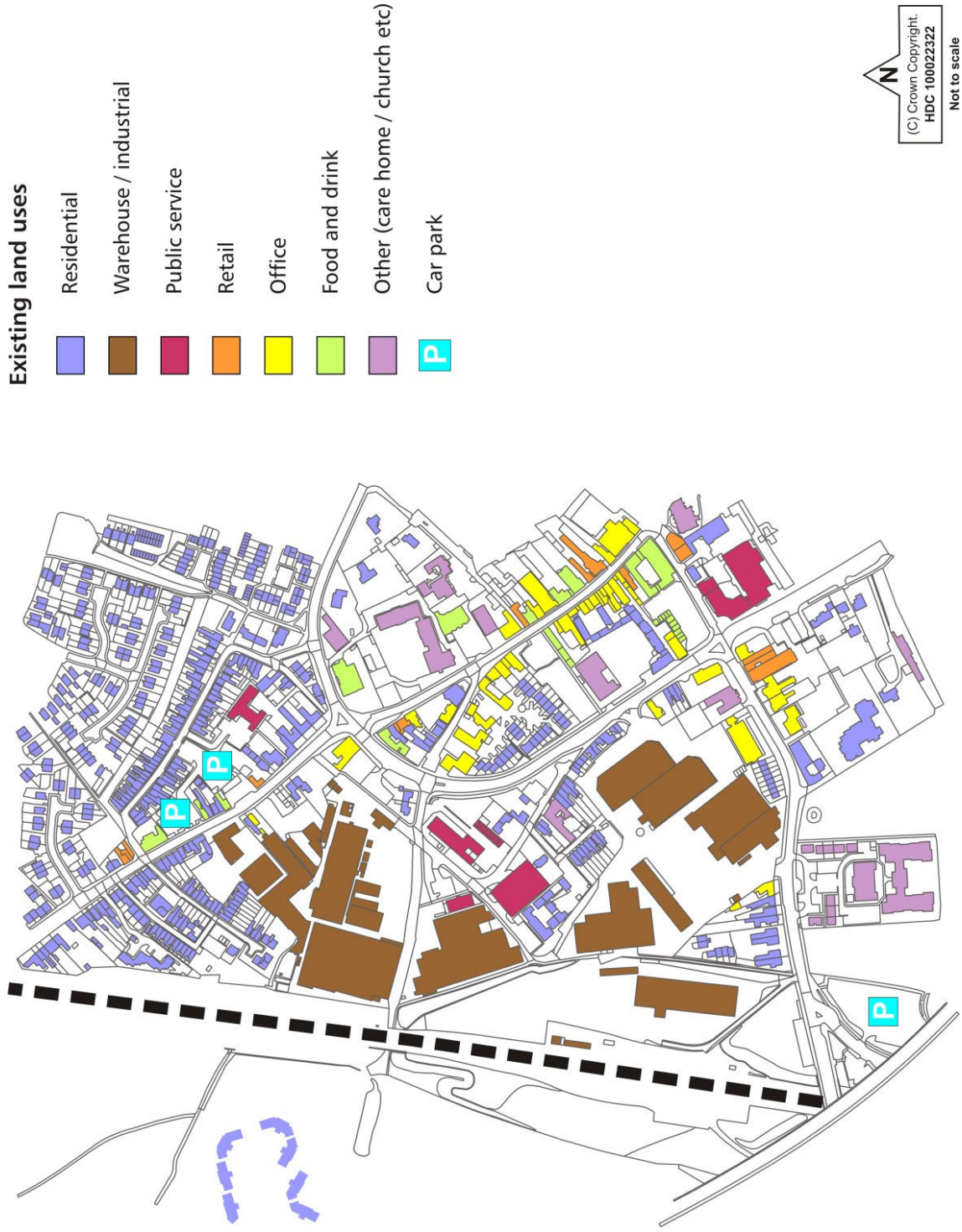
7.5 Close to George Street there are also opportunities for some housing or alternative complementary activities such as offices, a hotel or leisure uses. In a housing proposal, a range of approximately 20 and 40 homes is anticipated on approximately 0.5ha.

- 7.6** At the northern end of the George St/ Ermine St area around Ferrars Road, redevelopment encompassing housing on the existing industrial and servicing sites is envisaged. Approximately 150 to 190 homes could be achieved either side of the new link road on approximately 2ha. This northern end is not considered suitable for retailing as it is further from shops in the main part of the existing town centre and the railway station than the George St end. The existing residential development in this area also lends support to increased housing in a manner which fits well with the surrounding townscape given the conservation area status of part of the land.
- 7.7** The Cambridgeshire Constabulary buildings and the recent site of the temporary library could become available. Town centre uses, principally office (B1a) use would be acceptable here.
- 7.8** Live/work units providing accommodation for both residential and suitable business use is an alternative activity envisaged throughout the George St/ Ermine St area.
- 7.9** Long stay public car parks in Huntingdon located at Riverside and Bridge Place serve the east and south of the town. In order to avoid unnecessary travel on the ring road, a further long stay car park serving the north and west is proposed. The suggested location is land opened up by the West of Town Centre Link Road adjacent to the railway. This would be subject to charges in the same way as other Council car parks.
- 7.10** Concepts for development of the land are set out on Map 6e . George Street/ Ermine Street - Land Uses. and this will be used to help develop a masterplan for the area. In addition to development, the masterplan will address open space (further discussed under Policy HW8) and a strategic approach to managing surface water using Sustainable Drainage systems (further discussed under Policy HW9).

7 Vibrant Growth

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Map 6a George Street/ Ermine Street - Existing Land Uses



Map 6b George Street/ Ermine Street - Townscape Analysis

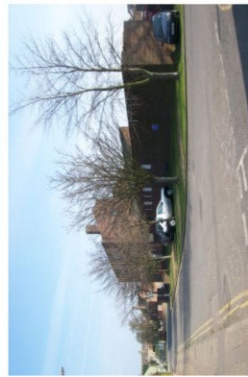


- Listed buildings
- High value townscape
- Medium value townscape
- Low value townscape
- Open space
- Roads
- Rights of way / linkages
- Barracks Brook

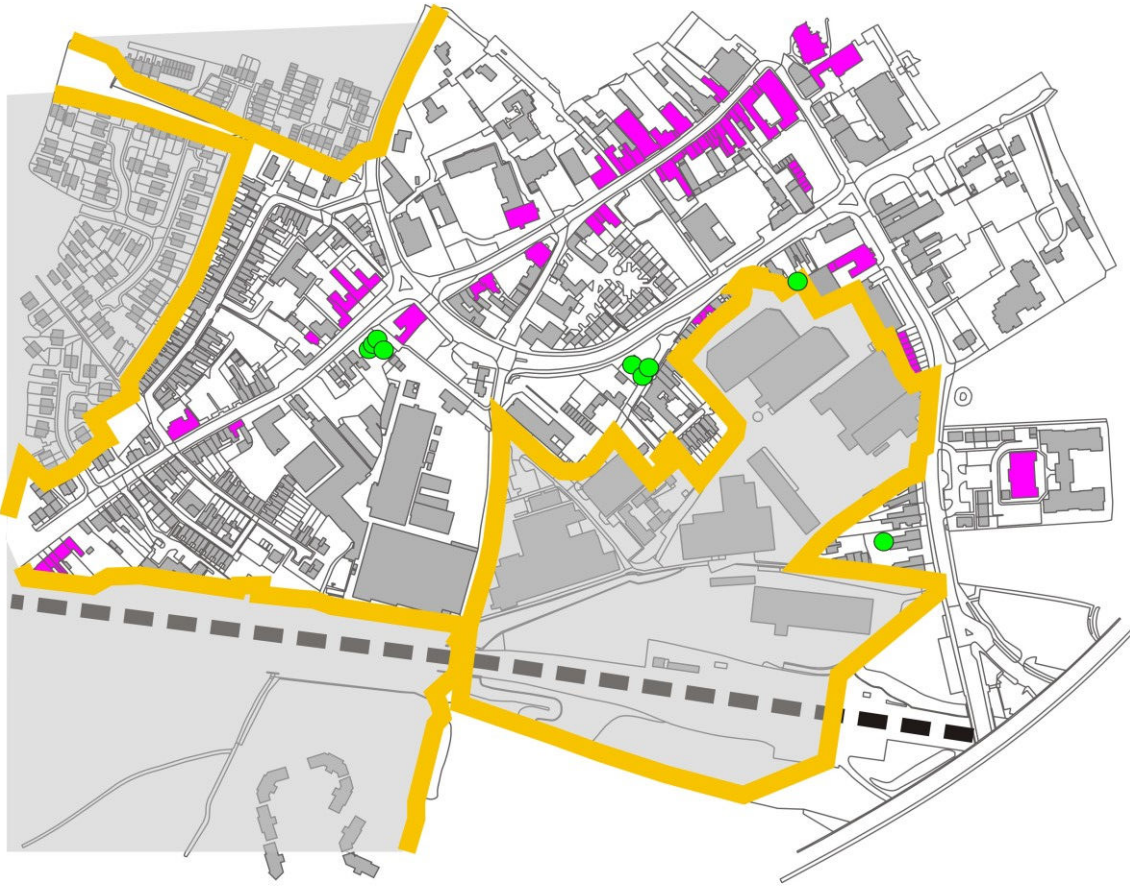
(C) Crown Copyright.
 HDC 100022322
 Not to scale

7 Vibrant Growth

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009



Map 6c George Street/ Ermine Street - Planning Constraints



- Listed buildings
- Area outside Conservation Area
- Tree preservation order

(C) Crown Copyright.
HDC 100022322
Not to scale

Map 6d George Street/ Ermine Street - Land Parcels



The potential land parcels are defined by both the routes of the proposed link road and the potential for improved and additional cycle and pedestrian routes.

This then allows for the creation of defined 'perimeter blocks' within which built form and open space can be designed.

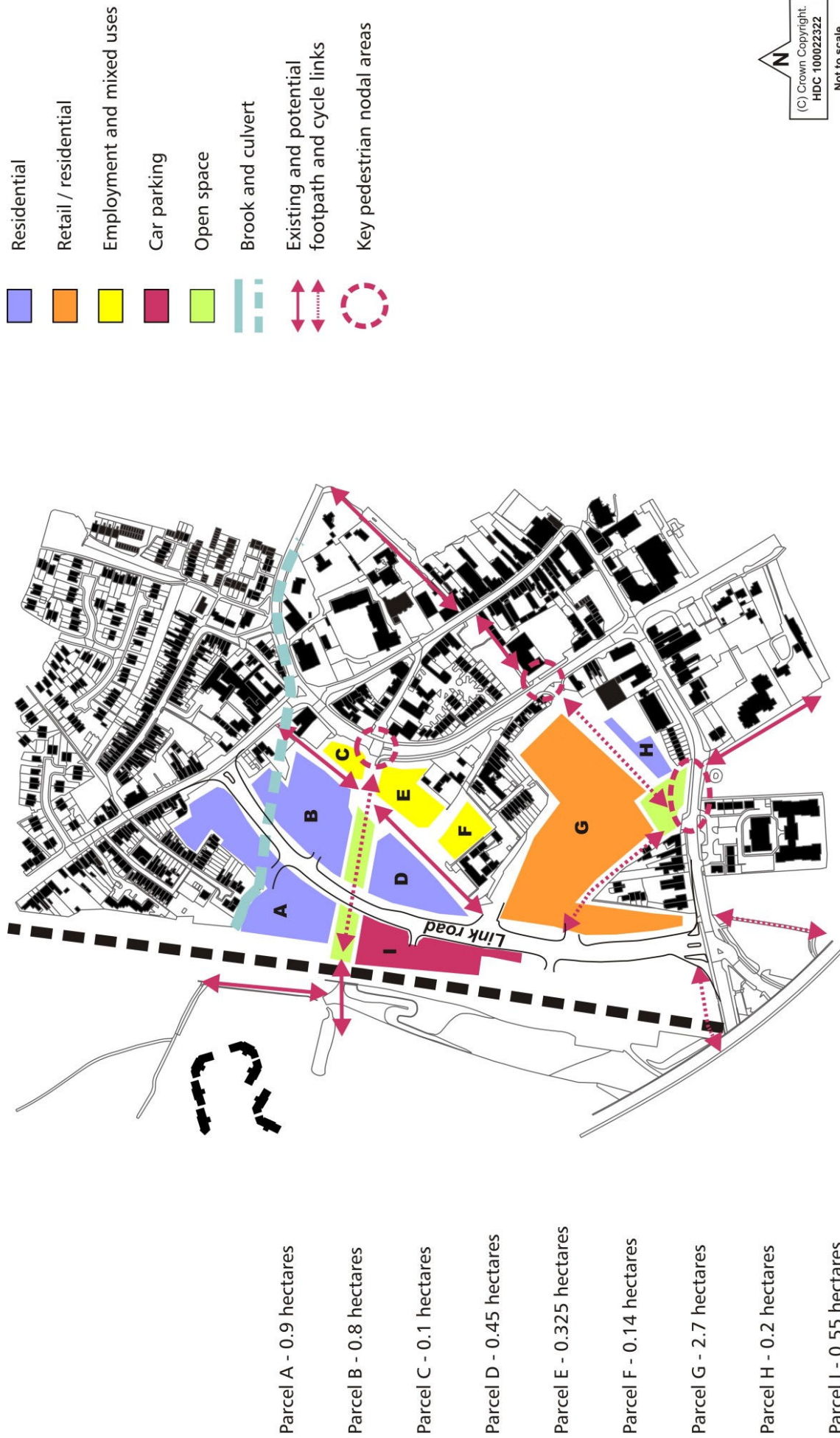
- Route for link road with integrated cycleway/footpath
- Potential land parcels
- Existing footpath and cycle links
- Potential footpath and cycle links

(C) Crown Copyright. HDC 100022322
Not to scale

7 Vibrant Growth

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Map 6e George Street/ Ermine Street - Land Uses



Hinchingbrooke Community Campus

7.11 West of the railway line there are opportunities to enhance the 'community campus' character that has developed with the institutional uses on the former Hinchingbrooke Estate and make the best use of land that is available for redevelopment in that location.

7.12 The proposed road changes along with opportunities for new walking and cycling routes will improve the accessibility of this area making it an even more sustainable location for such uses.

Policy HW 5

Sites west of the railway and in the Hinchingbrooke area will be developed in accordance with a masterplan using the concepts in Map 7d .Hinchingbrooke Community Campus - Land Use Proposals. for the following uses:

- a. 1.1ha of land between the site of the proposed Huntingdonshire Regional College and Views Common will be redeveloped for office uses (B1a).
- b. 1.9ha of land west of the Railway will be redeveloped for office uses (B1a). Noise mitigation measures will be incorporated recognising the location adjacent to the railway line.
- c. Land that currently has permission for the relocation of Huntingdonshire Regional College and the permission for the Water Tower conversion will be considered for employment uses (B1a and/or B1b) or non-residential institutional uses (D1) should these permissions lapse.
- d. Parts of the hospital site will be considered for office use (B1a), non-residential institutional uses (D1), or alternative uses should those parts not be required for hospital use due to reconfiguration of facilities on site.

Proposals must be set in landscaped grounds that reflect the context provided by Views Common, the historic parkland setting of Hinchingbrooke House and the aims of enhancing the 'community campus' identity.

7.13 New activities in this location must fit in with the character of the surrounding open space and existing institutional uses, and reinforce the strong 'community campus' identity for the area.

7.14 Land owned by the Cambridgeshire Constabulary north east of the approved Regional College is allocated for employment uses. This Police Headquarters land would need to be redeveloped having regard to the protected trees on it. Innovative, knowledge-based businesses or an innovation centre with a flexible range of units available offering space for businesses to grow may be suitable uses.

7.15 The Water Tower west of the railway near Brampton Road has planning permission for redevelopment for office use. Should this permission lapse, alternative office or institutional use may be possible. The 1.9ha site in the same ownership west of the railway is considered suitable for office use in the longer term. This site will present an interesting design challenge with development needing to respond to the constraints upon the area including road access, noise from the railway, and the relationship with the open environment of Views Common adjoining the site.

7.16 The Huntingdonshire Regional College has planning permission for development of a new further educational facility on part of the Police Headquarters land. Relocation of the college from its current Huntingdon location is dependent on funding. Should this relocation not go ahead, the policy identifies suitable alternative development for employment or institutional uses.

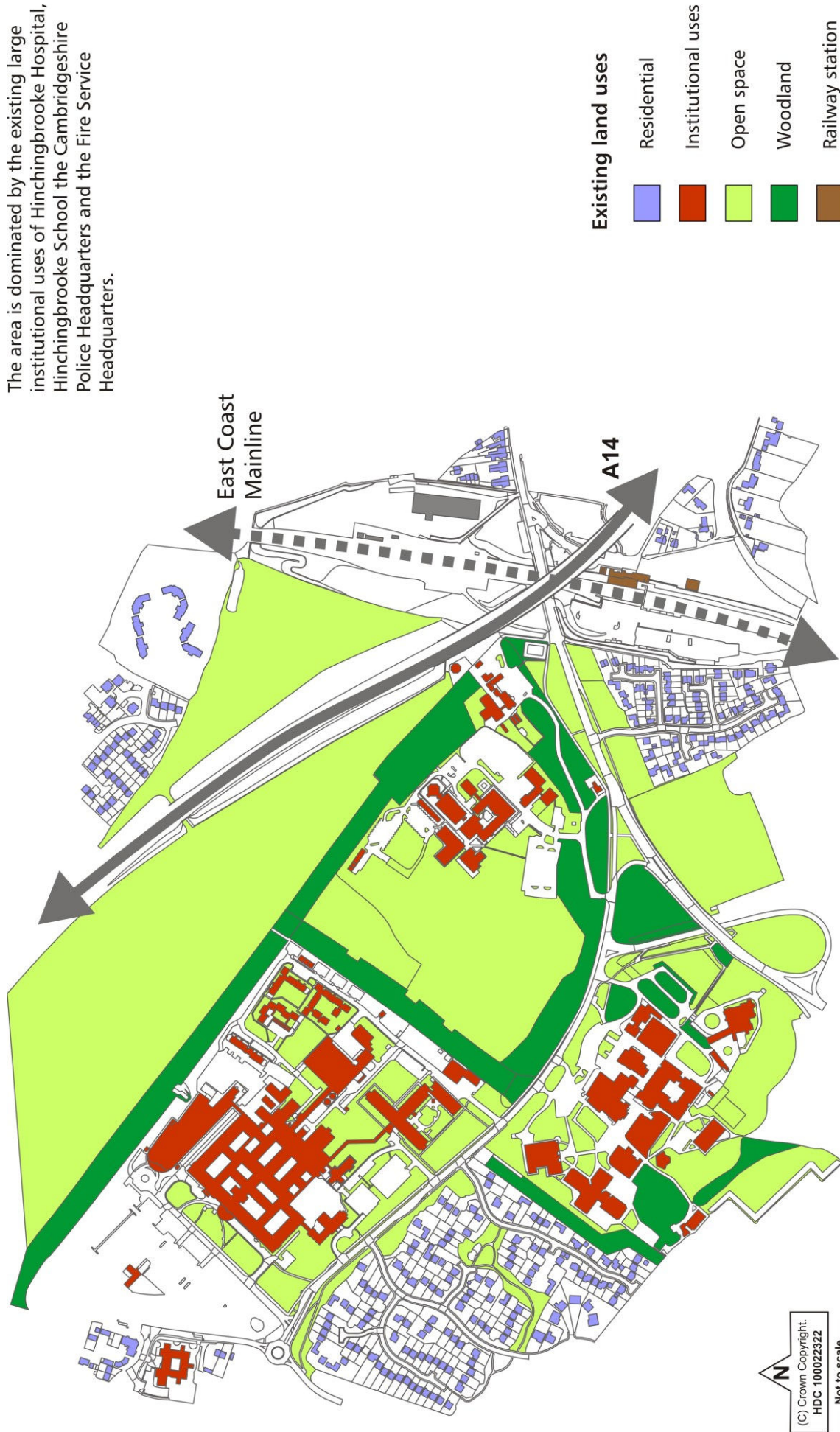
7.17 The Hinchingbrooke Health Care NHS Trust has advised that there is a possibility that some of the hospital land will become available for alternative uses if there is a reduction in activity at the hospital or there is related redevelopment, such as concentrating car parking in a decked car park structure. As there are no precise proposals or timeframes, no land is allocated in this plan. Office use or other institutional uses such as a general practitioner's surgery or a community facility may be suitable should land be identified and a planning application made. Alternative uses such as housing may also be possible if well related to existing development and appropriate measures are put in place to alleviate traffic on Hinchingbrooke Park Road.

7.18 A masterplan is proposed to be prepared to direct development and safeguard the important features of the area.

7 Vibrant Growth

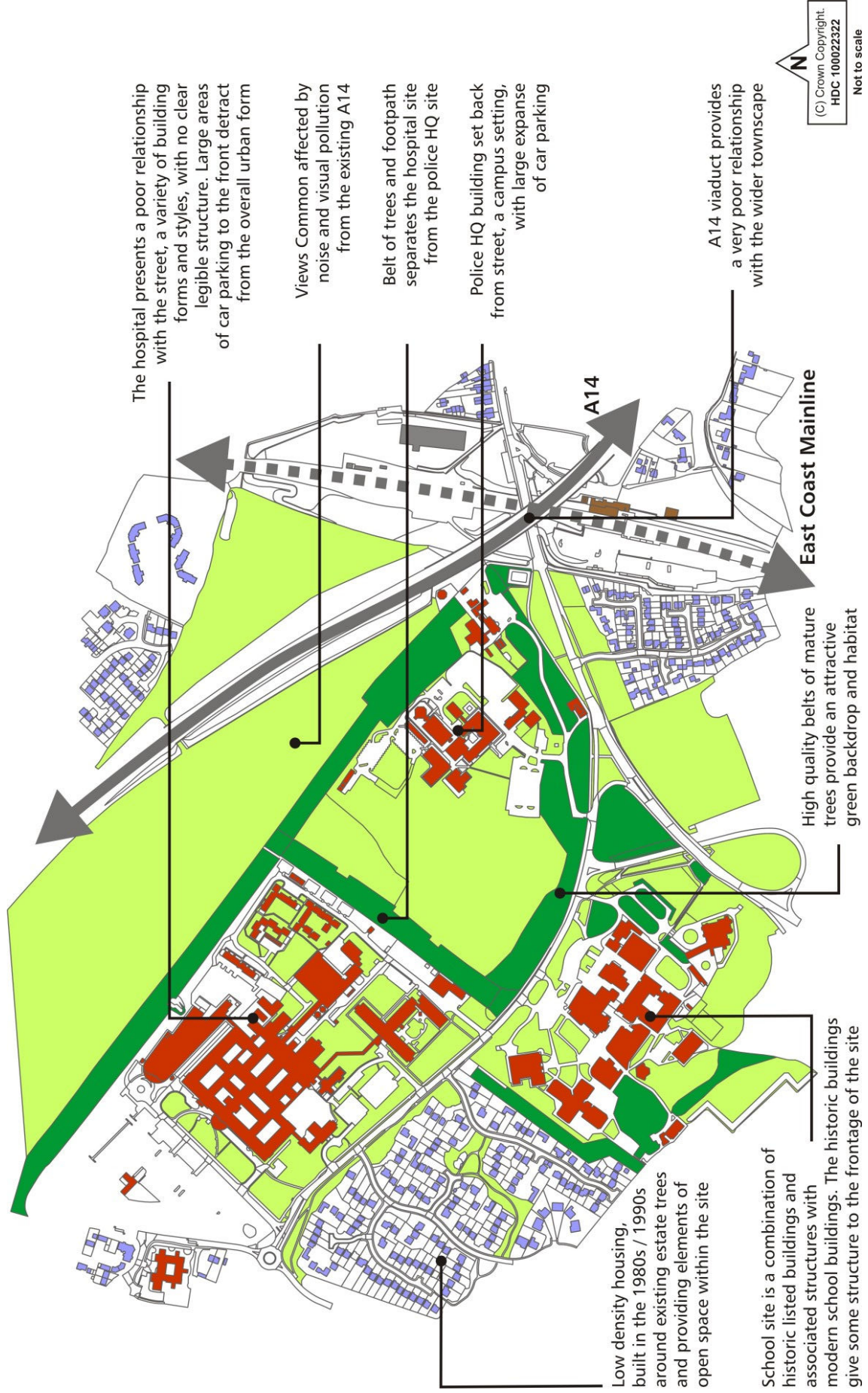
Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Map 7a Hinchingsbrooke Community Campus - Existing Land Uses



The area is dominated by the existing large institutional uses of Hinchingsbrooke Hospital, Hinchingsbrooke School the Cambridgeshire Police Headquarters and the Fire Service Headquarters.

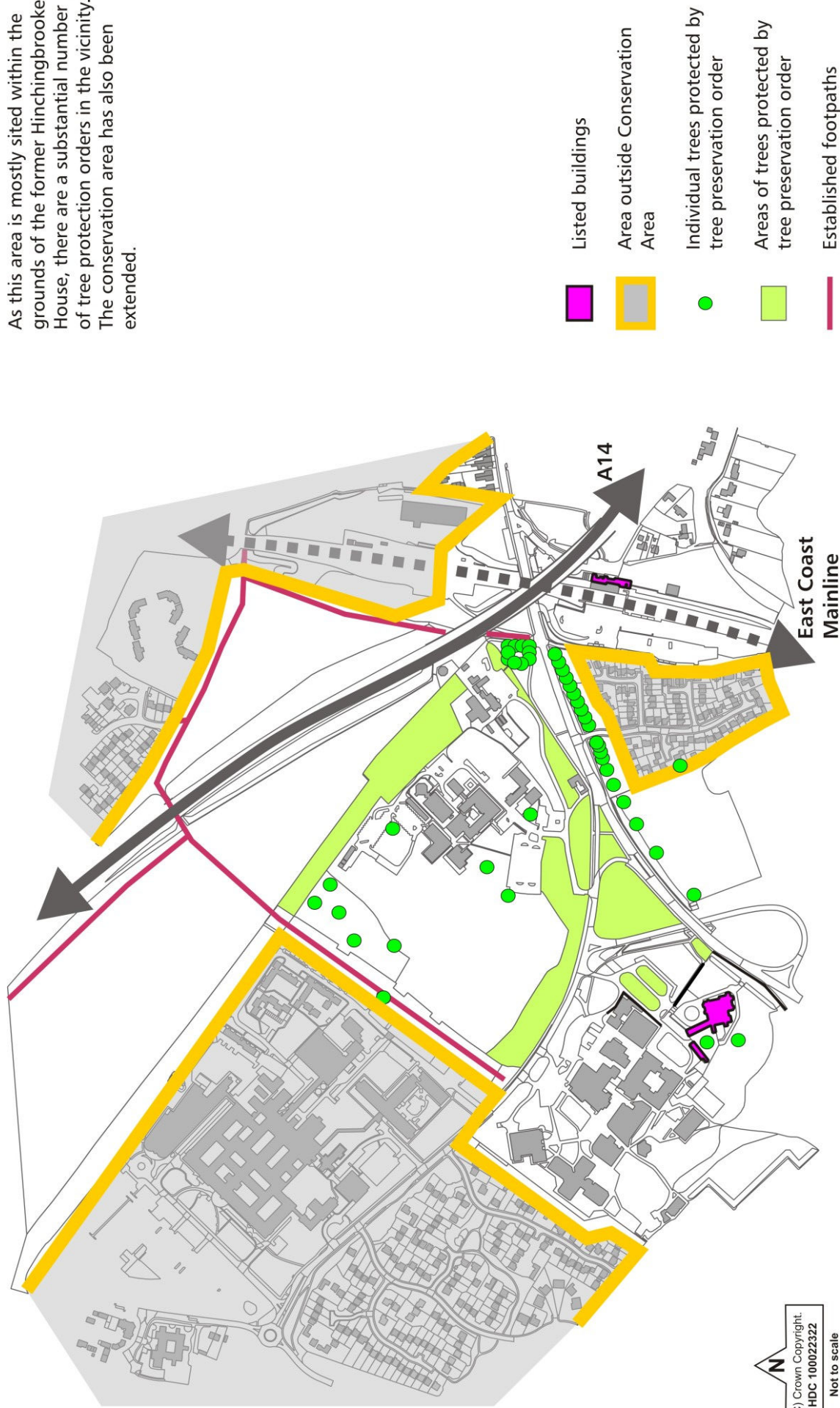
Map 7b Hinchbrooke Community Campus - Townscape Analysis



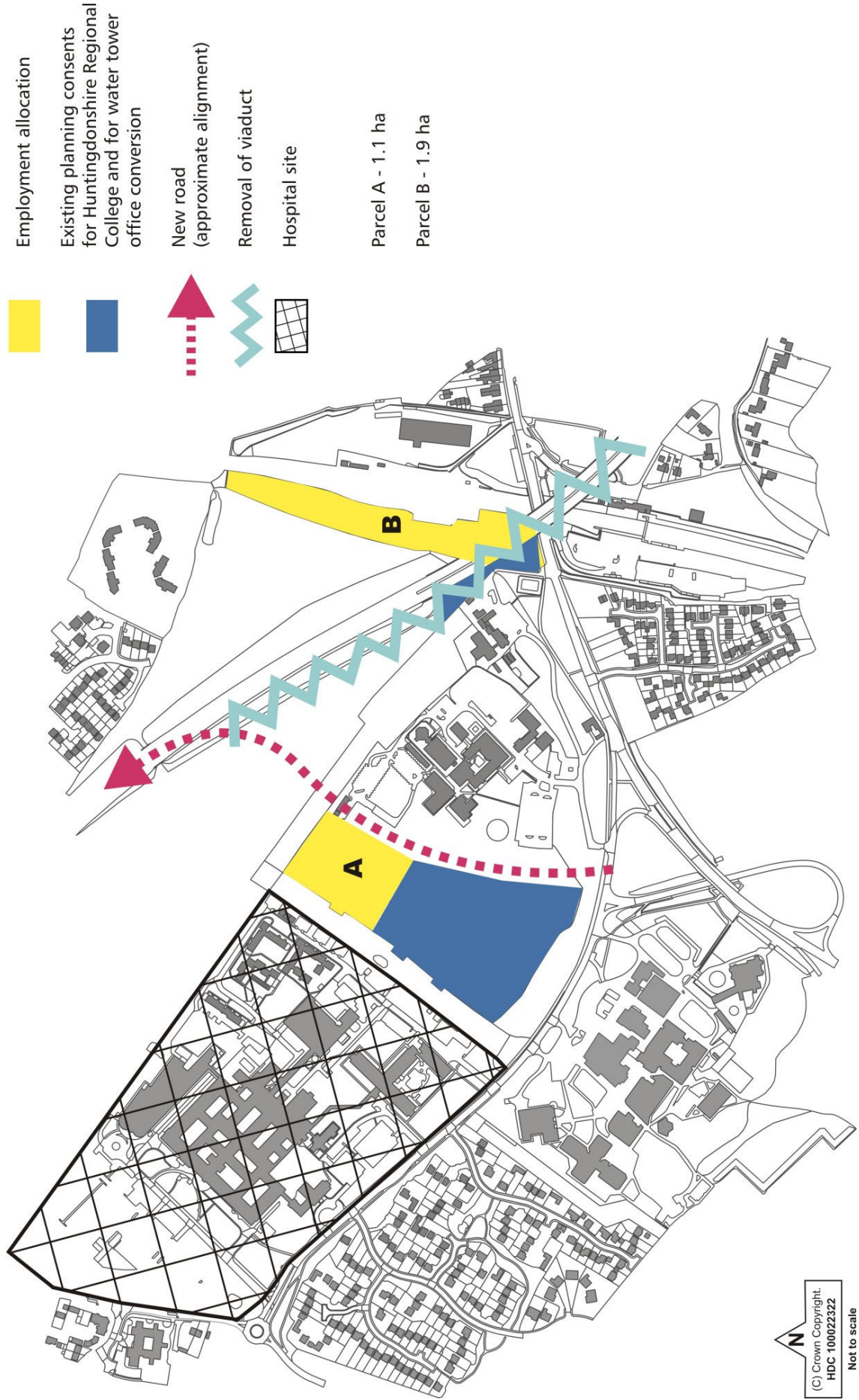
7 Vibrant Growth

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Map 7c Hinchingsbrooke Community Campus - Planning Constraints



Map 7d Hinchingsbrooke Community Campus - Land Use Proposals



N
 (C) Crown Copyright.
 HDC 10002322
 Not to scale

8 Healthy and Green

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

8 Healthy and Green

Objective 3

To facilitate healthy and active lifestyles by contributing to a network of improved and new high quality green spaces which link to strategic green Country Park and Views Common.

8.3 There is a significant demand for car parking during events at the Country Park. Leasing or purchasing adjoining land near Huntingdon Rd could provide for an additional car park. In the short term, it is envisaged that car parking would only be used for events on a limited number of occasions in the summer months. In the longer term a permanent car park may become desirable.

8.4 It is anticipated that there will be no major development along the Thrapston Rd / Huntingdon Rd border which will help to maintain the rural outlook of the Country Park.

Hinchingbrooke Country Park

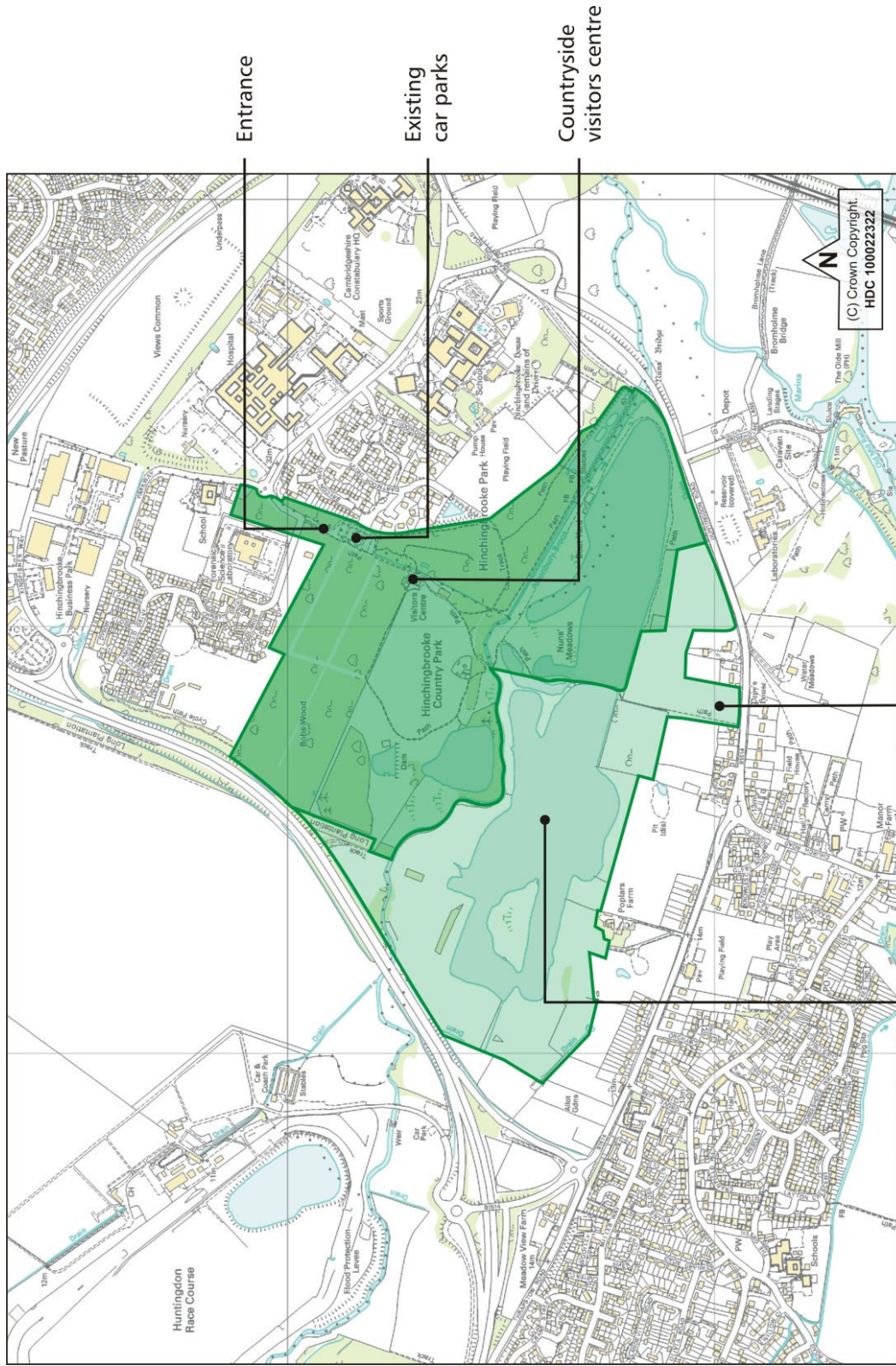
8.1 There is considerable potential to improve and extend the Hinchingbrooke Country Park to provide a better experience for increasing numbers of visitors and to encourage wildlife.

Policy HW 6

The Council will work with adjoining landowners to pursue extension of Hinchingbrooke Country Park to include some or all of the land identified on Map 8 .Hinchingbrooke Country Park. in order to enhance the facilities of the park and to provide for biodiversity and visitors.

8.2 Hinchingbrooke Country Park consists of 70 hectares (170 acres) of woodland, meadows and lakes together with a number of facilities. Land to the south-west has the potential to be added to provide for additional recreational activities and support improved biodiversity. Such land could be leased or purchased. This land is currently farmed and is largely within the floodplain. Adding land to the Country Park which is currently within floodplain will ensure that the land is not used for an incompatible use. The Country Park will need to have flood management practices in place. Low-key recreational use is expected given the potential for flooding.

Map 8 Hinchingsbrooke Country Park



8 Healthy and Green

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Views Common

8.5 As part of the proposed A14 changes, the viaduct together with the raised ground across Views Common will be removed and a new local road created to link the downgraded parts of the old A14 route with the existing local road network. An additional footpath/cycleway link is also proposed and a further road link across Views Common will be investigated.

Policy HW 7

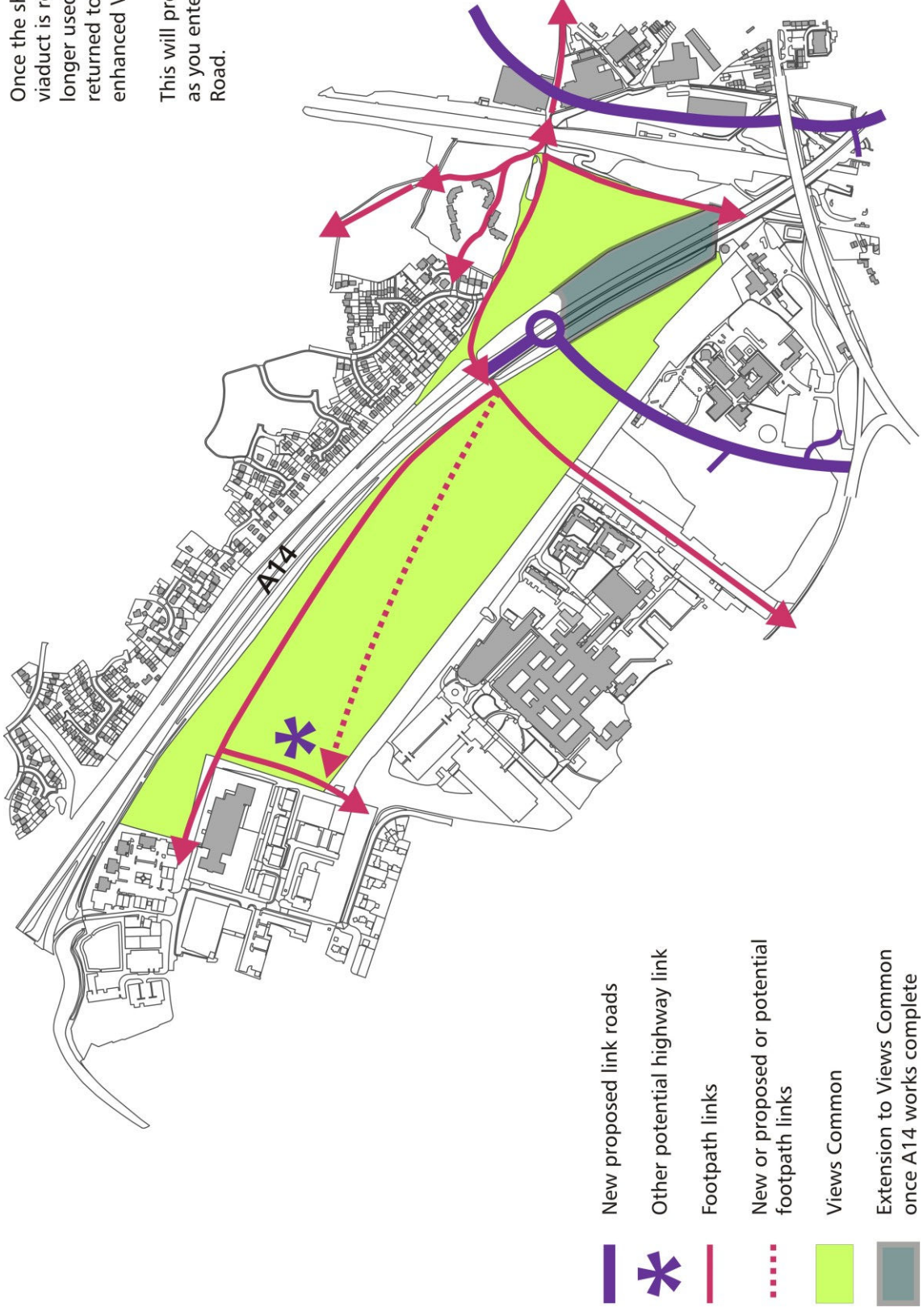
Views Common will remain as a significant open space and will be added to by reinstatement of land currently taken up by the A14 as shown on Map 9 .Views Common.. The Council will work with the owners to enhance public access across the Common.

109

8.6 Views Common is an important area of historic open space which is home to a variety of flora. It forms part of a green corridor from the River Great Ouse through to Hinchingsbrooke Country Park and beyond. Archaeological remains and habitats supporting wildlife will need to be safeguarded in any development works.

8.7 Accessibility in the area will be improved by the road and footpath/cycleway links proposed. Working with the owners, it is expected that the removal of the raised ground and creation of new links will be accompanied by enhancements which respect the intrinsic landscape and biodiversity values of the Common.

Map 9 Views Common



Once the short stretch of the A14 and viaduct is removed, then the land no longer used for highway can be returned to its former use as part of an enhanced Views Common.

This will provide an attractive backdrop as you enter the town from Brampton Road.

N
 (C) Crown Copyright.
 HDC 100022322
 Not to scale

8 Healthy and Green

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Other Open Space and Play Areas

- 8.8** Open space and play areas are valuable community resources which can promote healthy lifestyles and help foster community pride.
- 8.9** There are some small public open spaces and play areas in the Hinchingsbrooke area, together with other open spaces such as the Hinchingsbrooke School playing fields. The George St / Ermine St area currently has no public open space and with large scale redevelopment there are opportunities to create new open and play space and complete a missing part in an otherwise continuous green corridor through the town.

Policy HW 8

Existing open spaces will be maintained and enhanced and further open space, where possible linking to the strategic open space network around Huntingdon will be provided with future development.

102

known as Flood Zone 2. Any new buildings should be set back from the watercourse and the opportunity could be taken to open up the stream and create a natural feature in this area. Developers will be expected to liaise with the Alconbury and Ellington Internal Drainage Board and the Environment Agency to assess the feasibility of whether the stream should be opened up as part of a new green linkage. Opening up the culvert within Huntingdon West in conjunction with development could contribute to the natural environment and create a new green linkage as well as create a natural and distinctive focus to this part of the town.

8.14 Portholme lies beyond Mill Common and is a gateway to the Ouse valley. It is an alluvial flood meadow recognised as a Special Area for Conservation (SAC) and is subject to the Habitats Directive in European legislation. Assessment of the area action plan on this area, and other European sites further afield has been undertaken in accordance with the Habitat Regulations. *Include summary of Habitat Regulations Assessment*

8.10 There are opportunities to create a continuous green corridor from the waterfront at Riverside Park, through Mill Common, Views Common, and Hinchingsbrooke Country Park with links to the countryside and strategic green spaces defined in the 2006 Green Infrastructure Strategy.

8.11 Two large mixed use developments in the George St / Ermine St area will create a need for additional open space, for example play areas for children occupying new housing. There is the opportunity in these areas to link open space to the surrounding area by creating the missing links.

8.12 The re-opening of Handcroft lane as a green corridor will re-create not only an important historic feature but also an important desire line between the town centre and Views Common with access under the railway. Other potential links described below should feed into this corridor.

8.13 One particular opportunity for greening the area is associated with Barracks Brook. Barracks Brook currently flows through the Ferrars Road area mostly in an underground culvert. This area is subject to a flood probability of 1 in 1000 years

9 High Quality Environment

Objective 4

To ensure that new development is complementary to the existing natural and historic environment and is of a high quality and a sustainable design.

Design

9.1 Good design, arising from a thorough understanding of place and context, is important in creating environments that contribute to people's well-being. Good design leads to sustainable, high quality, and attractive places.

Policy HW 9

In areas allocated for development, proposals must demonstrate a high standard of design and show how an attractive environment has been created. Proposals must also provide evidence as to how the principles contained within the relevant design guidance documents and plans contained in this document have been adhered to, and in particular how any proposal has:

1. Contributed towards sustainable principles for example by being adaptable and resource efficient
2. Met or exceeded the standards of the Code for Sustainable Homes and BREEAM or successor standards
3. Utilised renewable energy systems and sources
4. Protected the area's heritage by having regard to Conservation Area status and the setting of any listed buildings
5. Created a sense of coherence and distinctiveness to the area
6. Respected the topography and scale of neighbouring developments
7. Used appropriate materials
8. Retained existing mature trees and promoted biodiversity

9. Utilised Sustainable Drainage techniques

10. Enabled ease of movement through the area, particularly by walking and cycling

9.2 All new development should use resources such as water and energy efficiently. Assessing new housing against the Code for Sustainable Homes is now mandatory and all new residential development should meet or exceed code level 3 from 2010, code level 4 from 2013 and be zero carbon (ie code level 6) from 2016. Housing development in this area is expected to meet or exceed these targets. Other developments must meet the equivalent BREEAM standards or other national sustainability standards where they are introduced.

9.3 Employing appropriate design techniques can significantly help mitigate against the effects of climate change by reducing its contribution to CO₂ emissions but also providing comfortable conditions for users by taking account of the unavoidable consequences of climate change.

9.4 It is expected that developers will investigate the potential for renewable energy sources and for utilising suitable technologies while conforming with development plan policies for renewable or low-carbon sources. The potential for a wind turbine to be erected in Hinchingsbrooke Country Park to serve the Countryside Centre should be investigated. Proposals should seek opportunities to share renewable energy sources with other developments and achieve greater CO₂ reductions.

9.5 Development should be distinctive, respecting the existing context and environment in which Huntingdon West sits. There are areas of mature trees and landscaping throughout Huntingdon West which will have a significant effect on the design and setting of development. The Huntingdon Conservation Area which includes much of the George St/ Ermine St area, the Railway Station, Views Common and some of the Hinchingsbrooke area including the 'historic core' of Hinchingsbrooke House and gatehouse is particularly important.

9 High Quality Environment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

9.6 In those areas outside of the Conservation Area, development will still need to be of a high standard of design and contribute positively to the environment, but there may be more flexibility to incorporate design of a different scale and form. Additional residential development in the George St/ Ermine St area must relate to the existing residential neighbourhoods in terms of scale and massing.

9.7 Barracks Brook, which runs through the northern part of the George St/ Ermine St area is currently mostly culverted. Prior to entering Huntingdon West there are already flood retention measures in place in Stukeley Meadows. The Brook flows from Huntingdon West around the ring road to the River Great Ouse at Riverside. A Sustainable Drainage system to manage surface water would help maintain surface water quality, reduce flood risk and create high amenity public open space that supports biodiversity.

9.8 Developments should have regard to neighbouring developments, existing rights of way, and lines of desirable movement, in order to ensure that it becomes easier to move around and through the area.

10 Infrastructure, Phasing and Implementation

Objective 5

To provide necessary infrastructure, using contributions from developers where appropriate, and to phase development to occur in conjunction with major road infrastructure provision.

Infrastructure

10.1 The District Council, together with the County Council and the government are already engaged in providing necessary infrastructure to support development in Huntingdon West. The major proposed changes to the A14 will be funded by government and the District Council is in the process of bidding for further funding for the delivery of the West of Town Centre Link Road. Developers will be expected to contribute to necessary infrastructure.

More detail on the contributions is set out in Appendix 1 .Infrastructure Requirements..

10.2 Development proposals will be expected to provide or contribute towards the cost of providing appropriate infrastructure, and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms. Contributions may also be required to meet the management and maintenance of services and facilities provided through any obligation. Specific requirements are set out in this area action plan in addition to other requirements dealt with by other development plan documents.

10.3 The government has published proposals for the establishment of a Community Infrastructure Levy (CIL) which could be applied in future.

Phasing and Implementation

10.4 Producing an area action plan for Huntingdon West is urgently needed to manage and coordinate piecemeal change that has been occurring and the further change that will occur.

Policy HW 10

Contributions from development towards infrastructure in the Huntingdon West area will be expected in particular to assist appropriately in the delivery of:

- a. Planned roads
- b. Public transport
- c. Public car parking
- d. Public access improvements, particularly pedestrian and cycle routes
- e. Improvements to Hinchingsbrooke Country Park and other open space
- f. Utilities infrastructure and renewable energy
- g. Education
- h. Any other requirement as set out in Policy CS10 of the Core Strategy

Policy HW 11

The timing of the development in the George St/ Ermine St area will be determined by the completion of the link road, the demolition of redundant buildings and treatment of contamination.

Elsewhere the completion of the A14 road changes and associated works to the viaduct will determine when the majority of development can go ahead.

In the Hinchingsbrooke area additional transport measures may be necessary after the completion of the A14 changes before development goes ahead.

Retail development in the George St/ Ermine St area will be dependent on the selected site being appropriate in terms of a sequential analysis considering the existing town centre first and the development being complementary to the town centre.

10 Infrastructure, Phasing and Implementation

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Further detail on phasing is set out in Appendix 2 .Potential Phasing..

10.5 The effects of the recession are likely to result in slower rates of development in Huntingdon West than anticipated when the area action plan was being drawn up. However, key road infrastructure works are publicly funded and these are progressing albeit with revised timeframes. Some office development may not be viable in the short term and is likely to need more favourable market conditions.

10.6 A planning application for the proposed Link Road through the George Street/ Ermine Street Area has been submitted. The development of this area needs to take place in a comprehensive fashion and be accessed from the link road. Although it may be possible for some development to commence prior to the opening of the whole link road, any schemes advanced before completion of the road cannot undermine the delivery of the road or associated infrastructure.

10.7 Developers in the George St/ Ermine St area are expected to investigate land for contamination and ensure that any required remediation takes place. Given the large areas of hardstanding, and the need for decontamination, there is also the need to ensure that waste is appropriately dealt with.

10.8 The proposed A14 works are proposed for completion in 2016. The majority of development in the Hinchingsbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required to demonstrate that there will be 'minimal impact' or 'nil detriment' to traffic flows on the A14.

10.9 It is also necessary to consider the wider traffic effects of any proposal, particularly the effects on Hinchingsbrooke Park Road. Consideration of the need for an additional access road in the vicinity of the hospital and business park leading through to the de-trunked A14 is anticipated after the completion of the A14 changes.

10.10 The timing of retail development has to have regard to plans for Huntingdon town centre, in particular the Chequers Court redevelopment. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre.

11 Monitoring

well as sustainability appraisal objectives and other adopted policies. If, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the area action plan.

11.1 The Council produces an Annual Monitoring Report (AMR) in accordance with the Planning and Compulsory Purchase Act 2004. The AMR assesses performance against indicators, which are linked with spatial objectives from the Core Strategy as

11.2 The following tables show how policies in the area action plan will be monitored by indicators directly related to the current AMR.

Table 1 Land, Water and Resources

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Gross new dwellings on previously developed land (PDL)	Core output (H3), significant effects	2	1	HW4, HW5	Maximise the re-use of PDL	Huntingdonshire District Council, Private Sector, Registered Social Landlords
% of gross new dwellings on PDL	Core output (H3), significant effects	2	1	HW4, HW5	29% over District as a whole	Huntingdonshire District Council, Private Sector, Registered Social Landlords
% of dwellings completed at specified densities (dwellings per hectare = dph)	Local output, significant effects	2	1	HW4, HW5	To achieve net densities of 30+ dph in new housing developments of 9+ dwellings	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Amount and % of employment floorspace developed on PDL (gross internal floorspace in sqm)	Core output (BD2), significant effects	2	1	HW4, HW5	Maximise the % of completed employment floorspace on PDL	Huntingdonshire District Council, Private Sector
These indicators seek to ensure the best use of land by encouraging the re-use of previously developed land and higher densities of development. The George St/ Ermine St area is entirely made up of previously developed land. The density of development sought ranges from 40 to 80 dph.						

Table 2 Biodiversity

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Losses, additions and total change to biodiversity habitat	Core output (E2), significant effects	3	1, 3, 12	HW6	Maintain areas of biodiversity importance	Huntingdonshire District Council, Private Sector
Policy HW6 provides for an extension to Hinchingsbrooke Country Park which is currently some 70 hectares. The additions are expected to take place over a number of years and monitoring will indicate the ongoing success in adding to the park to provide for biodiversity.						

11 Monitoring

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Table 3 Landscape, Townscape and Archaeology

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Number and % of housing sites (10+ dwellings) with a Building for Life assessment of less than 10, 10 to 13, 14 to 15 and 16 or more	Core output (H6), significant effects	4	4, 5, 10, 13	HW9	All sites to achieve a minimum score of 10	Huntingdonshire District Council, Private Sector, Registered Social Landlords
These indicators require survey to assess the quality of new building with an assessment of 16 or more being the highest standard. The area action plan seeks a high standard of urban design aimed at the creation of an attractive environment.						

Table 4 Climate Change and Pollution

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Permitted renewable energy capacity (MW)	Core output (H3), significant effects	4	7, 10	HW9	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Completed installed renewable energy capacity (MW)	Core output (H3), significant effects	4	7, 10	HW9	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Renewable energy should be installed where feasible in accordance with government and regional targets aimed at maximising the provision of renewable energy. A renewable energy source is envisaged for the Countryside Centre at Hinchingsbrooke Country Park.						

Table 5 Healthy Communities

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Amount of eligible open spaces managed to Green Flag Award standard	Local output, significant effects	3	3, 11, 12	HW6	Maximise the amount of eligible open spaces managed to Green Flag Award standard	Huntingdonshire District Council
Hinchingsbrooke Country Park is currently managed to Green Flag Award standard. The policy seeks to expand the Country Park in order to enhance the facilities of the park, to provide enhanced habitats for greater biodiversity and to provide for growing numbers of visitors.						

Table 6 Inclusive Communities

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Affordable housing completions (gross)	Core Output (H5), significant effects	2	15, 16	HW4, HW5	40% on proposals of 15 or more homes or 0.5ha or more	Huntingdonshire District Council, Private Sector, Registered Social Landlords
40% of new qualifying housing developments are expected to be affordable housing in accordance with policy CS4 of the Core Strategy.						

Table 7 Economic Activity

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Amount of floorspace developed for employment by type (gross and net B1a, B1b, B1c, B2, B8)	Core output (BD1), significant effects	2	17, 18	HW4, HW5	Maximise the amount of floorspace developed for employment	Huntingdonshire District Council, Private Sector
Amount of completed retail, office and leisure development (gross and net internal floorspace in sqm A1, A2, B1a, D2)	Core output (BD4), significant effects	2	14, 17, 18	HW4, HW5	No specific target	Huntingdonshire District Council, Private Sector
Amount of completed floorspace for other use classes (net internal floorspace in sqm A3, A4, C1, C2, D1, Sui generis))	Local output, significant effects	2	14, 17, 18	HW4, HW5	Maximise the provision of services / facilities	Huntingdonshire District Council, Private Sector
Amount of contributions secured for infrastructure requirements	Local output specific to AAP	1,5	...	HW1, HW2, HW10, HW11	To enable infrastructure within anticipated timeframes	Huntingdonshire District Council, Private Sector
Completion of infrastructure elements	Local output specific to AAP	1,5	...	HW1, HW2, HW10, HW11	Completion within anticipated timeframes	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council, Highways Agency
These indicators will measure the success of the area action plan in encouraging new business development and establishing the infrastructure needed to support growth.						

Appendix 1 Infrastructure Requirements

Proposals associated with A14

- 1.1** The Preferred Route for the A14 was announced in 2008. The proposals include that the viaduct over the railway in Huntingdon be removed and a new local road junction/network created in the vicinity of Brampton Road in order to connect into the local road network. Funding is expected from government and developer funding is only likely to be required if some part of the proposals is required to be constructed in advance of the Highways Agency timetable.
- 1.2** It is envisaged that some development will go ahead in advance of the completion of the new local road network and provided this is not significant in scale, the impact on the A14 is likely to be negligible. The impact will need to be demonstrated in a Transport Assessment.

West of Town Centre Link Road

- 1.3** Huntingdonshire District Council is seeking housing growth funding for the creation of the new Link Road between George Street/Brampton Road and Ermine Street. The planning application for this is expected to be granted permission prior to the adoption of this area action plan. If approved, part of the funding for the road, estimated in excess of £2 million, could be provided.
- 1.4** Normally developers would be expected to pay for the complete road provision, but as it will be part-funded separately, some level of contributions from developers could be allocated to other infrastructure requirements.

Additional Hinchingsbrooke Link Road

- 1.5** A local access road from Hinchingsbrooke, in the vicinity of the Hospital and Views Common to reach the former A14 post 2016 will be investigated and if there is a demonstrated need, funding for such a link from developer contributions will be proposed. One option that will be investigated is a link from the Hinchingsbrooke Business Park from Parkway.

Buses

- 1.6** The guideway for the St Ives to Cambridge guided bus will be completed prior to the adoption of this area action plan. Buses will travel from the Huntingdon Railway Station via the Huntingdon bus station and local roads to join the start of the guideway in St Ives. On-road bus priority measures are proposed along this route. Direct contributions from developers in Huntingdon West are likely to be required for improvements to bus stops and other related works, such as Real Time Information, as set out in the Huntingdon & Godmanchester Market Town Transport Strategy.
- 1.7** Within the life of this area action plan, it is possible that further improvements to bus services such as bus priority measures and integrated ticketing will be developed. Appropriate contributions from developers will be sought to help bring about such services.

Railway Station

- 1.8** Continued work will take place to secure more bus services and improved accessibility at the dedicated interchange with the rail station. Additionally, improved information, including Real Time provision, will be sought.
- 1.9** Additional car parking to serve the railway station may be proposed privately or through Network Rail and First Capital Connect.

Public Car Parking

- 1.10** Additional public car parking is envisaged on land adjoining the West of Town Centre Link Road as shown on Map 6e .George Street/ Ermine Street - Land Uses.. The land will need to be secured by the Council and contributions from developers are expected to contribute to the costs of providing this additional public car parking. The cost will include land acquisition plus design and construction costs. Ongoing costs are expected to be met through the application of car parking charges in line with elsewhere in the town.

Pedestrians and Cyclists

- 1.11** Additional pedestrian and cycle linkages are proposed, as shown on Map 4 .Pedestrian and Cycle Links.. Developers are expected to contribute to the costs of establishing these routes. A number of these routes are already detailed in the

Huntingdon & Godmanchester Market Town Transport Strategy (MTTS) and creating additional paths will help to complete these routes. In addition an improved linkage between Hinchingsbrooke Business Park across Views Common is envisaged and a separate pedestrian/cycle bridge across the railway is to be investigated. Further pedestrian routes within an expanded Hinchingsbrooke Country Park would also be expected.

Hinchingsbrooke Country Park

1.12 Contributions from developers in the wider Huntingdon area are expected to improve Hinchingsbrooke Country Park as follows:

1. Lease or purchase of additional land for the Country Park
2. Lease or purchase of land for an overflow car park near Huntingdon Road
3. Improvements to the existing car park
4. Improvement to the countryside centre including renewable energy (such as a wind turbine), insulation and maintenance
5. CCTV and Lighting
6. Interpretation boards, waymarking signs and leaflets
7. Play and recreation facilities
8. Café improvements
9. New toilet block
10. Footpath improvements
11. Ranger staff time

1.13 There is a need for additional land for recreation and for an overflow car park. Additional and/or improved car parking in the existing car park could help to increase capacity beyond the current 80 spaces. Improvements to the access road could also aid access and egress from the car park but careful design would be needed to ensure the retention of trees.

1.14 The countryside education centre is used as a community facility for the area but its opening hours are currently very limited. Improvements to insulation and the heating system, perhaps provided by a sustainable energy source such as a wind turbine, will enable the centre to have greater usage over the winter months. With the increase in visitor numbers and the extended hours of usage, additional lighting and

CCTV coverage may also be needed. The visitors centre could also be further improved following the recent café extensions. An additional toilet block will also be needed to meet additional demand.

1.15 Improvements to the unsurfaced footpath network will increase the overall carrying capacity of the Park and enhance facilities for those with disabilities. A bridge over the Alconbury Brook for pedestrians and cyclists will allow a further circular path network to be expanded, together within improving access to the wider countryside. Facilities for play and recreation such as young children's play equipment and older children's outdoor gym equipment, together with additional seating and barbecue areas will cater for a wide age range of users. Interpretation boards, waymarking signs, bird hides and Ranger staff could also be used to inform visitors about the features of the Park and encourage appropriate recreational activity.

Other Open Space and Contributions towards Leisure and Sports Facilities

1.16 Additional areas of open space are proposed in the George St/ Ermine St area as shown on Map 6e . George Street/ Ermine Street - Land Uses.. These areas are expected to be provided by developers as part of the mixed use developments envisaged in those locations. The Council may adopt these spaces subject to appropriate management funds being provided by the developer. Other contributions may also be required in accordance with adopted local standards and pooled for the creation or improvement of sports facilities to serve Huntingdon.

Utilities

1.17 Utilities such as water, electricity and gas may need to be upgraded as a result of new development. A new rising main for water has been identified as a possibility in the 2009 Huntingdonshire Outline Water Cycle Strategy. Developers will be expected to create high quality developments in accordance with the standards such as the Code for Sustainable Homes in order to limit the pressure on existing resources. Contributions may be required to facilitate renewable energy, including off-site renewables created through partnerships using pooled funds.

Appendix 1 Infrastructure Requirements

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Education

1.18 Existing education provision will be affected by new housing. Based on current Cambridgeshire County Council calculations a range of possible requirements is identified as follows:

Table 8 Requirements for New School Places

Policies	New Homes	New Primary places required	New Secondary places required
George St/ Ermine St			
Lower estimate	170	51	34
Higher estimate	230	69	46

1.19 Of the two existing secondary schools, Hinchbrooke is operating at capacity and is usually oversubscribed in each admissions round. There is some spare capacity currently at St Peters and the scope to expand the school by an additional form of entry (150 pupils). While Huntingdon continues to be served by two secondary schools the County Council's approach will be to provide for growth by utilising the existing spare capacity at St Peter's School and through the potential to expand it by one form of entry. A review of the secondary school catchment areas in Huntingdon may be required to support this approach. A third secondary school is another option the County will consider.

1.20 The size of developments proposed is unlikely to warrant any new primary schools. However, with spare capacity in the existing primary schools diminishing, some expansion of primary school provision will be required. The two closest primary schools (Stukeley Meadows and Cromwell Park) have limited spare capacity and the sites do not lend themselves easily to expansion. The County Council will have to assess the potential for expansion of other school sites in Huntingdon and the contribution that new school sites in the larger housing allocation areas can contribute to increasing capacity in the primary sector.

1.21 Developers are also expected to contribute towards the establishment of child care facilities for 0-4 years old.

Other Contributions

1.22 Policy CS10 of the Core Strategy sets out the contributions to infrastructure that may be required. In addition to the items above, contributions could be required for other items. The Council will be developing further guidance dealing with developer contributions.

1.23 Affordable housing will be sought as set out in Core Strategy policy CS4. The Council currently has a SPD dealing with developer contributions for affordable housing. That SPD will be updated as required.

Appendix 2 Potential Phasing

Map 8 .Hinchingsbrooke Country Park.

2.1 Hinchingsbrooke Country Park can be improved and extended as funds become available throughout the life of the area action plan between 2010 and 2026. Low cost and urgent improvements are expected in the short term. In the longer term additional land may be leased or purchased as funds become available.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcel I (Public car park proposal)

2.2 It is anticipated that this land would be secured by Huntingdonshire District Council at the same time as land for the West of Town Centre Link Road and so is dependant on funding. Subject to planning approval, it could be formed as a public car park at the same time as the Link Road, possibly as early as 2012, however funding may delay this.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcels A, B, D (Residential land proposals)

2.3 Proposals to redevelop this land could be made pending construction of the West of Town Centre Link Road, anticipated in 2012. The proposals will need to be accompanied by a schedule detailing demolition and decontamination works. Appropriate measures will need to be in place, having consulted with the Environment Agency and the Alconbury and Ellington Drainage Board, regarding Barracks Brook in order to ensure that the risk of flooding is mitigated. Additional open space is anticipated in this area. The anticipated timeframe for development is between 2012 and 2020.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcels G and H (Mixed retail and residential proposal)

2.4 As with the sites above, proposals for this land are dependent on the West of Town Centre Link Road being built, existing buildings demolished and land being decontaminated. Additional open space is also anticipated in this area facing George Street in order to link with Mill Common. An existing pedestrian right of way may need

to be moved and a gas main diverted. An appropriate sequential analysis of sites available within the town centre, compared to this site, will be required for retail development. The timing of development of the Chequers Court area within the town centre, and the effect of retailing in this location on the town centre, will be relevant to applications for retail development on this land as delivery of the Chequers Court redevelopment should not be jeopardised and the town centre must remain vital and viable. The anticipated timeframe for development is between 2012 and 2020.

Map 7d .Hinchingsbrooke Community Campus - Land Use Proposals. – (Employment proposal)

2.5 Development of this site requires at least part of the 'Views Common Link' which is part of the A14 proposals to be in place. This is currently anticipated in 2016. The Views Common Link could be constructed to Highways Agency standards in advance of 2016 if sought by developers, enabling this site to be developed in advance of that timetable. If proposed for development in advance of 2016 this site would need to be related to development of the Huntingdonshire Regional College site. The anticipated timeframe is between 2012 and 2020.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcels C, E and F (Employment and mixed town centre use proposals)

2.6 Development of this land may not be entirely dependent on the West of Town Centre Link Road, but nevertheless is unlikely to come forward in the short term as new buildings are likely to follow the major investment on nearby sites. Parcels C and E are currently in use as the Huntingdon Police Station and there is currently no proposal to bring forward redevelopment. Parcel F was the temporary library and the building could be re-used for employment purposes. In the longer term, anticipated towards the end of the plan period between 2016 and 2026 the sites could be redeveloped with new buildings and activities.

Map 7d .Hinchingsbrooke Community Campus - Land Use Proposals. – (West of railway employment land)

2.7 Development of this land cannot take place until the railway viaduct is removed, which is the last proposed action of the A14 improvements scheduled for 2016. The land will require new access from Brampton Road and it is likely that development

Appendix 2 Potential Phasing

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

should be related to the Water Tower development on adjacent land. Development is likely to require more favourable economic conditions and is anticipated towards the end of the plan period between 2020 and 2026.

Appendix 3 Saved Policies to be Superseded

3.1 This DPD is required to identify those policies from the Huntingdonshire Local Plan 1995 and the Huntingdonshire Local Plan Alteration 2002 which are currently saved⁽²⁾ that will be superseded by policies contained in this DPD (in line with Regulation 13(5)).

3.2 Due to the district wide coverage of the remaining saved policies and the limited geographic area covered by this DPD none of the saved policies will be superseded by policies contained in this document.

2 Those policies the Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 has directed, for the purposes of the policies specified paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Appendix 4 Proposals Maps

- 4.1** Huntingdonshire District Council is required to maintain an adopted Proposals Map as part of the Local Development Framework. The Proposals Map shows geographically the adopted policies and proposals of Development Plan Documents. The adopted Proposals Map will be revised each time a new DPD is adopted.
- 4.2** The current Proposals Map is based on the Proposals Map originally published with the Huntingdonshire Local Plan 1995. It was considered clearer to illustrate designations that are no longer in effect by modifying the Local Plan Proposals Map. The Development Plan also includes saved Minerals and Waste Policies which are illustrated geographically on the Minerals and Waste Saved Policies Proposals Map Insets. These maps are available on the [Council's Website](#).
- 4.3** The following maps identify the allocations made by the action plan. Please be aware that these maps will only be to scale if printed at 100%.

Proposals Maps page 1

Appendix 4 Proposals Maps

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Proposals Maps page 2

Glossary

Adoption

The point at which the final agreed version of a document comes fully into use.

Affordable Housing

Housing available at a significant discount below market levels so as to be affordable to householders who cannot either rent or purchase property that meets their needs on the open market. It can include social-rented housing and intermediate housing. It is defined in PPS3: Housing.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Annual Monitoring Report (AMR)

Document produced each year to report on progress in producing the *Local Development Framework* and implementing its policies.

Areas of Strategic Green Space Enhancement

Areas which have been identified as having opportunities to expand and create strategic green space.

Biodiversity

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield

Previously developed land (PDL). In the sequential approach this is preferable to greenfield land. Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition includes the curtilage of the development. Previously developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Statement 3 'Housing'.

Community Infrastructure

Facilities available for use by the community that provide for the health, welfare, social, educational, leisure, recreational and cultural needs of the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

Comparison Floorspace

Shops retailing items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Compulsory Purchase Order (CPO)

The power given to the Local Authority to acquire land for redevelopment which may include development by private developers.

Conservation Area

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Convenience Floorspace

Shops retailing everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Core Strategy

The main document in the *Local Development Framework*. It is a *Development Plan Document* containing the overall vision, objectives, strategy and key policies for managing development in Huntingdonshire.

Development Plan

The documents which together provide the main point of reference when considering planning proposals. The Development Plan includes the *Regional Spatial Strategy* and *Development Plan Documents*.

Development Plan Documents

A document containing local planning policies or proposals which form part of the *Development Plan*, which has been subject to independent examination.

European Sites

Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

Examination

Independent inquiry into the soundness of a draft *Development Plan Document* chaired by an Inspector appointed by the Secretary of State, whose recommendations are binding.

Greenfield

Land which has not been developed before. Applies to most sites outside built-up areas.

Green Infrastructure

The network of protected sites, nature reserves, green spaces (including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens) woodlands (including Ancient Woodlands) and green-way links. It offers opportunities to provide for a number of functions, including recreation and wildlife as well as landscape enhancement.

Green corridors

Linear wildlife and public access corridors that link areas of green infrastructure and green spaces with each other and to settlements, and which also link into the wider countryside.

Green spaces

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Habitat

The natural home or environment of a plant or animal.

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

Local Development Document

The collective term for policy documents that are part of the LDF, including *Development Plan Documents*, *Supplementary Planning Documents* and the *Statement of Community Involvement*.

Local Development Framework (LDF)

The collective term for the group of documents including the *Local Development Documents*, the Local Development Scheme and the Annual Monitoring Reports.

Local Development Scheme

Sets out the Council's programme for preparing and reviewing *Local Development Documents*.

Mitigation measures

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

Open Space and Recreational Land

Open space within settlements includes parks, village greens, play areas, sports pitches, undeveloped plots, semi-natural areas and substantial private gardens. Outside built-up areas this includes parks, sports pitches and allotments.

Planning Policy Guidance Notes (PPG)/ Planning Policy Statements (PPS)

Central Government produce Planning Policy Guidance Notes, to be replaced by Planning Policy Statements which direct planning in the country.

Previously Developed Land (PDL)

(See definition for *Brownfield*.)

Regional Spatial Strategies (RSS)

Plan covering the East of England as a whole, and setting out strategic policies and proposals for managing land-use change.

Registered Social Landlords

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Sequential Approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Social rented

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Spatial Planning

Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Stakeholders

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement

Document setting out the Council's approach to involving the community in preparing planning documents and making significant development control decisions.

Statement of Compliance

A report or statement issued by the local planning authority explaining how they have complied with the Town and Country Planning Regulations 2004 and their Statement of Community Involvement during consultation on Local Development Documents.

Statutory Development Plan

The Development Plan for an area which has been taken to statutory adoption. In other words, it has been through all the formal stages and has been approved by the relevant Government office and adopted by the Council.

Statutory Organisations

Organisations the Local Authority has to consult with at consultation stages of the Local Development Framework.

Strategic Green Space

These are areas of green space that serve a wider population than just the District, for example Paxton Pits and The Great Fen.

Submission

Point at which a draft *Development Plan Document* (or the draft *Statement of Community Involvement*) is submitted to the Secretary of State for examination.

Supplementary Planning Documents

Provides additional guidance on the interpretation or application of policies and proposals in a *Development Plan Document*.

Sustainable Development

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "Securing the future - UK Government strategy for sustainable development". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

Sustainable Drainage System

Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling and drainage, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable principles.

Tenure

Refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.

Use Class Orders

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Vitality and Viability

Through terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. **V**iability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Zero carbon building

A building with net carbon emissions of zero over a typical year. This can be measured in different ways relating to cost, energy or carbon emissions. Reference should be made to the national Code for Sustainable Homes.

Huntingdon West Area Action Plan: Statement of Consultation

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

	Introduction	1
1	Consultation on the AAP	1
	Community Engagement	1
	Initial Issues and Options	1
	Consultation on Options	6
	Consultation on Preferred Approach	16
2	Developing the AAP	23
	Vision	23
	Objectives	24
	Sustainable Travel	26
	Vibrant Growth	31
	Healthy and Green	37
	High Quality Environment	41
	Infrastructure, Phasing and Implementation	43
■	Appendices	
1	Evidence Base and Supporting Documents	47
2	Preferred Approach Responses	51
■	Annex A	
	Soundness Self Assessment	72
■	Annex B	
	Legal Compliance Assessment	81
	Stage 1: Inception	81
	Stage 2: Plan Preparation Frontloading	83
	Stage 3: Plan Preparation Formulation	85
	Stage 4: Publication	88
	Stage 5: Submission	89

Contents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Introduction

When preparing documents which form part of the Local Development Framework, local planning authorities must carry out consultation and engage with communities and stakeholders. The minimum requirements which authorities must achieve are set out in regulations⁽ⁱ⁾.

The Statement of Community Involvement (SCI) explains when consultation will take place, who will be consulted and what will be done to engage different groups and the general public at each stage. The guiding principle of the Council's SCI is to ensure that everyone with an interest in the District has access to early and effective opportunities to get involved in planning issues that affect them. The Huntingdonshire SCI was adopted in November 2006.

The Council has adopted its own Community and Consultation Strategy which underlines the role of community views in the delivery of Council services. The Sustainable Community Strategy (SCS) sets out a shared vision for the future of the District which was developed from extensive consultation with local communities and an action plan describing the outcomes that need to happen to achieve this vision. The SCS plays an important role in the delivery of the Council's services as it enables the Council to better understand community needs and provides an integrated approach to development in the District.

This Statement of Consultation sets out the detail of consultation and engagement undertaken during the preparation of the Huntingdon West Area Action Plan and how this was taken into account in the preparation of the Proposed Submission document. It is published in accordance with Regulation 24⁽ⁱⁱⁱ⁾.

This document is divided into two sections dealing with the consultation stages and the preparation of the Proposed Submission document.

Consultation on the AAP

The consultation stages for the Huntingdon West Area Action Plan have been:

1. Consultation on Issues and Options - May to July 2007
2. Consultation on Initial Sustainability Appraisal - May to July 2007
3. Consultation on the Sustainability Appraisal Scoping Report (update) - September to October 2007
4. Consultation on Options - May to June 2008
5. Consultation on Preferred Approach - May to July 2009
6. Consultation on Preferred Approach Draft Final Sustainability Appraisal - May to July 2009

Also of relevance is consultation which has taken place for the production of the Core Strategy and Development Management DPD. For more information on Core Strategy engagement please see the Submission Core Strategy 2008: Statement of Consultation. A Statement of Consultation for the Proposed Submission Development Management DPD is in preparation at the time of writing.

Documents such as the Huntingdon Town Centre Vision 2006 and the earlier Vision and Strategy for Growth and Quality 2000 both prepared by the Civic Trust were also subject themselves to consultation processes which are detailed in those documents.

Key source documents have been noted and have been available on the Council's website since production of the Preferred Approach in May 2009.

i Town and Country Planning (Local Development) (England) Regulations 2004 as amended
ii Town and Country Planning (Local Development) (England) Regulations 2004 as amended by Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

Introduction

Developing the AAP

Section 2 presents details of how the Proposed Submission document has been developed. This includes details of the analysis of reasonable alternatives considered and summaries of the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) processes. It also provides explanation as to why the Council is proposing certain policies.

Each topic is set out as follows:

Summary of Consultation	A summary of the issues, options and questions raised in the Issues and Options consultation documents is presented along with a summary of the responses, including levels of support or opposition.
Summary of Sustainability Appraisal	A summary of the conclusions of the Initial, Draft Final and Final Sustainability Appraisal Reports.
Assessment	Detail of the assessment of consultation responses, the evidence gathered and the alternative approaches.
Policy	Cross-reference to the relevant policy in the Proposed Submission document. Also presented are the policies and objectives of the Core Strategy that the Area Action Plan policies support.
Proposals Map (where applicable)	Where there is a need for a designation on the Proposals Map, this is identified. Reference should be made to the Proposed Submission Proposals Map.

Soundness Self Assessment

One of the main assessments of any proposed submission document is whether the document passes the Tests of Soundness. To enable planning authorities to assess whether their plans are sound the Planning Advisory Service has developed a soundness test. The Soundness Test has been completed for the Huntingdon West Area Action Plan and is presented in Annex A.

Legal Compliance Assessment

The other main assessment of any proposed submission document is whether the document is legally compliant. To enable planning authorities to assess whether their plans are legally compliant the Planning Advisory Service has developed a legal compliance tool. The Legal Compliance Tool has been completed for the Huntingdon West Area Action Plan and is presented in Annex B.

1 Consultation on the AAP

Community Engagement

1.1 Prior to June 2008 the 2004 Regulations [footnote full ref] determined the process that planning documents had to go through. These regulations were amended in June 2008 by the 2008 regulations [footnote full ref]. These amendments removed the specific requirement for the Preferred Options Stage of consultation, instead placing more emphasis on public engagement as part of the Issues and Options stage. The regulation amendments also separated the publication and consultation from submission to the Secretary of State, which introduced the opportunity for review and amendment before plans are submitted.

1.2 As the public engagement for the Huntingdon West Area Action Plan started under the original 2004 regulations with the Issues and Options Consultation in May 2007 the preparation of the AAP has been subject to both the original and the amended regulations. For each stage of the consultation process we have therefore identified the regulations that were applicable at the time.

Initial Issues and Options

1.3 The Issues and Options report was drawn up under the original 2004 regulations and was made available for comment between 15 June and 27 July 2007. All consultees and agents listed on the Council's Limehouse database were notified, together with statutory groups, local town and parish Councils and other interested groups. During this time the document was available at the Council offices at Pathfinder House, the Huntingdon Library and via the Council's website.

1.4 On 27 June there was a display in Huntingdon Market Place. Between 10am and 1pm planning staff were available for people to talk to about the Area Action Plan and what it could mean for the area.

1.5 Before and during the consultation event summary leaflets were distributed and were available. These leaflets were available at the Huntingdon Railway Station and Hinchingsbrooke Hospital as well as the Council Offices, Huntingdon Library and at the public display.

1.6 The following press release was issued:

Press Release June 2007

HUNTINGDON WEST AREA ACTION PLAN ISSUES AND OPTIONS CONSULTATION

A vibrant new quarter could be created for Huntingdon over the next 15 years. The Huntingdon West Area Action Plan aims to promote and shape rejuvenation of this part of town. There will be many opportunities for change including potential new housing, new employment and new community facilities. Huntingdon West offers the ideal opportunity for promoting environmentally friendly development, providing homes, work and leisure close together, linked by excellent pedestrian, cycle and public transport.

Residents, businesses and organisations need to think about how we can:

- Make the most of previously developed land
- Give everyone a chance to find a home that's right for them
- Get better shops within walking distance of the town centre
- Provide more community and leisure facilities in the area
- Make the most of changes to the road network in the area

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Councillor Peter Bucknell, Executive Councillor for Planning Strategy said “Huntingdon West development will offer lots of opportunities for exciting and significant change in Huntingdon. We want people’s opinions right at the beginning to help us produce the best possible plan for this important part of town’s future.”

A consultation document on the issues and options that we need to think about has been produced. This is your chance to tell us what you would like to see happen in this area. We will then look at everything you have to say before we produce the ‘official’ consultation plan by the end of the year which will set out how we would like to see the area change.

The Issues and Options consultation period runs from Friday 15th June to Friday 27th July 2007.

The Huntingdon West Area Action Plan Issues and Options paper is available on the Council’s website www.huntsdc.gov.uk. The document can also be viewed at Huntingdonshire District Council, Pathfinder House, St Mary’s Street, Huntingdon and at Huntingdon Library.

ENDS.

Notes for Editor:

The Huntingdon West Area Action Plan Issues and Options paper is part of the Council’s ‘Local Development Framework’. This will replace the existing Huntingdonshire Local Plan as a result of legislation introduced last year. Instead of one plan, a number of documents will deal with different aspects of the area’s future.

Full details of the Huntingdon West Area Action Plan Issues and Options paper will be available on the council’s web site www.huntsdc.gov.uk from 15 June 2007.

Media Contacts: Richard Probyn (Planning Policy Manager) 01480 388430

1.7 The [summer 2007 issue](#) of the Council’s quarterly magazine ‘District Wide’, that is issued to every household in the district, contained the following article:

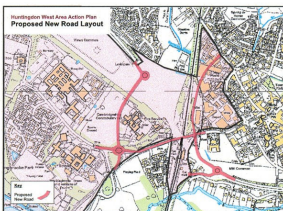
Figure 1.1 District Wide Summer 2007 - Huntingdon West Area Action Plan Article



Figure 1.2 Issues and Options Consultation Leaflet Page 1

We need your views on the following issues:

- 1 How can the Area Action Plan contribute towards achieving sustainable development and re-using previously developed land?
- 2 How can the Area Action Plan contribute towards providing housing for all members of the community?
- 3 How can the Area Action Plan contribute to the provision of employment opportunities?
- 4 How can the Area Action Plan contribute to future shopping opportunities in the town?
- 5 How can the Area Action Plan address the reconfiguration of the road system to meet the needs of Huntingdon West and the wider town?
- 6 What additional infrastructure is needed in Huntingdon West?



How to find out more?

The Issues and Options paper sets out what we might need to tackle in the AAP. No decisions have been made yet. This is your chance to say what you would like to see happen in this area.

The Huntingdon West AAP Issues and Options report is available to view on line at www.huntingdonshire.gov.uk follow the links to Planning Policy.

Alternatively, the documents can be seen at District Council Offices, Pathfinder House, Huntingdon or Huntingdon Library.

How to have your say?

The easiest way to make a representation is online at www.huntingdonshire.gov.uk follow the links above and click on the interactive version of the document.

Alternatively, you can email comments to ld@huntsdc.gov.uk or pick up a form from District Council Offices, Pathfinder House, St Mary's Street, Huntingdon.

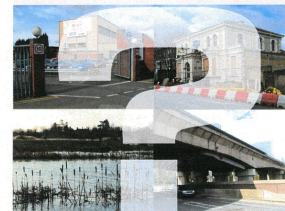
We will be preparing the AAP over the next 2 years. There will be at least two more chances to give your opinions on the AAP as the plans for the area take shape.

If you wish to discuss any issues raised or would like further information on how to comment on the AAP please contact the Development Plans Team ☎ 01480 388431/2/3/5

Huntingdon West Area Action Plan

Consultation on Issues & Options

15th June to 27th July 2007



We need your views!
Help to decide the future of Huntingdon West.


Planning Services
Huntingdonshire
DISTRICT COUNCIL

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.3 Issues and Options Consultation Leaflet Page 2

Huntingdon West Area Action Plan



What is an Area Action Plan (AAP)?

Area Action Plans (AAPs) guide development for a specific area. They are produced where significant levels of change are expected or conservation measures are needed.

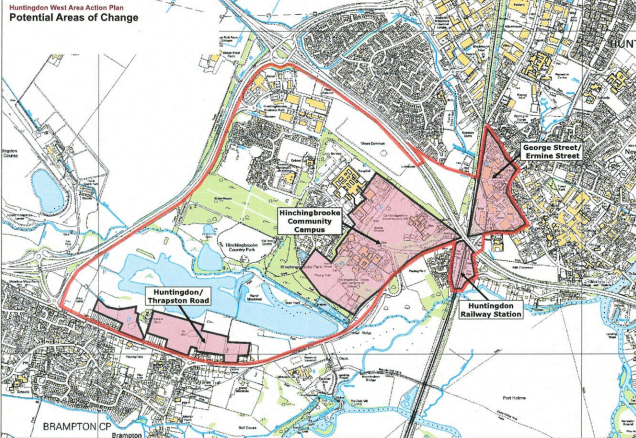
Why does Huntingdon West need an AAP?

Huntingdon West is likely to change dramatically over the plan period of 15 - 20 years. Re-routing of the A14 and possible demolition of the flyover offer tremendous opportunities for environmental improvement and new development. We need to be ready to make the best of this.

The AAP will ensure transport and planning issues are dealt with together. We hope it will help shape the most sustainable future land uses for Huntingdon and its town centre.

New housing, shops, employment and community facilities could all be part of this area. Huntingdon West AAP offers the ideal opportunity for promoting sustainable development. It could contain environmentally friendly homes, work and leisure facilities linked by excellent pedestrian and cycle routes and decent public transport.

Huntingdon West Area Action Plan Potential Areas of Change



We want to know how we can shape different areas within Huntingdon West:

Ermine Street/ George Street

- How can we redevelop land in the Ermine Street/George Street area?
- Should we extend the town centre into this area to provide better shops and help the town's economy grow?
- How can we provide more homes which are affordable near the town centre?
- Do we need additional car parking in this area?

Railway Station Area

- How can we create more effective links to other parts of the town, better car parking and new business opportunities?

Hinchingbrooke Community Campus

- How should we guide development in the area of Hinchingbrooke Community Campus?
- Should we improve community facilities like extending the Country Park to Huntingdon/Thrapston Road, Brampton?

Huntingdon/ Thrapston Road Area

- How do we balance development opportunities with keeping Huntingdon and Brampton separate?

Table 2 Respondents on Issues and Options

1.	Allan Brocklebank
2.	Church Commissioners Mr Ian Smith(Smiths Gore)
3.	Churchmanor Estates Company Plc Ms Caroline Dawson(Planning Potential)
4.	Colin Luscombe (Cambridgeshire Police Authority)
5.	Connolly Homes Plc, David Wilson Es Mrs Stacey Rawlings (Bidwells)
6.	David Hufford
7.	David Woods (Hinchingbrooke Health Centre Care NHS Trust)
8.	Gareth Ridewood (CPRE Cambridgeshire)
9.	Gary Parsons (Anglian Water Services Ltd)
10.	Geoff Keeble (Highways Agency)
11.	Huntingdon (Two) Ltd Mr Edward Ledwidge (Blue Sky Planning)
12.	Ian Burns (Cambridgeshire PCT)
13.	Ian Stapleton (Great & Little Gidding Parish Council)
14.	Iram Parwaiz (Huntingdon Youth Town Council)
15.	Janet Innes-Clarke (Brampton Parish Council)
16.	John Chase (Buckden Parish Council)
17.	John Dadge (Landro Ltd) John Dadge (Barker Storey Matthews)
18.	Katherine Fletcher (English Heritage)
19.	Louise Lovegrove (DLP Planning Ltd)
20.	Maydo Pitt (GO-East)
21.	Mrs Debra Parker-Seale
22.	Mrs Sandra Mitcham (Holywell-cum-Needingworth Parish Council)
23.	Ms Karen Cameron (Huntingdon Town Council)

24. Nigel, Alison & Frances Wood
25. P Blewett (Somersham Parish Council)
26. Paul Cronk (HBF)
27. Persimmon Homes East Midlands Miss Sinead Morrissey (Pegasus Planning Group)
28. Richard Meredith (Huntingdon and Godmanchester Civic Society)
29. Rohan Wilson (Sustrans Ltd)
30. Stewart Patience (Cambridgeshire County Council)
31. Tim Fryer
32. Ashley Pollerd (Network Rail)

Summary of Representations

1.8 There were a total of 32 different groups and bodies that submitted comments on the document, with over 700 individual comments. Key submitters on the document broadly fell into two groups; a number of landowners who were seeking redevelopment of their land for housing and commercial development and other submitters, such as parish councils and CPRE, who were cautious about development.

1.9 There was general agreement on the need for an area action plan, but a number of questions were raised about the evidence base and relationship to wider strategies. In particular it was considered necessary to ensure that the area action plan did not prejudice the Core Strategy, which was in early development at the time.

1.10 The decision on the future route of the A14 was seen as being particularly important when making decisions on land use in this area. The timing of the area action plan in relation to the announcements from the Highways Agency was questioned.

1.11 A number of respondents sought encouragement of sustainable travel modes and pointed to current deficiencies in pedestrian and cycle links. There was concern that a number of proposals could exacerbate existing traffic problems and also lead to further traffic problems. Transport evaluations of different options were sought.

1.12 There was widespread support for housing development at a reasonably high densities and for providing for small businesses. However, there was concern about new retail development beyond the ring road as this was thought to be potentially detrimental to the town centre and plans for redevelopment at Chequers Court. Some submitters were opposed to retail development and considered it best to keep the retail centre compact.

1.13 A high quality of design featuring sustainable construction methods was generally identified as an important objective. Some respondents were uncomfortable with the concept of seeking landmark buildings which they thought might result in inappropriate buildings.

1.14 Respondents sought the protection and improvement of the Country Park, Views Common, existing playing fields and other areas of green space. Several specifically sought the extension of the Country Park to the south.

1.15 The Thrapston Rd/ Huntingdon Rd area was not generally considered to be suitable for development due to being largely within the floodplain; being greenfield and poorly related to existing development in Brampton. There was also concern about the impact on high levels of traffic on the road and dual use footpath/cycleway. Only the Church Commissioners who own some land in this location were supportive of development.

1.16 Respondents sought further detail on implementation and monitoring as it was limited in the document.

Representations on Initial Issues and Options

1.17 Full detail of all comments are available on the Council's [Consultation Portal](#).

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Consultation on Options

1.18 Following on from the Initial Issues and Options further consultation was undertaken on options between 8 May 2008 and 5 June 2008 (under the original 2004 regulations). The consultation document was a leaflet with an associated questionnaire which was distributed and made available at the Council Offices and the Huntingdon Library.

1.19 The following press release was issued:

Press Release May 2008

OPTIONS FOR THE FUTURE IN HUNTINGDON WEST

Options for the future of land west of Huntingdon town centre are currently being considered by Huntingdonshire District Council --- and the area is likely to change dramatically over the next 20 years. Re-routing of the A14 and demolition of the flyover could offer tremendous opportunities for environmental improvement and new development.

The options are part of the continuing process of preparing the Huntingdon West area action plan. In 2007 an 'issues and options' document stimulated debate and responses have helped produce the options.

Huntingdon West offers the opportunity for promoting environmentally friendly development providing homes, work and leisure close together, linked by excellent pedestrian, cycle and public transport routes. Three options have been drawn up:

Option A prioritises finding land for employment for offices, light industry and similar use. Land for retail could be provided in the George Street/Ermine Street area. Residential use and public car parking is also envisaged.

Option B suggests that most of the land should be used for housing, with a smaller proportion for employment, but a similar amount for retail and public car parking as in option A.

Option C intends for all currently open land to be kept that way. There would be housing and a slightly smaller area of land for retail, and a very small amount for employment.

Comments on these options, or alternatives, perhaps combining elements of the options, are being sought during May.

Details of the options together with a questionnaire on which to submit responses can be found on the council's website, www.huntingdonshire.gov.uk.

ENDS.

Notes for Editor:

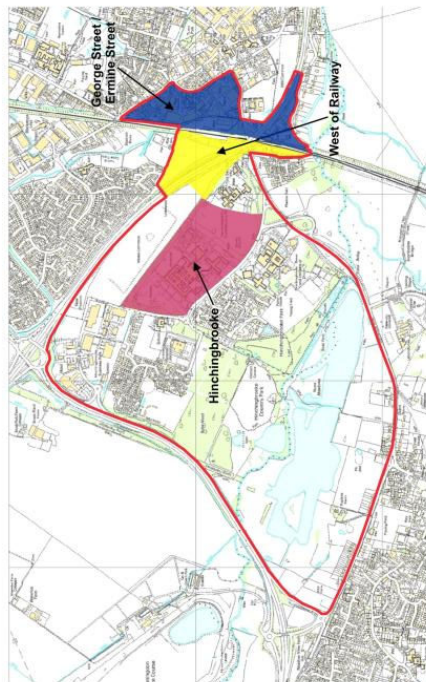
Media Contacts: Heather Gilling (Communications and Marketing Manager) tel 01480 388033

1.20 There was press coverage in local newspapers and in the Huntingdon Live magazine of June/July 2008.

Figure 1.4 Consultation on Options Leaflet page 1



Huntingdon West Area Action Plan Consultation on Options



Huntingdonshire District Council is preparing an Area Action Plan for land west of the town centre as part of the Local Development Framework for the whole District. This leaflet continues the consultation process that began with the Issues and Options document in June 2007.

Your comments are sought on three options about how the Huntingdon West area could change in the future. The options have been prepared following a detailed analysis of the area and use information gained from major landowners and other interested parties. The viability of the options and transport and traffic issues are also being considered as part of the process.

Each option relates to three key land areas and promotes a different priority. Some aspects are common to all options such as the desire to improve accessibility to the railway station, education and hospital services and to improve facilities at Hinchingsbrooke Country Park.

Let us know your views by completing the questionnaire. Your opinions will help us prepare a Preferred Option for consultation.

Figure 1.5 Consultation on Options Leaflet page 2

Why Prepare an Action Plan?

The reasons for preparing an Area Action Plan are unchanged from those set out in the Issues and Options document but this stage is now able to be based on an almost complete Regional Plan for the East of England and the Council's own Core Strategy: Preferred Options.

The Regional Plan and the Core Strategy: Preferred Options set out how Huntingdon and its adjoining settlements need to provide for significant growth over the next twenty years. To achieve this, additional land needs to be identified for a range of different activities.

Huntingdon West is an area of opportunity, with potential for living, working, education, leisure and shopping, with the setting of Hinchingsbrooke Country Park and the town centre adjacent, and the railway station at its heart. There is land in the Ermine Street / George Street area that has been in industrial use that is now ripe for redevelopment. Other Brownfield land is also underused and there may be some Greenfield land opportunities.

Utilising land in the Huntingdon West area has the potential to reinforce the town's principal employment and retail functions due to its close proximity to the town centre. Development here will enable better linkages with the railway station. The Area Action Plan can also help address current problems with congestion on the ring road, pollution and car parking capacity by providing for a new road link between George Street and Ermine Street, additional car parking, and improving pedestrian and cycle linkages. Development contributions can also be used to improve existing parks and create additional public open spaces.

The proposed realignment of the A14 provides an added impetus to get to grips with the area and bring together all the individual proposals within one plan. Development will be phased over a period up to 2026 in recognition of the opportunities that arise from the road changes.

The Options

Options A, B and C focus on the parts of Huntingdon West where most change is expected. Particular parcels of land which might be developed with new activities are identified with a darker shade of colour. Pie charts show proportions of differing types of land uses, split between areas in order to give a picture of where the different sorts of land uses might be located.

The first area is called George St / Ermine St. The options show it in blue. This area is a mix of industrial and commercial alongside residential activities. Constraints include poor access, noise and contamination. Comprehensive redevelopment in this area could see the replacement of large old industrial buildings with new activities which respect the existing residential areas and built heritage.

The title of the second area is West of the Railway. The options show it in yellow. This area includes the part of Views Common that will be changed as a result of the A14 re-routing proposals. It also includes former railway sidings.

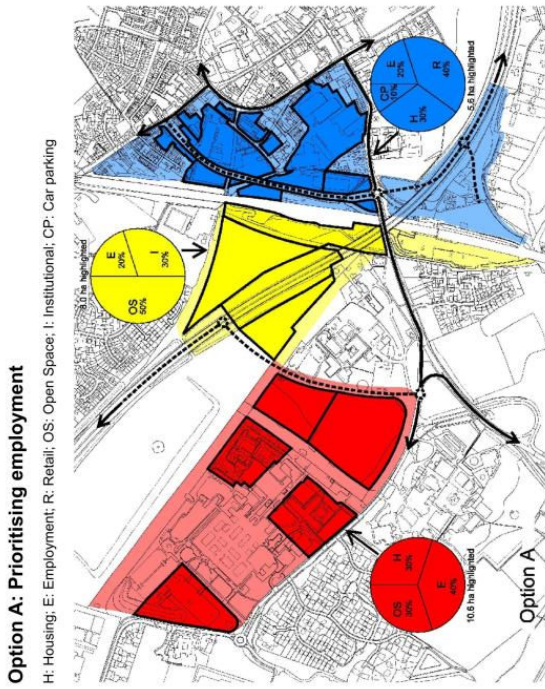
The final area is named Hinchingsbrooke. The options show it in red. This is the Hinchingsbrooke Hospital and the area of land that was the Police Headquarters sports grounds. The highlighted areas of land have been identified as having potential for new activities.

The proposed road pattern is shown on each of the Options drawings. The proposed realignment of what is currently the A14 and the new road link between George Street and Ermine Street are shown in dashes.

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.6 Consultation on Options Leaflet page 3



This option gives priority to finding land for employment purposes. Almost 7 hectares of employment land could be provided. This is a considerable amount of additional land available for offices, light industry and similar uses. To encourage new business, there may need to be some public sector involvement in something like an 'innovation centre' which enables small businesses to set up. This option provides the greatest chance to increase the opportunities for residents to work close to home.

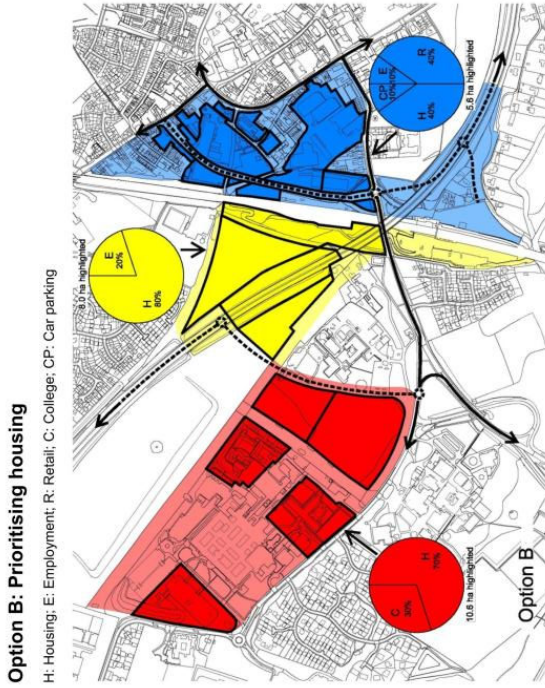
Over 2 hectares of land for retail could be provided in the George St/ Ermine St area. This would allow for up to 8,000m² additional retail floorspace together with associated car parking.

Around 5 hectares is identified for housing, with the potential for more housing to be built in association with retail or employment premises. At housing densities of around 40 dwellings per hectare in the Hinchingsbrooke area and 80 per hectare in the George St/ Ermine St area this could result in almost 300 homes.

This option also provides for the possibility of an institutional use in the area west of the railway. In common with other options, public car parking is envisaged in the George St/ Ermine St area for some 300 vehicles.



Figure 1.7 Consultation on Options Leaflet page 4



This option suggests that most development land should be used to provide housing. 16 hectares of land could be provided, meaning that over 700 homes could be built in this option if densities of 80 per hectare in George St/ Ermine St and 40 per hectare elsewhere are achieved. The option involves housing on part of Views Common accessed from the new road after the A14 is re-routed. This option has the greatest potential to provide for housing need in this convenient location close to the town centre.

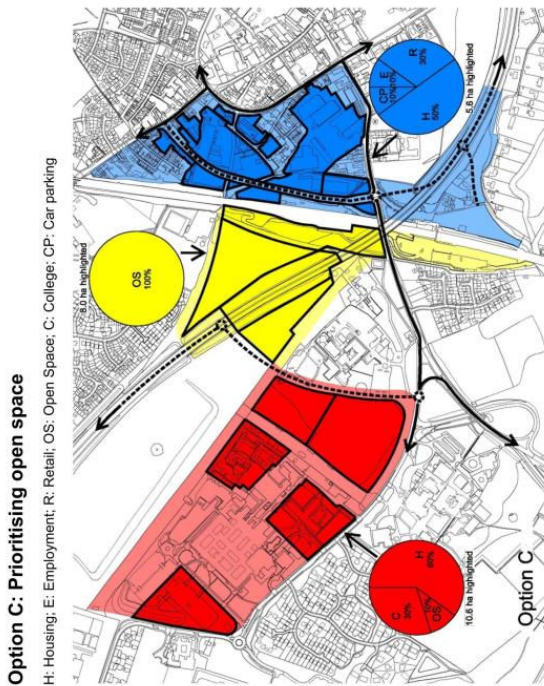
Over 2 hectares of land for retail would, as with Option A, allow for at least 8,000m² additional retail floorspace with associated car parking in the George St/ Ermine St area.

Around 2 hectares of additional employment land is envisaged. This is in the George St/ Ermine St area and land west of the railway. Offices are the most likely uses in these areas.

In common with other options, additional public car parking is expected. Provision is also made in this option for Huntingdonshire Regional College to relocate to the Hinchingsbrooke area.



Figure 1.8 Consultation on Options Leaflet page 5



Option C: Prioritising open space

H: Housing; E: Employment; R: Retail; OS: Open Space; C: College; CP: Car parking

This option intends for all currently open land to be kept as open space - that is the land west of the railway, and land in Hinchingsbrooke apart from provision for the Huntingdonshire Regional College. This option therefore does not involve any new Greenfield development.

Over 9 hectares of land can be provided for housing. Almost 500 homes could be provided if densities of 80 per hectare in George St/ Ermine St and 40 per hectare elsewhere are used.

A slightly smaller area of land for retail is envisaged than the other options. This could result in less retail floorspace than the other options, or the same amount, if some of the development or associated car parking is on more than one level.

The total amount of additional employment land would be only half a hectare, limited to some land in the George St / Ermine St area. This would not make a significant contribution to the need to provide more jobs in Huntingdon.

In common with other options, additional public car parking is expected.

5



Open Space

Figure 1.9 Consultation on Options Leaflet page 6

Your Comments and How We Have Responded

“The Area Action Plan should not precede the Core Strategy”

The Core Strategy: Preferred Options was produced by Huntingdonshire District Council in November 2007. This sets out draft principles, strategy for the district, and the overall spatial policies 2, 7 and 8 in the Huntingdon West Area. Draft employment and retail floorspace will be in a significant mixed use development in the area covered by the Huntingdon West Area Action Plan. The amount of development in the area wider Huntingdon area is not specified in the Core Strategy: Preferred Options except that the hectares of employment land and 9,000m² of goods (or the like) as well as possibly a provision of 4,000m² of convenience retailing (grocery shops) required over the district as a whole.

“Retail in this area has the potential to adversely affect the town centre”

The Core Strategy: Preferred Options draft policy 8 promises retail growth within town centres in accordance with government guidance. Proposals for Huntingdon West are for additional, complementary retail development to be pursued after development opportunities in the town centre have had time to be taken up. The type of retailing and the amount to be located in this area will be critical to the long term viability of the town centre and retail development will only be permitted if it is complementary to, and expressly beneficial to, the overall health, vitality and viability of the existing town centre as a retail location. The amount suggested in all the options would allow for comparison retailing, perhaps of the large format type. The small amount of convenience retailing required by the Core Strategy: Preferred Options suggests that an additional supermarket is not needed in this location, although it is possible that an existing supermarket could relocate from the town centre and make way for additional comparison goods retailing in the town centre.

“The Area Action Plan should not precede a decision on the future route of the A14 and there should be transport evaluations of development proposals”

A Preferred Route for the A14 was announced by the Highways Agency in October 2007. Although there is still some time before the route is finalised, we are able to progress the Area Action Plan with greater certainty that the existing A14 will be routed and the railway flyover on a future road land uses as there are no link road between George Street and Ermine Street to be achieved through development. Transport evaluations are being carried out of the options in this leaflet.

“More car parking should be provided in this area”

A draft Car Parking Strategy and Action Plan was produced by Huntingdonshire District Council in November 2007. The Action Plan identifies the need to find additional car park area for long stay users. Car parking areas are proposed in the options for that use as well as that associated with new development.

“New landmark buildings could affect the historic character of the area”

The new Huntingdon Conservation Area boundary was adopted in December 2007 and extends over key parts of the Huntingdon West area. The Core Strategy: Preferred Options draft Policy 1 also includes the conservation of buildings, sites and areas of architectural or historic importance. The additional controls of Conservation Area designation and the draft policy will help to ensure that proposals are appropriately considered in relation to the historic character of the area. All new buildings and developments will be required to display a high level of design quality and all new or altered landmark buildings even more so.

6

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.10 Consultation on Options Leaflet page 7

"The Ermine St / George St area has a number of constraints that may affect development"

The Issues and Options document noted contamination from former industrial uses and noise under the railway. Barrick Brook flows in a culvert also present a constraint. Development also needs to recognise existing development of heritage value. These constraints will be considered in preparing development proposals.

"Views Common is important as it is an historic open space"

The A14 decision involves removing the railway flyover which currently crosses Views Common and this will significantly alter the way the land is visible in the locality. The land could be accessible from the new road options therefore the flyover is removed. Some options will provide for development on the eastern parts of Views Common.

"Landro Ltd, owners of land adjacent to the railway and Views Common seek commercial office development on that land"

Redevelopment of the Water Tower was approved in December 2007 and this land is now not shown in these developed concepts for offices on the land between the railway and Views Common. Some of the options provide for such employment activities on the Landro Ltd owned land.

"There should not be commercial development on land on the northern side of Thrapston Rd / Huntingdon Rd"

The proposal for commercial development is not being taken forward and the area is not shown on the options. Public car parking to serve the Country Park could possibly be provided on some land.

"The hospital management seeks to redevelop land in their ownership for housing"

The options reflect the land which is likely to be surplus to the hospital's requirements.

"Network Rail advised that where their land becomes a surplus to requirements for a range of uses. However, they will continue to require a large area of land for car parking"

The road pattern will be amended as a result of the realignment of the A14. However, no options are shown at this stage for the railway station as it is expected that the land will be primarily needed for car parking.


"Greater detail on the phasing of projects and the scope of planning contributions is needed"

Greater detail on phasing and planning contributions will be provided in the Preferred Option document. The Core Strategy: Preferred Options, the draft Car Parking Strategy and the approved Affordable Housing Supplementary Planning Document (all released in November 2007) all provide some additional detail to help identify the requirements for planning contributions. It is expected that in addition to normal requirements contributions there will be the need for additional specific contributions in this area to bring about the following:

- Ermine Street to George Street Link Road
- Improvements to Hinchingsbrooke Country Park
- Improvements to Views Common
- Safer crossings of the ring road linking this area with the town centre
- Improvements within the wider area linking housing areas to the town centre
- Footpath and cycleways improvements across the railway bridge linking areas east and west of the railway.

7

Figure 1.11 Consultation on Options Leaflet page 8




Next steps

Please take the time to complete the questionnaire and return it by **5 June 2008**

For a copy of the questionnaire electronically and for further information about the process to date, including copies of the initial sustainability appraisals of the Issues and Options document and these Options, go to: <http://www.huntsdc.gov.uk/Environment+and+Planning/Planning+Policy/>

The questionnaire aims to get your views on the relative priorities of the three options in the different coloured areas. You may wish to pick different options for each area of land, or suggest alternative splits of different activities. Please also send us your views on anything else about these options in the general comments section. You may wish to comment, for example, on the boundaries of the areas identified, the suggested housing densities, or how development contributions should be used.

The questionnaires will be analysed and the results will be used to inform the production of a Preferred Option document. We intend to publish the Preferred Option later in 2008 for a six week public consultation period. Consultation responses on that document will be considered prior to the production of an Area Action Plan for submission to the Secretary of State. Representations will then be called for and considered by an independent inspector.



8

Figure 1.12 Consultation on Options Questionnaire page 1



Huntingdon West Area Action Plan Options Questionnaire

1. Which option do you prefer for the George St / Ermine St (blue) area? *(please tick box)*

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

2. Which option do you prefer for the West of Railway (yellow) land?

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

3. Which option do you prefer for the Hinchbrook (red) land?

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

Figure 1.13 Consultation on Options Questionnaire page 2

4. Which option do you prefer in general?

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

5. Do you have any further comments on the leaflet?

Please provide any general comments here.

Your contact details

Name

Organisation

Address

Post Code

Email

Telephone

Post in the reply paid envelope by 5 June 2008 or email to: ldf@huntingdonshire.gov.uk
If you have any queries, please telephone: 01480 387 069 or 01480 388 431

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Table 3 Consultees and Bodies Notified of Options Leaflet

Members, and adjoining Town and Parish Councils as follows were emailed:

Abbots Ripton Parish Council, Alconbury Parish Council, Alconbury Weston Parish Council, Barham & Wooley Parish Council, Brampton Parish Council, Broughton Parish Council, Buckden Parish Council, Easton Parish Council, Ellington Parish Council, Fenstanton Parish Council, Godmanchester Town Council, Grafham Parish Council, Great & Little Gidding Parish Council, Hemingford Abbots Parish Council, Hemingford Grey Parish Council, Holywell-cum-Needingworth Parish Council, Houghton and Wyton Parish Council, Huntingdon Town Council, Kings Ripton Parish Council, Kings Ripton Parish Council, Offord Cluny Parish Council, Offord D'Arcy Parish Council, Old Hurst Parish Council, Somersham Parish Council, St Ives Town Council, The Stukeleys Parish Council and Woodhurst Parish Council.

Landowners/ Those with an interest in land highlighted in Options were emailed:

Cambridgeshire County Council – Property, Network Rail, First Capital Connect, Highways Agency – A14 proposals, Landro Ltd, Cambridgeshire Police Authority, Hinchingbrooke NHS Trust, Huntingdonshire Regional College, Stanton Retail Developments Ltd, Sainsburys, Royal Sun Alliance, Ruston's Engineering, Freemen of Huntingdon, Travis Perkins and Project Ferry (No 2) Ltd

Other stakeholders/ those with an interest in land that is not highlighted were emailed:

Cambridgeshire County Council – Policy & Transport departments, GO-East, Highways Agency – policy, Hinchingbrooke School, Church Commissioners, Godwin House, Speedy Hire, Old Post Office & George Hall, Churchmanor Estates Company, Freshwater Estates (UK) Ltd, Huntingdon Town Council, Brampton Parish Council, The Stukeleys Parish Council, Huntingdon Town Centre Partnership, Federation of Small Businesses, Greater Cambridgeshire Partnership, Friends of Hinchingbrooke Country Park, Environment Agency, Home Builders Federation, English Heritage, CPRE and Anglian Water Services.

Other previous submitters were emailed:

Buckden Parish Council, Great & Little Gidding Parish Council, Nigel, Alison & Frances Wood, Mrs Debra Parker-Seale, Allan Brocklebank, Holywell-cum-Needingworth Parish Council, Connolly Homes Plc, David Wilson Estates, Persimmon Homes East Midlands, Sustrans Ltd, Huntingdon and Godmanchester Civic Society, Tim Fryer, Somersham Parish Council, Huntingdon Youth Town Council, David Hufford, John Dillistone, Nerys Baker, James Searle, The Wildlife Trust, Sport England, Mr J Fowler (Sports and Fashions), Michael Lees, Penny Shaw, Mrs Jacky Jenkins, AWG Property Ltd, Brampton Youth Forum, Huntingdonshire Local History Society and Flagship Housing.

All Limehouse registered consultees and agents were automatically notified.

All households in the George St/ Ermine St area were dropped a leaflet, questionnaire and letter.

All households in the Hinchingbrooke area were mailed a leaflet, questionnaire and letter.

Table 4 Respondents on Options Leaflet

1. Michael Lees
2. Allan Brocklebank
3. McMullan
4. McKenzie, Connexions

5. Bryan Houghton
6. Dance
7. Singh
8. Woolen & Freeman
9. Mr Tim Johnson, Kinnaird Hill
10. BLANK
11. Mrs Sandra Mitcham, Parish Clerk Holywell-cum-Needingworth Parish Council
12. BLANK
13. Juliet Good
14. Nick Tulip
15. Giorgio Martinelli, White Young Green
16. Kenneman
17. Kathleen Sims
18. Cromwell Park School, Cromwell Park Primary School
19. A Witherspoon
20. Paul Thornton
21. Schanki
22. Linda Francavilla
23. Capito
24. Rice
25. Mark Barry
26. Paul Osborne, Hapa Laetus
27. Jones
28. Mr John Nunn, The Card Gallery
29. Miss Rachel Pateman, Assistant Conservation Officer The Wildlife Trust
30. Mr Colin Dunlop
31. Quine
32. Lisa Osborne
33. Mrs A Morrell
34. B Dickinson
35. Miss Maydo Pitt, Government Office for the East of England
36. David Kemp
37. Mrs Owen
38. Mr A Moate
39. Rosalind Bates
40. Wilkins
41. Cathy Taylor, Cambridgeshire County Council
42. BLANK
43. Alan Matthews, Barker Storey Mathews
44. Dr H Perera
45. S Batty
46. M McCandless
47. Sue Billingham
48. Robert Scadding, Planning Potential Ltd
49. Ms Karen Cameron, Town Clerk Huntingdon Town Council
50. Gillian Tordoff
51. Nicola Eves
52. Mrs D.A. Mulley

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

53. Cornish
54. Andrew Pawley
55. Lynne Manley
56. Mrs T Turner
57. Alan Greenbank
58. Sue and Simon Chapman
59. Brenda Eade
60. Mrs Jo Haddigan
61. Jonathan Barlow
62. Tom Gilbert-Wooldridge, Territory Planner (East) English Heritage
63. Mr Tim Fryer, Councillor Brampton Parish Council
64. Mr Trevor Payne
65. John Retallic
66. Haggett
67. Jenkins
68. Grayston
69. Ghosh
70. Pattison
71. Barker
72. Julia Hendron
73. Ben Woodthorpe
74. Tredennick
75. Mattadeen
76. Ward
77. Alan McInroy
78. Towers
79. Richard Dyson
80. Thorogood
81. Sinclair
82. Mr. Paul Ryan, Councillor The Stukeleys Parish Council
83. Kett
84. Boatwright
85. Lewin
86. Sefton
87. Ayto
88. Klokkaris
89. P Bryant, Parish Clerk Somersham Parish Council
90. Bobby Billinghamurst
91. White Hovan
92. Tuohy
93. Given
94. Mrs H Molyneux
95. Mr David H Woods, Hinchingsbrooke Hospital
96. Peter Windmill
97. David Cutter
98. Mr T Keohane
99. Jill Boxnall
100. Tony Lambord

101. Mr B Morar
102. B Radford
103. Andy Greaves
104. Geoff Keeble, Senior Development Control Manager Highways Agency
105. BLANK
106. Mr C Jordan
107. Mr David Kerr, Clerk Huntingdon Freeman's Charity
108. Jonty Bell, Huntingdon Youth Town Council
109. Clive Wille
110. Mr and Mrs Curtis
111. D Solman
112. Ian Scotney
113. Catherine Moulton
114. Mrs J. A. Elliott
115. Mr and Mrs Leahy
116. Stephen Cole
117. BLANK
118. Mr James Campbell
119. Hinchingsbrooke Water Tower Ltd
120. Colin Luscombe, Cambridgeshire Police Authority
121. Sainsburys Supermarkets Ltd
122. Maurice Dixon
123. Mr B Dickinson
124. Drew
125. Mara Bogdanovic
126. Elizabeth Bradford
127. Mr Lea
128. Summers
129. Catherine Adams
130. Dr Keith Barker
131. Lucy Mason
132. Adele Dant
133. C Tivolle
134. John Fielding
135. Mr Stewart Patience, Cambridgeshire County Council
136. Judi Ingram, East of England Ambulance Service
137. Michael Nunes
138. St Ives Town Council

Summary of Representations

1.21 There were a total of 134 representations including 8 which were received after 5 June but were accepted.

1.22 Some 100 of the people who made representations live in the Hinchingsbrooke area. The planning application for Huntingdonshire Regional College was current at the time and there was considerable local interest in this, which influenced results in favour of the one option which did not include provision for Huntingdonshire Regional College – Option A, and to a lesser degree the option of suggesting an alternative.

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

1.23 In respect of the question about what option was preferred overall, of those who answered this question 48% preferred Option A (employment), 6% preferred Option B (housing), 14% preferred Option C (open space), and 32% preferred an alternative.

1.24 In respect of the George St/ Ermine St area of those who answered this question 50% preferred Option A (employment), 17% preferred Option B (housing), 12% preferred Option C (open space), and 21% preferred an alternative.

1.25 In respect of the West of Railway land of those who answered this question 25% preferred Option A (employment), 22% preferred Option B (housing), 33% preferred Option C (open space), and 20% preferred an alternative.

1.26 In respect of the Hinchingsbrooke area of those who answered this question 40% preferred Option A (employment), 10% preferred Option B (housing), 24% preferred Option C (open space), and 26% preferred an alternative.

1.27 This indicates that prioritising employment development may in general terms be favoured. The level of housing development proposed in Option B may be considered excessive. In respect of the west of railway land, there was little difference between levels of support for each option, although the most preferred was Option C which showed the whole area as open space.

Table 5 Summary of Responses

	George St/ Ermine St	West of Railway	Hinchingsbrooke	Overall
A (Employment)	50%	25%	40%	48%
B (Housing)	17%	22%	10%	6%
C (Open Space)	12%	33%	24%	14%
Alternative	21%	20%	26%	32%

Representations on Consultation on Options

1.28 The details of all comments made are available on the Council's Consultation Portal [Consultation Portal](#).

Consultation on Preferred Approach

1.29 The Preferred Approach was made available for comment between 29 May and 10 July 2009. Prior to the release of the Preferred Approach contact had been made with key stakeholders regarding the proposals and a number of responses received during February and March 2009 were used to help inform the preparation of the document. A presentation was also made to Town and Parish Councils on 31 March 2009 then the Huntingdon Town Partnership on 20 May 2009 to introduce the document and to the Huntingdon Town Council on 18 June 2009.

1.30 The Preferred Approach document was made available at Council offices and the Huntingdon Library, and was available together with a number of supporting documents and key sources on the Council's website. A display covered a wall of the Hinchingsbrooke Country Park Visitors Centre/Cafe during the entire time and posters were displayed at Hinchingsbrooke Hospital.

1.31 The following flyer was available and ran on the screen in the Council's Customer Service Centre during the period:

Figure 1.14 Preferred Options Consultation Flyer Outside



Figure 1.15 Preferred Options Consultation Flyer Inside

Huntingdon West Area Action Plan

Preferred Approach Consultation 2009

The Council has produced a draft plan to enable sustainable development to take place west of Huntingdon.

The plan includes:

- Sites for new jobs, shops and houses in the area currently occupied by warehouses and factories, between George Street, Ermine Street and the railway.
- A new link road between George Street and Ermine Street, that will connect with the proposed A14 improvements and a potential future link road in Hinchingsbrooke.
- Sites for jobs and houses in locations around the hospital and the police headquarters.
- A major extension to Hinchingsbrooke Country Park and improvements to Views Common.
- New footpath and cycle links.

Don't miss this opportunity to have your say. Visit our website for details: www.huntingdonshire.gov.uk

The Vision

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

1.32 The following press release was issued together with a copy of the Vision diagram. There was press coverage in local newspapers and the Huntingdon Live magazine of June/July 2009.

Press Release May 2009

Views are invited on Huntingdonshire District Council's proposals for the western area of Huntingdon. Consultation begins next week (Friday 29 May 2009) and runs until Friday 10 July.

The area action plan covers land west of the town centre, including the railway station and Hinchingsbrooke area.

It is expected that much of the underused industrial land will be regenerated and brought back into more productive use. Provision is made for a mix of uses including new shops, employment and homes. There is also potential for additional long stay public car parking.

In the Hinchingsbrooke area, additional development potential has been identified to enhance the 'community campus' uses and its character. Development in this area is expected following the creation of new road infrastructure associated with the A14 changes.

A major extension to Hinchingsbrooke Country Park is proposed in order to meet the needs of our growing population. Development should meet all the latest environmental standards. High quality design, recognising the existing heritage and promoting biodiversity will be required.

Councillor Doug Dew, executive councillor for planning strategy, said: 'This is a key stage for people to get involved by commenting on the approach set out in the document. While development may be affected in the short term by the recession, this document sets out our plan for the next 15 years during which we hope to enable Huntingdon West to become a vibrant quarter of the town'.

The document is available on the council's website with an online response form which can be accessed using the link on the right.

It is also available at local libraries, our customer service centres, and access points.

1.33 The following article was included in the Council's 'District Wide' magazine in **May 2009**:

**Figure 1.16 District Wide Article
May 2009**



Persons Notified

1.34 The people notified of the Preferred Approach were largely the same as those notified of the Options leaflet as follows:

Table 6 Consultees and Bodies Notified of Preferred Approach

<p>Neighbouring authorities and statutory bodies were sent a letter:</p> <p>East Northamptonshire District Council, East Cambs District Council, English Heritage, Fenland District Council, Government Office for the East of England, Highways Agency, Mid Beds District Council, Natural England, Peterborough City Council, South Cambs DC, Network Rail, Cambridgeshire County Council, Cambridgeshire PCT, East of England Strategic Health Authority, East of England Regional Assembly, Environment Agency</p> <p>1000 flyers were sent to households within the area together with a letter.</p> <p>Local Members were emailed and local Town and Parish Councils sent a letter with a flyer.</p> <p>A letter and in some cases a follow up email was sent to the following stakeholders:</p> <p>Network Rail, First Capital Connect, Highways Agency, Landro Ltd, Cambridgeshire Police Authority, Hinchingsbrooke NHS Trust, Huntingdonshire Regional College, Santon Retail Developments Ltd, Sainsburys, Royal Sun Alliance, Ruston's Engineering, Freemen of Huntingdon, Travis Perkins, Project Ferry (No 2) Ltd, Church Commissioners, Mr & Mrs Armstrong, Mr & Mrs Jackson, John Sewell, Harry Raby, Hinchingsbrooke School, Cromwell Park Primary School, Godwin House (Kurland Estates), Speedy Hire, Old Post Office & George Hall, Churchmanor Estates Company, Freshwater Estates (UK) Ltd, Cambridgeshire Fire and Rescue, Town Centre Partnership, Federation of Small Businesses, Greater Cambridgeshire Partnership, Friends of Hinchingsbrooke Country Park, Home Builders Federation, CPRE, Anglian Water Services, Alconbury and Ellington Drainage Board, Stagecoach, Hinchingsbrooke Business Park (Agent)</p> <p>All Limehouse registered consultees and agents were automatically notified.</p>

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Representations on Preferred Approach

1.35 There were 92 representations from the following 58 parties:

Table 7 Respondents to Preferred Approach

Mr Barry Dickinson
Dr Jan Axmacher
Mrs Deborah Urwin
Phyllis Gibson
Mr Adam Ireland, Planning Liaison Officer Environment Agency
Allan Brocklebank
Eric and Grace Sellens
Peter Windmill
Ben Woodthorpe
Anglian Water, Planning Liaison Manager, Anglian Water Services Ltd
Jamie Parker
Kathleen Sims
Sarah Burgess, Commission For Architecture and The Built Environment
Mrs Catherine Owen
Mr and Mrs AD and WJ McHale
Sue and Simon Chapman
Miss Rachael Bust, The Coal Authority
Dr Katherine Bowers
Mr Gareth Ridewood, CPRE Cambridgeshire
Mr Martin Baker, The Wildlife Trust
Ignis Asset Management
Mr Malcolm Lyons, FSB Huntingdonshire
Penny Bryant, Somersham Parish Council
Mr Richard Meredith, Chairman Huntingdon and Godmanchester Civic Society
Katy Sismore, Huntingdon Town Centre Manager, Huntingdon Town Centre Partnership
Mr Neil Wild, Director The Colin Sanders Innovation Centre (Project Ferry No 2)
Mr Eric Hall, Britten Investments Ltd (In Administration)
Caroline Dawson, Planning Potential Ltd (for Churchmanor)
Mr Paul Ryan, Councillor The Stukeleys Parish Council
Mr David H Woods, Hinchingsbrooke Health Care NHS Trust
Mr Philip Raiswell, Senior Planning Manager Sport England
Janet Nuttall, Planning and Conservation Advisor Natural England
Mr Paul Belton, Senior Planner The Fairfield Partnership
Mrs Jacky Homer
Mr Andrew Greenway, Capital Project Manager Huntingdonshire Regional College
Rose Freeman, Planning Assistant, The Theatres Trust
Mr. Peter Downes
Dr Michael Gregory
Mr Stewart Patience, Policy Officer (Development Strategy) Cambridgeshire County Council
Janet Innes-Clarke , Clerk Brampton Parish Council
Mr Neil Crosby
Helen De La Rue, Assistant Planning Officer, East Of England Regional Assembly
Guy Gredley, Hinchingsbrooke Water Tower Ltd & Landro Ltd
Tom Gilbert-Wooldridge, Territory Planner (East), English Heritage
Jockey Club Racecourses
Sainsburys Supermarkets Ltd, C/O DPP LLP
Karen Crowder-James, Tesco Stores Ltd

Sandra Besant
Miss Maydo Pitt, Go East
Mr Derek Norman
Ruston's Engineering Co Ltd, Ruston's Engineering Co Ltd
Mr Mark Norman, Planning Manager Highways Agency
Henry Bletsoe
Nerys Baker, Brampton Bridleway Group
Mr David Kerr, Clerk Huntingdon Freeman's Charity
Mr Graham Lewis, Alconbury and Ellington Internal Drainage Board
Ms Karen Cameron, Town Clerk Huntingdon Town Council
Colin Luscombe, Cambridgeshire Police Authority

Summary of Representations

- 1.36** Of the 58 groups or individuals who responded, 20 were local residents, 12 were key stakeholders owning land, and 19 were interested groups.
- 1.37** Compared to the previous options consultation fewer local residents responded reflecting the lack of a current issue as the Huntingdonshire Regional College had been approved, and the fact that the consultation was more open-ended rather than questionnaire based. It is noted however that all residents in the area received a form to guide their response and reply-paid envelope.
- 1.38** Respondents generally supported the area action plan although most had particular points to suggest as potential improvements to the plan. A couple of respondents raised questions on whether the plan was flexible enough to deal with changes over time.
- 1.39** Existing traffic and the potential for additional traffic was raised by many. There was support for the West of Town Centre Link Road – one response indicated this was essential to the success of the regeneration of this area and another response noted that this would help with traffic on the one way system. In respect of the Highways Agency proposals to change the A14, some concerns were raised particularly about the road crossing Views Common and the potential for delays at intersections. There was a split view on the idea to investigate a further road across Views Common with some supporting this to ease traffic in the Hinchingsbrooke area and others concerned at the need for this and the impacts on Views Common. Two respondents put forward alternative road layout ideas.
- 1.40** Proposals to improve pedestrian and cycle routes were supported although some respondents considered that pedestrians and cyclists had not been given sufficient priority. There was support for improved pedestrian crossings of the ring road, with signalised crossings suggested. A safe crossing on Brampton Road was also requested. Respondents also suggested further reference to public transport such as the incorporation of bus priority measures where possible to enhance access.
- 1.41** Three respondents specifically mentioned support for the proposal for an additional public long stay car park. Two respondents noted that new car parking should be subject to the same charges as the town centre.
- 1.42** Some respondents opposed further development at Hinchingsbrooke, primarily due to traffic issues but also because of a concern with the character of the area. Three respondents specifically opposed the proposal for housing on the hospital land. The hospital owners supported development at the hospital but noted that they could not put a timescale on development due to the land all being required for operational purposes at present.
- 1.43** Redevelopment in the George St/ Ermine St area was supported. It was noted that necessary remediation of contaminated land would need to be carried out and the link road developed quickly. Some respondents sought additional provision for leisure activities and a hotel to help make the area vibrant.

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

1.44 The proposals for retail development in the George St/ Ermine St area resulted in some detailed comments. It was stated that the policy should be clear that shopping in this location must not be at the detriment of the existing town centre, particularly the development of Chequers Court. The type of retail was commented on with most noting that there should be only a single development, not a shopping mall or street. However the proposal to identify the square metres of possible retail in the policy was argued against. One respondent objected to the proposal for the George St end to be the location for retail development, arguing that the Ermine St end was also suitable.

1.45 Five respondents made specific mention of Barracks Brook and supported the proposal for a sustainable drainage system that might involve the removal of the culvert and establishment of a green linkage. There was some concern that further investigation of flood risk may be needed prior to allowing development.

1.46 The proposed extension of Hinchbrooke Country Park received support. Suggestions were made that the policy should refer to biodiversity and informal recreation. There was some concern at the proposal for a car park along Huntingdon Road in Brampton, particularly if it was hard surfaced and used for more than special events only. One respondent asked for land along Thrapston Road to be identified for development.

1.47 The proposed design policy received little comment, what comment there was being generally supportive of the need to protect character and local distinctiveness. There was also support for renewable energy, such as combined heat and power installation, and passive techniques to reduce energy use.

Representations on Preferred Approach Consultation

1.48 Full detail of all comments are available on the Council's [Consultation Portal](#) and a summary with a note on the outcome or answer to each response is contained in Appendix 2 (LINK).

2 Developing the AAP

Vision

Summary of Consultation

2.1 A draft vision contained in the Issues and Options 2007 attracted significant opposition on some points. Of the 23 responses to the questions about the vision, 16 clearly indicated that they did not support it as proposed.

2.2 The main concern with the Issues vision was the fourth paragraph about development in the Thrapston Rd /Huntingdon Rd area in Brampton. The reasons for opposition to this were due to the land being largely within a floodplain; having significant landscape value; being greenfield and poorly related to Brampton; and affected by high levels of traffic on the road and dual use footpath/cycleway. Only the owners of some of the land supported development for a mix of uses.

2.3 There was comment about the green gateway reference in the Issues vision as it was considered more appropriate to refer to links with existing strategic green space. There was also comment that the Issues vision did not specifically address road changes within the area and the need for additional car parking. There was general support for the transformation of the George St / Ermine St area but some concern about provision for retail because of the potential to adversely affect the town centre.

2.4 The Options 2008 did not include a revised vision, although it noted that there would be changes based on the comments received on the earlier document. Proposals for business development in the Thrapston Road / Huntingdon Road area were not taken forward in light of reasons highlighted in consultation responses. It was also noted that new documents had been released including the Core Strategy: Preferred Options November 2007, the Preferred Route for the A14 October 2007, the new Huntingdon Conservation Area boundary December 2007, and a draft Car Parking Strategy and Action Plan November 2007.

2.5 The revised draft vision of the Preferred Approach 2009 sought to enhance the area to create a thriving and vibrant quarter of Huntingdon boosting the town's viability and vitality. The vision referred to the changes in transport routes and locations for particular change. The vision also set out how Huntingdon West should lead the way in sustainable development and use innovative technologies.

2.6 The Preferred Approach vision attracted little comment with most respondents indicating general agreement with the approach as set out. However, it is noted that one respondent sought provision to allow for development of some land along Thrapston Rd. This representation is considered in more detail in the part of this Statement of Consultation relating to Hinchbrooke Country Park.

Summary of Sustainability Appraisal

2.7 The Initial Sustainability Appraisal (SA) on the Issues and Options 2007 did not assess the vision as such, instead assessing the objectives and themes included in the document.

2.8 The overall conclusion of the Initial SA 2007 was that there was a strong and consistent theme of sustainability running through the topics collectively. The Initial SA noted that a location based policy such as promoting employment and housing in the George St / Ermine St area and encouraging appropriate development in Hinchbrooke aim to exploit synergy in concentrating development in the most accessible locations. This approach reflects government guidance on sustainable communities and aims to maintain a critical mass of services, amenity, employment and housing that are mutually supportive.

2.9 The Initial SA 2008 assessed the objectives and three options and concluded that the options have different sustainability strengths. Option A had the greatest potential for reducing the need to travel in that it offered the most employment opportunities. Option B offered the most additional decent and affordable housing. Option C minimised the use of greenfield land and best respected the historic landscape character. Overall Option C scored

Developing the AAP

better in the sustainability appraisal. Nevertheless, it was considered that a value judgement was needed on the relative merits of the different strengths and the results of the consultation would help to identify this and lead to the preferred option which may be a mixture of the options presented.

2.10 The Draft Final SA on the Preferred Approach 2009 made no recommendations for change in respect of the vision. It noted positive effects such as maximising development on brownfield land, promoting sustainable transport, and creating an attractive environment. The effect of the Preferred Approach vision was less certain in respect to sustainability objectives regarding climate change and reducing emissions of greenhouse gases and other pollutants although it was noted that it is envisaged that the area will showcase emerging technologies in renewable energy production and promote sustainable methods of construction and that buildings will be designed to be adaptable.

Proposed Submission Vision

2.11 The Proposed Submission vision is largely unchanged from that in the Preferred Approach 2009, although significantly changed from that in the Issues and Options 2007 to take account of responses received to the consultations. It does not envisage development in the Thrapston Rd / Huntingdon Rd area. It is consistent with visions set out in the East of England Plan 2008 and Core Strategy 2009.

2.12 The vision recognises the need for change in the Huntingdon West area. It seeks to enhance the area to create a thriving and vibrant part of Huntingdon which will help to boost the town's viability and vitality. It identifies areas where the most change is expected to occur and sets out ways in which improvements to the public realm can be made. Fundamental to this are the changes to transport routes which will make the area more accessible.

2.13 Development is not intended to be average or mediocre. The vision sets out how Huntingdon West should lead the way in sustainable development, and use innovative technologies.

2.14 The Vision supports delivery of Core Strategy Objectives 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

2.15 The Proposed Submission Vision can be found on page 6 of the Proposed Submission document.

Proposals Map

2.16 The Vision does not require any designations on the Proposals Map. The Vision is illustrated by Map 2 on page 7 of the Proposed Submission document.

Objectives

Summary of Consultation

2.17 16 objectives were set out in the Issues and Options 2007 about sustainability, function, local distinctiveness, accessibility and implementation.

2.18 Response to the objectives was evenly split. Of the 15 respondents, 7 clearly indicated support and 8 objected. However, one respondent in their support noted that the objectives were phrased in such general terms that they were obviously acceptable. The respondent representing the government (GO-East) stated that the objectives were too broad and Council could develop objectives that were more detailed and focused for the development and regeneration needs of Huntingdon West. Another respondent also stated that some of the objectives were too broad and needed rewording. Other representations raised concerns on the wording and one stated that they thought the objectives and vision inconsistent.

2.19 Objectives were not set out in the Options leaflet 2008.

2.20 The Preferred Approach reduced the number of objectives to five about sustainable travel; a vibrant new quarter; healthy and green; a high quality environment; and infrastructure, phasing and implementation. By reducing the number it was intended that the objectives would be targeted to the significant issues that the area action plan is addressing, while retaining the essential elements sought in the Issues and Options objectives.

2.21 This approach was generally supported with little comment specifically about the objectives received. A couple of respondents in respect of the first objective on sustainable travel considered it unclear and noted that it did not appear to deal with the entire area. Another respondent queried the reference to a 'new quarter' pointing out that development will largely be on brownfield land and therefore the area was not 'new' and that the area was not perceived as a 'quarter' as development will be not only in the George St / Ermine St area but also in Hinchbrook.

Summary of Sustainability Appraisal

2.22 The Initial SA in 2007 and the Initial SA of the Options in 2008 both assessed the 16 objectives as they appeared in the Issues and Options document against the sustainability objectives. The sustainability objectives had been refined in between the two assessments to reduce the number of these from 22 to 18.

2.23 Both assessments revealed that the objectives mostly had a positive relationship or no relationship at all. Tensions that were obvious related to both protecting the environment and maximising development. Strong links were found between objectives encouraging development, open space, and improving linkages.

2.24 The Draft Final SA 2009 included a compatibility matrix for the Preferred Approach objectives in relation to the sustainability objectives. The objectives have few links with the sustainability objectives relating to reducing waste and encouraging re-use and recycling; minimising flood risk; reducing greenhouse gas and other pollutants; maximising renewable technologies; and inequalities. These issues are expected to be dealt with by the Development Management DPD in a more general way across the district than the specific Huntingdon West Area Action Plan.

2.25 Strong links were found between objectives encouraging development, open space, and improving linkages as would be expected in respect of this area action plan.

2.26 The first objective for sustainable travel was questioned in relation to its potential impact on the character of the environment but it was noted that improved pedestrian and cycle routes have the potential to encourage healthy lifestyles. The new roads and improved accessibility were consistent with the aim of improving the ability of the local economy to compete and adapt to change.

2.27 It was noted that the second objective should help improve local services, providing additional housing and employment and improving the economy.

2.28 While the third objective was identified as potentially having the effect of maximising opportunities for biodiversity, it was noted that the emphasis was on healthy and active lifestyles for people.

2.29 The fourth objective was aimed at protecting and enhancing the built environment and historic landscape character by high quality and sustainable design.

2.30 It was noted that the fifth objective would help towards the sustainability objectives aimed at providing additional infrastructure and affordable housing and ensuring that the local economy is as efficient and competitive as possible.

Proposed Submission Objectives

2.31 The objectives or aims of this development plan document must be consistent with the overarching objectives set out in the Core Strategy. The objectives have been reduced in number from those in the Issues and Options document to become more focused and directly related to the amended Vision.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

2.32 Promoting sustainable travel is a key objective of the area action plan. In line with responses received on the Preferred Approach the objective has been revised to be simpler and clear that it covers the entire area. Mention is now made not only of the need to encourage walking and cycling, but also the use of buses and trains.

2.33 Huntingdon West offers considerable opportunities to contribute towards meeting the District's requirements for retail, employment and residential development. To meet the requirements of the Core Strategy, a mixture of complementary uses is envisaged within the area. In accordance with a consultation response the objective has been slightly revised to delete reference to a 'new quarter'.

2.34 The Proposed Submission Objectives support the Core Strategy Vision and help achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

2.35 The Proposed Submission Objectives can be found on page 8 of the Proposed Submission document.

Proposals Map

2.36 The Objectives do not require any designations on the Proposals Map.

Sustainable Travel

New and Enhanced Local Road Networks

Summary of Consultation

2.37 The Issues and Options 2007 included a map indicating the proposed new road layout resulting from the removal of the viaduct over the railway. It noted that traffic flow is seen as a significant issue on Hinchingsbrooke Park Road, particularly at peak times for all developments that the road serves. Question 10 asked whether the reconfiguration of the road network could create an opportunity for improvements to traffic flows along Hinchingsbrooke Park Road.

2.38 The new west of town centre link road was also shown on the proposed new road layout map and it was noted that the link would enable two-way traffic flow, unlike the ring road, thereby providing some relief to traffic flows on the ring road. Question 9 asked whether the link road is essential for redevelopment of the George St / Ermine St area.

2.39 There was a degree of concern expressed within the consultation responses at the Issues and Options stage about how a new road layout would improve Huntingdon West and the surrounding area.

2.40 Comments in favour of the new road layout were that it should better distribute traffic through and around the town and potentially better manage traffic flows. However some respondents were concerned at the potential for the changes to detrimentally affect access from areas to the west, such as Brampton. One respondent asked that a further linkage between Hinchingsbrooke Park Road and the de-trunked A14 be considered. In respect of Hinchingsbrooke Park Road, it was also noted that better drop-off points for the hospital and school could be beneficial. A park-and-ride facility for commuters to prevent current parking in the Hinchingsbrooke area was also suggested. Another respondent considered that a transport evaluation of options was required prior to selecting a preferred approach.

2.41 A majority of the 12 respondents commenting on the link road agreed that it was essential, or at least desirable, to enable redevelopment of the George St / Ermine St area. Some of the remaining respondents raised points such as the need to consider alternatives or were concerned about the detail of the exact road alignment.

2.42 The Options leaflet 2008 indicated the new road layout, unchanged from the Issues and Options 2007, in all the options. It noted that the Preferred Route for the A14 was announced by the Highways Agency in October 2007 indicating that the existing A14 was proposed to be re-routed and the viaduct over the railway removed and the creation of a new local road network in its place. It also noted that transport evaluations were to be carried out of the options in the leaflet.

2.43 Representations on the Options revealed a high degree of concern about traffic. In particular, as the proposed application for the relocation of Huntingdonshire Regional College was subject to a formal planning application at the time, there was significant concern expressed about traffic flows on Hinchingsbrooke Park Road.

2.44 Proposals for additional roads were again raised, such as a suggestion for a new road between Hinchingsbrooke and the de-trunked A14 through or in the vicinity of the Hospital, or a road linking Stukeley Meadows to the area over Views Common, or a road over Views Common linking the town centre via a new crossing of the railway.

2.45 A transport evaluation was carried out in respect of the Options 2008 by Atkins Transport Planning. It compared development both with and without the Link Road and concluded that the proposed changes would result in overall improvements to traffic flow. It raised concerns about levels of development in some of the options, noting that further local impact analysis would be required.

2.46 The Preferred Approach included Draft Policy 1 aimed at supporting the network emerging from the proposed A14 changes and the provision of the West of Town Centre Link road to promote better accessibility and relieve traffic. One of the suggestions for new roads identified in representations was also taken on board with text and a map indicating that a new link through to the de-trunked A14 from Hinchingsbrooke Park Road should be investigated.

2.47 Responses indicated general support for a policy recognising the importance of road changes in this area. There were some concerns with the proposed roads, notably about intersections and the potential for additional traffic. Some respondents supported the idea of an additional link in and out of Hinchingsbrooke Park Road while others were concerned about whether there is a need for this and the potential for adverse impacts on Views Common.

2.48 Two respondents put forward a proposal for an alternative road layout which creates a road in the vicinity of the tree belt along the southern edge of Views Common effectively in parallel with Hinchingsbrooke Park Road. From this road could be created access into the Cambridgeshire Constabulary land and access onto what would by then be a de-trunked A14 along the western edge of Views Common adjoining the Hinchingsbrooke Business Park land. As a result more of the current A14 could be removed than is currently proposed by the Highways Agency.

Summary of Sustainability Appraisal

2.49 The Initial SA 2007 indicated that the West of Town Centre Link road is needed on the basis that it will improve traffic flow, enhance vitality and viability in the town centre, provide access and make land redevelopment viable. The changes to the road network proposed by the Highways Agency as part of the A14 proposals were not specifically assessed.

2.50 The Initial SA 2008 included positive comments about new roads creating improved accessibility and opening up the area thereby reducing the fear of crime. However the new roads were not differentiated between the options and therefore the assessment did not target their impacts.

2.51 The Draft Final SA 2009 noted that the new road proposals have the potential to help maximise the use of brownfield land, improve access and help the local economy. However, there is also the potential to detrimentally affect existing open space, biodiversity, archaeology and built heritage. It was also noted that there was no specific reference to footpaths and cycleways.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Proposed Submission Policy HW1

2.52 Proposed Submission Policy HW1 has been amended from Draft Policy 1 in the Preferred Approach in order to make the relevance to redevelopment as well as accessibility clear, and to list the main elements of the road proposals. Supporting text has been added noting that better provision for pedestrians and cyclists is expected as part of the proposals.

2.53 The road proposals are unchanged from the Preferred Approach. The proposed alternative layout raised in representations has not been taken on board as the Highways Agency is proceeding with their proposals following the publication of the Draft Side Road Orders. The Council endorsed these in principle prior to the Highways Agency Preferred Route Announcement in October 2007 and will consider its formal response to the Draft Side Road Order process in December 2009. It is also noted that the alternative layout proposed would appear to have a significant impact on the tree belt and the intersection to this new road along Brampton Road appears to be too close to the other roads and junctions being created as part of the new network.

2.54 Policy HW1 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 4, 5, 7, 15, & 17.

2.55 The Proposed Submission Policy HW1 can be found on page 10 of the Proposed Submission document.

Proposals Map

2.56 Policy HW1 does not require any designations on the Proposals Map.

Pedestrian and Cycle Links

Summary of Consultation

2.57 The Issues and Options 2007 mapped existing and future walking and cycling links within the area and linking to the Huntingdon West area. It indicated that the area action plan would include new and improved walking and cycling links and asked at Question 14 whether there were other areas which needed to be improved.

2.58 There was universal support for improved walking and cycling opportunities, with one respondent adding that provision for bridleways was also needed. Several respondents pointed to other opportunities: a link from the Country Park to Portholme; and further links to Stukeley Meadows, the Stukeleys and the proposed Northbridge development.

2.59 The Options 2008 mentioned that the area action plan would help address issues such as road congestion with improved pedestrian and cycle linkages however the options did not include information on this.

2.60 Although pedestrian and cycle links were not covered in the Options leaflet, 6 respondents specifically mentioned the need for them in their responses.

2.61 The Preferred Approach 2009 included Draft Policy 2 aimed at supporting pedestrian and cycle links. In addition to the linkages previously identified at the Issues and Options stage and in the Huntingdon & Godmanchester Market Town Transport Strategy, an additional cycletrack/footpath was suggested along Brampton Road in the vicinity of the railway station. It was indicated that this might be required if a high quality link across the railway could not be provided within the current bridge as a result of the Highways Agency proposals. The need for improved crossing points on the Huntingdon ring road was also specifically highlighted on the map.

2.62 The draft policy for better pedestrian and cycle routes was supported by respondents who generally considered this a high priority. Improved crossings of the ring road were supported with signalised crossings suggested. A safe pedestrian crossing of Brampton Road where it meets the new proposed roads was also considered important.

Summary of Sustainability Appraisal

2.63 The Initial SA 2007 supported pedestrian and cycle routes as being clearly sustainable and consistent with national guidance including reducing vehicle emissions and the need to travel by private car and well as being a healthy form of travel. Indirectly, improvements to footpaths and cycleways can also enhance biodiversity as routes can act as biodiversity corridors, therefore helping to reduce habitat fragmentation. It noted that developer contributions may be required to help fund these routes.

2.64 The Initial SA 2008 noted that there is the potential for improved cycleways and footpaths within all the suggested options. However it noted that the option with the least development (Option C) might have the least potential to promote sustainable living. Nevertheless, even in Option C development could significantly contribute towards new and improved cycle and pedestrian routes.

2.65 The Draft Final SA 2009 was supportive of Draft Policy 2 as it would create opportunities to enhance the distinctiveness of the built environment by creating a more understandable urban form, promote a modal shift to more sustainable forms of transport, and improve access to open space.

Proposed Submission Policy HW2

2.66 Proposed Submission Policy HW2 is largely unchanged from Draft Policy 2 except that it has been clarified that the pedestrian and cycle links shown on the map should be safeguarded from development and provided within the plan period. Provision, as detailed later in the infrastructure chapter, is subject to funds coming forward.

2.67 Policy HW2 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 14, 16, & 18.

2.68 The Proposed Submission Policy HW2 can be found on page 12 of the Proposed Submission document.

Proposals Map

2.69 Policy HW2 does not require any designations on the Proposals Map.

The Railway Station

Summary of Consultation

2.70 The railway station was one of the areas particularly identified as a potential area of change in the Issues and Options 2007.

2.71 The proposed changes to the A14 will result in new accesses for the railway station and change the car parking layout. The Issues and Options 2007 noted the potential for additional car parking provision and that land to the north of Brampton Road could be used for this purpose. The document also noted the potential for additional development, for example a commercial building on the road frontage of the railway station site. Questions 41 and 42 asked about car parking while Question 43 asked whether this would be an appropriate location for a landmark commercial building.

2.72 5 out of 10 respondents supported the potential for additional levels of car parking at the railway station, while the remaining half registered concerns about this. Some respondents felt that commuters and other rail users should be provided with improved access to the station by other means than private car, so that increased levels of car parking would not be required, or that priority should be given to utilising the land for sustainable modes of transport such as a bus interchange.

2.73 5 out of 6 respondents supported the potential for land north of Brampton Road to be used for car parking, with the one dissenting respondent again concerned at the sustainability implications.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

2.74 There was some concern raised in the representations about the potential for a landmark commercial building, although most respondents were in favour.

2.75 Network Rail provided comments supporting the provision of car parking at the station, noting that people are more likely to use the rail network if they are able to leave their cars at the station in a safe, secure environment, and continue their remaining journeys by train. They noted that this is preferable to completing the whole journey by car, and clearly facilitates more sustainable travel patterns. Network Rail also noted that they would support redevelopment of land which is surplus for a variety of purposes, but had not declared any land surplus to their requirements.

2.76 The station forecourt underwent significant improvements during 2007 to improve public transport facilities with the provision of a Bus/Rail Interchange, improved taxi rank, short-term pick-up/drop-off parking, as well as public transport connections to Brampton Road and improved cycle parking at the railway station. This was delivered as a jointly-funded scheme by the District and County Council through the Market Town Transport Strategy, working with both Network Rail and First Capital Connect. Revised bus services were also introduced across Huntingdon by Stagecoach. These resulted in greater numbers of bus services accessing the railway station including a number of bus services which are designed to await the arrival of particular trains.

2.77 No options were shown in the Options 2008 for the railway station land as it was expected, following the representation from Network Rail, that the land would be primarily needed for car parking. The suggestion of a landmark commercial building on the railway station site was therefore not pursued and the railway station was not highlighted as an area in which to allocate land for development. However, a small area of land just north of Brampton Road, owned by Network Rail, was identified as an area for development. The document indicated a range of uses possible on this land in common with other areas.

2.78 Network Rail did not comment on the Options 2008, although First Capital Connect provided a comment that the Options leaflet did not address the changes to the station facilities. A couple of other respondents noted that the railway station was not mentioned in the Options leaflet as much as the Issues and Options document. Several respondents supported additional public car parking, and car parking to service activities such as the railway station in the area.

2.79 The Preferred Approach 2009 included Draft Policy 3 to support proposals for development which enhance the railway station, better link it to the surrounding area and provide additional car and cycle parking. A map was included identifying the context of the station and proposals for additional car parking nearby. During 2009 a temporary car park was established to the north of the railway station on private land, and Network Rail established a car park on former coal yard land on the western side of the railway line.

2.80 The proposal in the Options 2008 for development of land immediately to the north of the railway station on land owned by Network Rail was not pursued. This small area of land adjacent to other land used for operational purposes associated with the railway line is not suitable for development due to the topography and the difficulty of gaining road access from the proposed West of Town Centre Link Road.

2.81 One respondent, affected by the Highways Agency proposals for changed access to the railway station objected to those proposals noting its potential intrusiveness and effects on heritage and wildlife. However there was little other direct comment from respondents about the railway station with most supporting the proposals for additional car parking. One respondent noted that there was a need to promote not only car parking but also sustainable transport for example to further improve access via foot, bicycle and public transport.

Summary of Sustainability Appraisal

2.82 The Initial SA 2007 was largely supportive of the proposal for additional car parking on the basis that there was particular pressure on the station car park which was leading to overspill onto residential streets and Council-controlled public car parks. It noted that visual intrusion would be a particular matter to consider if a decked structure was proposed.

2.83 The Initial SA 2007 noted that a landmark commercial building could contribute to the vitality of Huntingdon and help people find their way around given that the area around the railway station is an important gateway to Huntingdon.

2.84 As the Options leaflet did not concentrate on the railway station, and all options for the George St / Ermine St area included 10% car parking, there was no assessment of relevance in the Initial SA 2008.

2.85 The Draft Final SA 2009 supported Draft Policy 3 noting that the railway station is a listed building at the heart of Huntingdon West and proposals to enhance it and encourage use of trains will help to make the local economy competitive.

Proposed Submission Policy HW3

2.86 Some changes to the Railway Station map have been made from the Preferred Approach reflecting the creation of new car parks during 2009. There still remains the possibility of additional car parking on the railway station land, for example in a decked structure, and supporting text makes it clear that further improvements to access the western car park will be sought with any proposal for additional car parking in this area.

2.87 Policy HW3 differs from Draft Policy 3 to the extent that it has been clarified that the Council will need to work with the landowners and other key stakeholders to develop and enhance the railway station; and in response to the representation on this issue it has been clarified that the railway station should better integrate with other modes of travel such as walking, cycling and bus services.

2.88 Policy HW3 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 14, 16, & 18.

2.89 The Proposed Submission Policy HW3 can be found on page 14 of the Proposed Submission document.

Proposals Map

2.90 Policy HW3 does not require any designations on the Proposals Map.

Vibrant Growth

George Street/ Ermine Street

Summary of Consultation

2.91 The Issues and Options 2007 set out the opportunities and constraints for the George St / Ermine St area including contamination of land from industrial use, noise from the railway and roads, and the environmental and built heritage including listed buildings and tree preservation orders. It then asked a number of questions regarding land use (Questions 28 to 40). These questions referred to residential and business uses as well as the potential for live/work units.

2.92 Responses to the questions about the George St / Ermine St area on the Issues and Options 2007 revealed a large degree of support for mixed use. In answer to the question on whether the primary function should be residential or business, most respondents indicated that neither should overly dominate. However, there was some support from four respondents for a primarily residential area, one respondent indicated it should focus on business but not retail and three respondents particularly supported an extension to the town centre including retail.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

2.93 With regard to residential development, the Issues and Options 2007 asked about housing densities. Of the 12 respondents to this question, only one suggested moderate or lower densities, the rest supporting high (described as 80 dwellings per hectare) or very high densities. Some of these respondents however noted the need for good quality design, and sought the development of appropriate forms of housing such as mews type developments which would fit in well with existing residential developments.

2.94 All 8 respondents on the issue of whether live/work units should be located in the George St / Ermine St area agreed that they should be.

2.95 Of the 14 respondents answering a direct question about whether there should be retail development in the area, 6 supported retailing, 2 indicated there should be only a limited amount of small scale retailing, 5 opposed retailing and 1 indicated that there was a need for site specific investigations. Of the type of retail sought, there was a wide divergence of opinion between the 6 who responded on that point with some seeking small scale retail and others seeking larger scale.

2.96 The Options 2008 set out in detail the likely development sites and asked whether employment, housing or open space should be prioritised in the area.

2.97 All options provided for varying proportions of retail, employment and housing, with public car parking expected to take up 10% of the land. Employment varied from 10%-20%, retail varied from 30% - 40%, and housing was 30%, 40% or 50%.

2.98 In respect of the George St / Ermine St area of those who answered this question 50% preferred Option A (employment), 17% preferred Option B (housing), 12% preferred Option C (open space), and 21% would like an alternative.

2.99 Those who preferred the employment option often commented indicating that Option A appeared to provide a good mix of employment, retail and housing.

2.100 As regards retail, there were some 27 respondents who made positive statements about providing retail in this location. Six respondents had concerns about retailing, two specifically opposing it in this location because of a concern about the town centre. One respondent sought that development of Chequers Court be completed first. The comments on retailing were somewhat different from the 2007 consultation where there was a higher degree of concern about retail. The difference may be that this questionnaire was responded to by more of the general public – there were over 100 respondents at this stage instead of approximately 30 at the initial stage. Members of the general public responded with comments such as: 'We need more shops in the area'.

2.101 The Preferred Approach 2009 included Draft Policy 5 to enable redevelopment of vacant and under-used industrial land in George St / Ermine St area in order to facilitate the sustainable and organic growth of the town centre. The Draft Policy indicated that the land should be redeveloped according to a masterplan using the concepts on the included map.

2.102 The Draft Policy indicated that approximately 4,500m² of additional retailing might be provided in this area. It was noted that this figure was based on a proportion of the amount of additional retailing identified in the Core Strategy, with other additional retailing in Huntingdon being expected with redevelopment of Chequers Court. The Draft Policy and supporting text indicated that any retail proposals would have to demonstrate how they would help boost the vitality of Huntingdon town centre by complementing existing retail provision and choice and acting as a positive factor in terms of the overall regeneration and enhancement of the town centre. The 'George St end' of the area was identified as the most appropriate for retail as it will have access from the new link road, is close to existing retailing in the town centre and will help to facilitate improved linkages between the town centre, the railway station and the Hinchingsbrooke area through the site.

2.103 Draft Policy 5 also made provision for between 170 and 230 homes made up of 20 to 40 at the George St end and 150 to 190 at the northern end around Ferrars Road. It was noted that this northern end is not considered suitable for retailing as it is not as close to the existing town centre and the railway station as the George St end. The existing residential development in this area also lends support to increasing housing in a manner which fits in with the townscape given the Conservation Area status of part of the land.

2.104 Provision for office employment activities was also provided for in the policy, as well as alternative town centre uses such as live/work units, restaurants, a hotel or a leisure facility.

2.105 The Preferred Approach 2009 also included Draft Policy 4 which provided for a new public car park on land between the West of Town Centre Link Road and the railway. Provision for this would meet the need for long stay car parking avoiding the need for those travelling from the north and west to travel on the ring road.

2.106 Consultation responses indicated widespread support for redevelopment in the George St / Ermine St area. A variety of housing, employment and town centre uses was considered appropriate. It was noted that a hotel or leisure activity could help make the area vibrant.

2.107 The part of Draft Policy 5 identifying the amount of possible retailing attracted some detailed comment. There was concern about the figure identified for this location, particularly in comparison to the amount that might be possible at Chequers Court. As with the previous consultation, one respondent sought that Chequers Court be redeveloped first. Some respondents emphasised the need for the policy to be effective in ensuring that retail development in this location supports rather than competes with the town centre. One respondent sought that the concept plan and supporting text identify that retail could be located anywhere in the area rather than only at the George St end.

2.108 Draft Policy 4 was also supported by respondents. Two respondents noted that the car park provided for in this policy should be subject to the same charges as the town centre.

Summary of Sustainability Appraisal

2.109 The Initial SA 2007 found that the George St / Ermine St area offers a sustainable location for business and residential development. It recommended that the local economic, social and environmental pressures be taken into account before identifying a primary function. Any development would require careful mitigation measures during construction to limit impacts on adjacent residential and business areas. A relatively high density of residential development was considered appropriate given the location near the town centre.

2.110 The Initial SA 2008 indicated that development in the George St / Ermine St area scores particularly well in respect of some of the sustainability objectives. High density development in this area represents efficient development of brownfield land and promotes the use of sustainable forms of transport given its location. Development in this area will also help improve the efficiency, competitiveness, vitality and adaptability of the local economy. Options which proposed more development had better potential to reinforce the standing of Huntingdon's town centre although care would be needed to ensure that there were no threats to the vitality or character of the town.

2.111 The Draft Final SA 2009 supported Draft Policy 5 noting that development in this location minimises the need for greenfield development elsewhere. It noted that regeneration was likely to lead to enhancement of the area, but nevertheless agreed that a masterplan was necessary and appropriate safeguards needed to be in place to ensure that development was appropriate to the character of the area.

2.112 In respect of Draft Policy 4, the Draft Final SA noted that a car park was unlikely to have particularly positive effects on the environment although mention could be made of the need for high quality design. It was also noted that if need for the car park disappeared alternative land uses could be considered.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Proposed Submission Policy HW4

2.113 Policy HW4 seeks redevelopment in this sustainable location in the same way as the Preferred Approach.

2.114 Amendments have been made from Draft Policy 5 in respect of the provision for retail. Policy HW4 does not contain any figure for the amount of retail development - instead it focuses on the need for any retail proposal to be complementary to the town centre and not jeopardise the delivery of Chequers Court. This phrasing takes on board not only the consultation responses but also the way in which the Adopted Core Strategy 2009 deals with this issue. The issue of retail development and the importance of Chequers Court was a matter which was considered by the inspector on the Core Strategy during 2009. The supporting text and map has not changed from the Preferred Approach in respect of the preferred location for retail which is the George St end due to its relationship with existing retailing in the town centre and the potential to facilitate improved linkages between the town centre, railway station and Hinchingsbrooke area.

2.115 Draft Policy 4 has been incorporated into Policy HW4. As the proposed car park is within the George St / Ermine St area it makes sense to include reference to this within the larger policy rather than have a stand-alone policy. Including it within the larger policy also helps address the concerns raised in representations about the need for good design, as the introduction to the policy refers to a masterplan guiding development. As the policy does not refer to the amount of land or spaces needed, if the need for the car park (identified in the Huntingdonshire Car Park Action Plan 2008-2011) reduced, then a smaller car park could be provided. Supporting text has been added noting that this car park should be subject to charges in the same way as other Council car parks.

2.116 Policy HW4 supports the HWAAP Vision and Objective 2. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 10, 13, 15, 17 & 18.

2.117 The Proposed Submission HW4 can be found on page 16 of the Proposed Submission document.

Proposals Map

2.118 Policy HW4 requires the allocation of a mixed use area encompassing some 7.8ha on the Proposals Map.

Hinchingsbrooke Campus

Summary of Consultation

2.119 The Issues and Options 2007 coined the term 'Hinchingsbrooke Community Campus', identifying as a potential area of change, land encompassing the Police Headquarters, part of Hinchingsbrooke Hospital, the Fire Service, Hinchingsbrooke School and the historic core around Hinchingsbrooke House.

2.120 Opportunities in this area listed in the document included the potential for some land surplus to the requirements of public bodies to be available for new institutional uses. Constraints included the landscape setting and built environment.

2.121 Questions 44 to 52 asked about this area, in particular about the future types of land use that should be provided for.

2.122 Of the 16 responses about what sorts of uses should be provided in this area, 6 supported a mixture of uses, 3 supported primarily institutional uses and others had concerns about further development. Although the Issues and Options document focussed on the potential for new institutional uses, 5 out of 10 respondents on the question about residential development supported the possibility of new housing in the area.

2.123 The Options 2008 indicated a change in the area of land under consideration for development. At this stage, consideration was given to a parcel of land west of the railway, parts of Views Common, some land that is proposed to not be required for road, some of the Police Headquarters land and an additional part of the

Hinchingbrooke Hospital. Some of the land included in the Issues and Options was taken out such as the Hinchingbrooke School. These changes were made on the basis of discussions with landowners, the Strategic Housing Land Availability Assessment 2008 and further research on what were the likely areas of land to be made available for development.

2.124 The Options 2008 divided this into two areas 'West of Railway' and 'Hinchingbrooke'. The options provided for varying amounts of open space, employment, institutional use, and housing. Particular provision was made for the Huntingdonshire Regional College in two of the options as there was a planning application lodged for that development at the time of the consultation.

2.125 In respect of the West of Railway land of those who answered this question 25% preferred Option A (employment), 22% preferred Option B (housing), 33% preferred Option C (open space), and 20% would like an alternative.

2.126 In respect of the Hinchingbrooke area of those who answered this question 40% preferred Option A (employment), 10% preferred Option B (housing), 24% preferred Option C (open space), and 26% would like an alternative.

2.127 The consultation responses showed a preference for retaining Views Common as open space and adding to it when the land under the viaduct and embankment is no longer needed for the A14 and suitably reinstated.

2.128 Approximately 100 respondents lived in the Hinchingbrooke area and responded following the leaflet and questionnaire having been mailed to households in the area. Many of these respondents opposed the proposal to relocate the Hinchingbrooke Regional College to the Police Headquarters land, a planning application which has since been approved. Option A did not provide for the Regional College and received 40% support from respondents. The option of providing primarily for more housing in the area received only 10% support.

2.129 A number of landowners provided specific comments about their land generally supporting development. The owners of Views Common however responded that they intend for the land to remain as open space and were not interested in proposals for development.

2.130 The Preferred Approach included Draft Policy 6 providing for development on four parcels of land as follows: 1.9ha west of the railway line adjoining Views Common for employment; 1.1ha of Police Headquarters land for employment; 1.2ha of Hospital land for employment; and 1.9ha of Hospital land for housing.

2.131 Three areas previously identified at the Options 2008 stage were excluded. Views Common was excluded due to the consultation responses (including that from the landowner) which indicated a desire to maintain this as open space. There was less land identified at the Hospital as the areas were refined in discussions with hospital management and further to consultation responses it was considered that too much land had been identified at the Options stage. A second part of Police Headquarters land was also excluded as it had received planning consent for redevelopment as the Huntingdonshire Regional College.

2.132 Some respondents opposed the development in the Hinchingbrooke area identified in the Preferred Approach. Opposition was generally based on concerns about traffic, but there was also a concern about the character of the area. Four respondents indicated their continuing opposition to the Huntingdonshire Regional College the planning consent for which has not implemented due to problems with funding. Three respondents specifically opposed the proposal for 60 to 85 new homes on the hospital car park land. The hospital management supported development at the hospital but noted that they could not put a timescale on development due to the land all being required for operational purposes at present. The owners of the Police Headquarters land sought provision for a wide range of uses, including provision for alternative uses should the proposal for the Huntingdonshire Regional College not proceed.

Summary of Sustainability Appraisal

2.133 The Initial SA 2007 noted that any development in the Hinchingsbrooke area will need to sit in comfortably and respond to the context (character and setting) of the area. It noted that while the area is currently dominated by institutional uses, well designed residential or employment schemes could also respond well to the character of the area. Employment use was considered the most sustainable use.

2.134 Option C which proposes no development on Views Common scored well on the Initial SA 2008 on the basis that it promotes open space. There was concern that development on Views Common could lead to the existing landscape not being protected. Generally, options A and B by prioritising employment and housing were seen as having better potential than Option C to improve access to work and reinforce the standing of Huntingdon's town centre.

2.135 The Draft Final SA 2009 raised a concern about the Draft Policy 6 in relation to the sustainability objective seeking improved health services. While the policy could open up hospital land to other local health services, it was recommended that there be clear evidence that the land was not required by the hospital for health services. Given the historical and landscape importance of the Hinchingsbrooke Estate it was also recommended that the policy be clear on how the character of the area would be protected.

Proposed Submission Policy HW5

2.136 Proposed Submission Policy HW5 allows for redevelopment on two parcels of land: 1.9ha west of the railway line adjoining Views Common for employment; and 1.1ha of Police Headquarters land for employment. These two sites are unchanged from the Preferred Approach. However it is no longer proposed to allocate land at the Hospital due to there being no certainty that this land will not be needed for health services during the plan period. The Policy HW5 does however note that consideration will be given to alternative uses on the hospital should the land not be required for hospital use due to reconfiguration of the facilities on site.

2.137 Specific mention is made of the current permissions for the Huntingdonshire Regional College and the Water Tower conversion. If these do not proceed, alternative office or institutional uses will be considered.

2.138 The Policy is clearer than the draft in respect of design issues, requiring landscaped grounds that reflect the context and contribute to the 'community campus' identity. A masterplan is to be prepared to direct development and safeguard the important features of the area.

2.139 Policy HW5 supports the HWAAP Vision and Objective 2. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 4, & 15.

2.140 The Proposed Submission Policy HW5 can be found on page 23 of the Proposed Submission document.

Proposals Map

2.141 Policy HW5 requires the allocation of the following on the Proposals Map: 1.5ha for employment and 1.1ha for employment.

Healthy and Green

Hinchingbrooke Country Park

Summary of Consultation

2.142 The Issues and Options 2007 described Hinchingbrooke Country Park and noted that it is important for biodiversity and contains a County Wildlife Site - the Hinchingbrooke Gravel Pits. Emphasis was placed in the document on the potential for an extension to Hinchingbrooke Country Park. The document stated that this extension could run south of Alconbury Brook to include an additional section of Hinchingbrooke lakes. Questions 17 and 18 asked about expansion and question 19 asked how the Country Park could be improved.

2.143 Of the 14 responses on whether the Country Park needs to expand, 11 indicated unequivocally that they agreed with expansion, 1 disagreed, 1 noted that expansion would need to be tied to increased ranger staffing, and 1 noted that expansion would be nice but it wasn't their primary concern – protection of the existing Country Park was.

2.144 There were a number of suggestions made by respondents on how the Country Park might be improved. Suggestions included cycle tracks, covered cycle parking, a variety of paths, water sports, greater plant and tree diversity, and habitat enhancements. It was also noted that the rural views from within the Park should be preserved.

2.145 In respect of the Question 56 which asked whether a site in the Thrapston Rd / Huntingdon Rd area might be used as a surface level car park for the Hinchingbrooke Country Park, 7 of the 16 respondents supported the idea. The remaining 9 respondents opposed additional car parking for reasons such as traffic generation, potential conflict with pedestrian and cyclist traffic, and potential to harm the landscape.

2.146 The Options 2008 did not specifically address the Hinchingbrooke Country Park, noting that its improvement was common to all options. It did however note that the proposal for commercial development in the Options 2007 in the Thrapston Rd / Huntingdon Rd area was not being taken forward, although public car parking to serve the Country Park could possibly be provided on some land.

2.147 As expected, there was little comment in 2008 on Hinchingbrooke Country Park, with only 3 respondents mentioning that they would like to see improvement to the Country Park. However, there were a number of comments about the need to improve open space generally.

2.148 The Preferred Approach for the first time mapped an area of land that Hinchingbrooke Country Park might extend to. This land is currently farmed and is largely within the floodplain. Draft Policy 7 indicated that the Country Park should be extended to include some or all the land identified on a map and enhancements made concerning the use of the countryside education centre and visitors centre, lighting and CCTV, footpaths, play facilities, interpretation material, car parking and access. The potential location of an additional car park along Huntingdon Road was also identified.

2.149 Respondents supported the proposal to extend the Country Park and there were no specific comments on the boundaries proposed. Comments related to the text of the policy, seeking that it refer to biodiversity and informal recreation rather than the detail of particular enhancements. Two respondents raised a concern about the need for a car park along Huntingdon Road, one noting that this would need much more thought before a planning application was prepared.

2.150 One respondent sought that an area of land along Thrapston Road be identified for development. This is not land included in the proposal to extend the Park. The idea of allowing for development in this location was raised at the Issues and Options 2007 stage but rejected at the Options 2008 following concerns about the character of the area.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Summary of Sustainability Appraisal

2.151 Expanding the Country Park was considered clearly sustainable and consistent with national guidance in the Initial SA 2007. An expansion of the Park would provide more opportunities for people to access and interact with wildlife, potentially enhance biodiversity and may serve to reduce habitat fragmentation if implemented alongside other green infrastructure initiatives. The option for a surface level car park in the Thrapston Rd / Huntingdon Rd area was also found to be sustainable as it would improve access to the Country Park and promote opportunities for tourism and leisure.

2.152 It was noted in the Initial SA Options 2008 that as all the options provided for improvements to Hinchingsbrooke Country Park that they were consistent with the objective to protect, maintain, enhance and maximise opportunities for biodiversity and green infrastructure.

2.153 The Draft Final SA 2009 noted that extending Hinchingsbrooke Country Park will allow for links into other green infrastructure and biodiversity improvements. Additional pedestrian links through the Park will support sustainable modes of transport. An additional car park and other improvements can also improve people's access to wildlife and recreational opportunities. It was noted that the floodplain had not been mentioned in the Preferred Approach text and mention should be made that a Park is an appropriate use for land in the floodplain provided management practices are in place to ensure that activities are not inappropriately at risk from flooding.

Proposed Submission Policy HW6

2.154 Policy HW6 differs from Draft Policy 7 in that it is less specific in relation to enhancements. The particular enhancements should be the subject of park management plans and practices instead of this area action plan. Draft Policy HW6 indicates that the Council will work with the landowners in order to include some or all of the land identified in the Country Park in order to enhance the facilities of the Park generally and to provide for biodiversity and visitors. This responds to the representation which considered the draft policy should refer to the biodiversity and recreation.

2.155 Supporting text to the policy refers to the floodplain, noting that the Country Park will need to have flood management practices in place. Along with the reduced text in the policy there is also a reduction in the detail of the supporting text. However, in line with the text in the Preferred Approach, there is a sentence indicating that it is anticipated that there will be no major development along Thrapston Rd / Huntingdon Rd which will help to maintain the rural outlook of the Country Park. The suggestion by one respondent to identify land in this location for development has been rejected.

2.156 Policy HW6 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 10, 12, 14, & 16.

2.157 The Proposed Submission Policy HW6 can be found on page 28 of the Proposed Submission document.

Proposals Map

2.158 Policy HW6 requires the allocation of 45ha for country park on the Proposals Map.

Views Common

Summary of Consultation

2.159 The Issues and Options 2007 outlined the importance of Views Common as green space, its current use for cattle grazing and access over footpaths, and the potential for future improvements. Questions 20 to 23 asked about Views Common.

2.160 All 13 respondents to the question about the importance of Views Common agreed that it was an important green space, and similarly all respondents agreed that it would remain an important space if the A14 viaduct is removed. There was also considerable support for Views Common becoming a public open space, although the method in which this might be achieved (such as purchase by the Council from the Freeman of Huntingdon) was not explored. There was a varied response on the question about potential improvements with some favouring retention of the land as it is for cattle grazing, and others favouring a change in management to improve biodiversity. A detailed comment from Cambridgeshire County Council suggested that more research would be required and improvements on site should take into account the current land use and existing intrinsic value (archaeological, landscape, biodiversity, and recreational).

2.161 Given that the proposed new road pattern will affect Views Common, the Options 2008 raised the possibility of employment, institutional or housing development on parts of Views Common. It also offered the option of retaining it as open space.

2.162 While development on Views Common received some support, the Trustees of the Freeman of Huntingdon, as owners of Views Common, responded that they are committed to the preservation of Views Common as open space and therefore did not wish to have development on their land. 9 other respondents strongly supported the retention of Views Common as open space, and Option C (open space) was the most favoured option in respect of the West of Railway area.

2.163 The Freeman of Huntingdon also noted that when the A14 is re-routed they are keen for the embankment to be removed with the land restored to its original condition and grazing use. They would consider arrangements to return the surplus material to its original location in the northern part of Views Common.

2.164 The Preferred Approach 2009 indicated in Draft Policy 8 that Views Common should be retained as open space and the land currently banked to support the viaduct over the railway should be returned to open space to enhance the Common. New road proposals should be sympathetically designed in relation to the historic character of the area and disrupt recreational use to the least possible extent. There was no proposal to seek public ownership, but proposals to enhance public access to enable walking and cycling were supported.

2.165 Eight respondents mentioned Views Common and supported the proposal to maintain this as a significant open space. Three respondents were concerned at the impact of the road proposals. One respondent hoped that grazing would continue on Views Common and two respondents asked that opportunities are looked for to enhance the value of the common for wildlife as well as amenity. One respondent suggested that further consideration could be given to the formalisation of the existing informal but popular public access to the tree belt on the south side of the Views Common.

Summary of Sustainability Appraisal

2.166 The Initial SA 2007 supported the idea of making Views Common public open space but noted that the viability of this would need to be examined.

2.167 The Initial SA 2008 raised questions about the proposals for building on Views Common in that it would be out of keeping with the historic landscape character of that area. Option C which did not propose building on Views Common scored better in terms of heritage and opportunities for recreation.

2.168 The Draft Final SA 2009 noted the positive benefits of maintaining Views Common and increasing its size. However it also noted that new road proposals would disrupt the Common and in particular could have adverse effects on the landscape and character. It recommended avoiding unnecessary disruption, for example by keeping the required width of new roads to a minimum.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Proposed Submission Policy HW7

2.169 The Proposed Submission Policy HW7 is similar to the draft policy in the Preferred Approach in that it supports the retention of the Views Common as a significant open space, added to by the return of land from the A14 viaduct. Given that the proposed roads, footpaths and cycleways have already been considered earlier in the document, under Policies HW1 and HW2, reference to these has been taken from this policy. However mention is made that the Council will work with the owners to enhance public access. Supporting text notes the need to respect the intrinsic landscape and biodiversity values of the Common.

2.170 Policy HW7 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 10, 14 & 16.

2.171 The Proposed Submission Policy HW7 can be found on page 30 of the Proposed Submission document.

Proposals Map

2.172 Policy HW7 requires the designation of 1.8ha, currently under the A14, as open space on the Proposals Map.

Other Open Space and Play Areas

Summary of Consultation

2.173 The Issues and Options 2007 noted the importance of open space in terms of biodiversity as well as for recreational facilities. Questions 15 and 16 asked about where biodiversity should be enhanced and how much emphasis should be placed on this, while Question 24 asked how people would like to see open space and recreation facilities provided.

2.174 There was support from all those who responded to the questions about biodiversity for considerable improvements for biodiversity to be made. One respondent noted that national policy guidance promotes and encourages a strong emphasis on the enhancement of biodiversity and creation of habitats as part of development.

2.175 Sport England provided useful advice on the requirements for open space and recreation facilities. It was noted that development will generate the need for formal and informal open space as well as indoor community sports facilities. The actual level of provision should be determined by local standards.

2.176 Most respondents pointed to an extension to Hinchingsbrooke Country Park and an improved Views Common as the main areas which would satisfy the needs for open space. Some respondents also noted that there should be a requirement for additional open space in areas of development.

2.177 In the Options 2008 some of the options suggested open space provision in the identified development areas in Hinchingsbrooke.

2.178 Although overall Option C which sought to prioritise open space only received 14% support, there was considerable support in individual comments for open space. Many respondents supported Option A in Hinchingsbrooke because it included 30% open space and no regional college. Other respondents suggested an alternative option with additional open space. Overall it was clear that open space was a priority for respondents.

2.179 The Preferred Approach 2009 included Draft Policy 9 about existing public open spaces and the need for further open space as a result of development. It indicated that open space could contribute to the strategic open space network which includes the River Great Ouse, Views Common and Hinchingsbrooke Country Park and improved linkages between those and other areas of strategic open space will enhance recreation and biodiversity. It was noted that Portholme is an internationally important site near to Huntingdon West and it will be important to ensure that it is not adversely affected by development.

Summary of Sustainability Appraisal

2.180 The Initial SA 2007 and the Initial SA 2008 did not specifically deal with other open space issues aside from Hinchingsbrooke Country Park and Views Common. However, in the Initial SA 2008 it was noted that the area action plan would need to make provision for improving the quantity and quality of open space when maximising the use of previously developed land. Option C which sought to prioritise open space had the greatest potential to increase green infrastructure in the area.

2.181 The Draft Final SA 2009 indicated that Draft Policy 9 had a positive relationship with a number of the sustainability objectives as it would promote biodiversity, help protect the historic landscape character, promote sustainable modes of transport along green linkages and encourage healthy lifestyles.

Proposed Submission Policy HW8

2.182 Policy HW8 ensures that existing open space will be maintained and enhanced and further open space obtained with future development. Open space should normally form part of the strategic open space network, although small play areas may also be required. The policy has been made firmer and more positive than Draft Policy 9.

2.183 More information has been included in the supporting text about the potential for greening the area associated with Barracks Brook. Developers are expected to liaise with the Drainage Board and the Environment Agency regarding the feasibility of whether the stream should be opened up as part of a new green linkage. Particular mention of the re-opening of Handcroft Lane as a green corridor is also made in the supporting text.

2.184 Policy HW8 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 11, 14, & 16.

2.185 The Proposed Submission Policy HW8 can be found on page 32 of the Proposed Submission document.

Proposals Map

2.186 Policy HW8 does not require any designations on the Proposals Map.

High Quality Environment

Design

Summary of Consultation

2.187 The Issues and Options 2007 set out a series of draft design principles and asked about these in Questions 25 and 26. It was also noted with Question 27 that there is an opportunity for the area action plan to designate locations for landmark buildings.

2.188 The need for renewable and decentralised energy supplies was raised and Question 6 asked about the appropriateness of the area action plan strongly supporting, and if possible, requiring these. The Code for Sustainable Homes was discussed in the document, and Question 7 asked whether compliance should be encouraged.

2.189 All 9 respondents to the question on whether design principles should be included in the area action plan agreed that they should be. Suggestions for additional principles were made.

2.190 9 respondents provided varying responses in respect of the question about landmark buildings. Some accepted that landmark buildings would be desirable in various locations, while others were concerned that landmark buildings could affect the historic character of the area or considered them unnecessary.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

2.191 Of the 12 respondents on the question about renewable and decentralised energy supplies, 11 supported the area action plan on these points with some of these suggesting strong requirements should be in place. Only one respondent raised questions about the suitability of local targets, preferring a national approach.

2.192 In respect of the Code for Sustainable Homes, 9 out of 10 respondents strongly supported its use, with some suggesting one of the higher targets in the Code. One respondent opposed use of the Code, noting that it was voluntary at the time.

2.193 Design principles were not included in the Options 2008. However, mention was made of the comments raising concern about landmark buildings and the fact that the Conservation Area boundary had been extended to offer additional controls in relation to the historic character of the area. The document noted that all new buildings and developments will be required to display a high level of design quality and all new or altered landmark buildings even more so.

2.194 Some respondents on the Options 2008 raised concerns about design. Respondents were concerned about the town's identity and thought that the area action plan should include policies to protect the character of the area.

2.195 The Preferred Approach 2009 included Draft Policy 10 requiring a high standard of urban design particularly mentioning: sustainability, heritage, area distinctiveness, scale, biodiversity, landscape, materials, and ease of movement. The Code for Sustainable Homes and the potential for renewable energy were discussed in detail in the supporting text but were not specifically included in the policy. The supporting text noted that the Code for Sustainable Homes was now mandatory and that it was expected that developers will investigate the potential for sustainable energy sources. The text stated that Council might set a requirement in the Proposed Submission draft of the area action plan as it was envisaged that a feasibility study regarding sustainable energy would be undertaken in 2009.

2.196 One respondent asked that Draft Policy 10 add reference to the Code for Sustainable Homes and renewable energy. Another respondent sought that the policy seek to protect heritage assets rather than simply have regard to it. Another respondent sought that the policy include reference to sustainable drainage techniques, particularly given the potential for development around Barracks Brook.

Summary of Sustainability Appraisal

2.197 The Initial SA 2007 supported the idea of decentralised renewable energy generation in the Huntingdon West area although noted that its feasibility had not been determined. It also supported the Code for Sustainable Homes being applied in the area in order to encourage exemplary development although at the time the Code was voluntary. It considered that design principles should be applied as the use of these is consistent with national and regional guidance to improve the liveability of public places.

2.198 In the Initial SA 2008 it was noted that particular care would be needed to ensure that buildings are well designed to meet the objective about maintaining, protecting and enhancing the environment. There may be particular opportunities to promote innovative design and the use of sustainable construction methods in respect of the options which prioritised employment or housing.

2.199 The Draft Final SA 2009 addressed the fact that the renewable energy, Code for Sustainable Homes and zero carbon development issues raised in 2007 were not included in Draft Policy 10. However, it noted that Draft Policy 10 aims for high quality design consistent with sustainability objectives. It recommended that the policy could be improved by more explicitly referring to the creation of an attractive environment and adding a requirement for renewable energy sources and technologies subject to appropriate safeguards on design.

Proposed Submission Policy HW9

2.200 Proposed Submission Policy HW9 has been amended to take on board the recommendations of the Draft Final SA and some of the representations made on the Preferred Approach.

2.201 Particular reference has been made to the aim of creating an attractive environment as recommended in the Draft Final SA as this helps to make the policy more explicit.

2.202 The Code for Sustainable Homes is mentioned in the policy, although it was thought at the Preferred Approach stage this might be left out due to government guidance already covering the issue. Adding reference to the Code ensures that in Huntingdon West, particular attention is given to the possibility of exemplar developments which might exceed the Code's requirements.

2.203 The need to use renewable energy is mentioned in the policy even though the study which was envisaged to cover this area at the Preferred Approach stage has not taken place. Although the feasibility of renewable energy is not known at this stage, supporting text makes it clear that developers will be expected to investigate sustainable energy options.

2.204 Instead of having regard to the area's heritage, the policy now refers to protecting the area's heritage and particularly mentions listed buildings. Having made these amendments and having made it clear in Policy HW5 that the Hinchingsbrooke parkland setting is to be enhanced, the criterion relating to Hinchingsbrooke's landscape was deleted as it was redundant.

2.205 A criterion has been added in accordance with a representation that development should utilise sustainable drainage techniques. The importance of a system to manage surface water quality, reduce flood risk and create public open space are best dealt with under Policy HW9.

2.206 Policy HW9 supports the HWAAP Vision and Objective 4. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 5, 8, 10, 11, 12, 13, 14, & 16.

2.207 The Proposed Submission Policy HW9 can be found on page 33 of the Proposed Submission document.

Proposals Map

2.208 Policy HW9 does not require any designations on the Proposals Map.

Infrastructure, Phasing and Implementation

Infrastructure

Summary of Consultation

2.209 The Issues and Options 2007 set out a list of potential infrastructure needs. Amongst the 15 responses about infrastructure there were several suggestions for addition to the list.

2.210 The Options 2008 noted that in addition to the normal requirements for contributions there will be a need for additional specific contributions in this area to bring about the West of Town Centre Link Road; improvements to Hinchingsbrooke Country Park; improvements to Views Common; safer crossings of the ring road linking this area with the town centre; improvements within the wider area linking housing areas to the town centre; and footpath and cycleway improvements across the railway bridge linking areas east and west of the railway.

2.211 One respondent noted that contributions should include direct, safe and well-designed pedestrian and cycle links to the railway station, and that contributions are also likely to be required for educational and other community needs by occupants of the housing development. Another respondent questioned what was meant by the reference to improvements to Hinchingsbrooke Country Park. Another 4 respondents specifically mentioned the need for improved footpaths and cycle links.

Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

2.212 The Preferred Approach 2009 included Draft Policy 11 setting out possible contributions, as well as Appendix 1 on the detail of infrastructure. Specifically mentioned in the policy were the West of Town Centre Link Road; improvements to Hinchingsbrooke Country Park including its possible extension; public access improvements to Views Common; safer crossings of the ring road linking this area with the town centre; improvements linking Huntingdon West to the town centre including public transport improvements; and sustainable drainage systems.

2.213 One respondent sought a change to Draft Policy 11 to include residential and workplace travel plans. Another sought particular reference to utility requirements such as renewable energy in Appendix 1. A further response sought provision for contributions towards indoor sports facilities in Appendix 1.

Summary of Sustainability Appraisal

2.214 The Initial SA 2007 positively assessed the potential for contributions to improve the environment. For example it noted that improvements to the Country Park and Views Common will enhance open spaces of amenity and recreational value; contributions to public transport and community facilities will improve availability of local services and improve public transport and affordable housing will help improve range of house type, tenure and affordability.

2.215 The Initial SA 2008 did not specifically address contributions, although it noted a positive assessment in respect of the objective about seeking contributions. It was noted that maximising the use of previously developed land could lead to increases in surface water runoff and particular care will be needed in the vicinity of Barrack Brook.

2.216 The Draft Final SA 2009 indicated that contributions towards open space could help improve biodiversity and access to green infrastructure.

Proposed Submission Policy HW10

2.217 The Proposed Submission Policy HW10 has been simplified from the Preferred Approach Draft Policy 11 and the lists preceding that in the Options 2008 and Issues and Options 2007. Further detail is provided in Appendix 1, which now better correlates to the policy than the Preferred Approach.

2.218 Residential and workplace travel plans have not been mentioned as requested in one representation as these are not specific to Huntingdon West and is expected to be covered by another DPD. The other requests made in representations have been accommodated with a particular reference to the potential for pooling funds for the creation or improvement of indoor sports facilities and reference to contributions to facilitate renewable energy has been added.

2.219 Policy HW10 supports the HWAAP Vision and Objective 5. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 2, 3, 13 & 14.

2.220 The Proposed Submission Policy HW10 can be found on page 35 of the Proposed Submission document.

Proposals Map

2.221 Policy HW10 does not require any designations on the Proposals Map.

Phasing and Implementation

Summary of Consultation

2.222 The Issues and Options 2007 set out a schedule of how development might be phased, together with consideration of a construction strategy.

2.223 The timescale of the area action plan at the time that the Issues and Options was prepared was envisaged to be until 2021 and the phasing schedule was set out as prior to 2015 and post 2015 reflecting the date that the potential A14 works were due to be completed. The schedule envisaged that prior to 2015 the George St/ Ermine St area should be redeveloped; the Link Road should be created; the footpath and cycle network improved; developments at Hinchingsbrooke could take place; Hinchingsbrooke Country Park could be extended and car parking at the railway station could be improved. It also noted that development could occur at Thrapston Rd/ Huntingdon Rd prior to 2015 but that is not a proposal which has been taken forward. After 2015 it was expected that there would be further improvements to the railway station, improvements to Views Common; and the reconfiguration of roads through Hinchingsbrooke.

2.224 In respect of construction, the Issues and Options document raised the need to consider how to deal with construction waste. The years of industrial processes in the George St/ Ermine St area necessitates considerable decontamination, and any re-use of land in that location will require considerable earthworks. Earthworks will also be required for the A14 and Link Road proposals. It was noted that it was preferable for waste materials to be recycled and used on-site and for spoil to be used for on-site landscaping or transported short distances for appropriate disposal.

2.225 The phasing schedule received general approval. However, one respondent was concerned at the timeframe of redevelopment in the George St/ Ermine St area prior to 2015 because retail development in that location might prejudice redevelopment of important town centre sites. There were also some questions about extending Hinchingsbrooke Country Park and the timeframe for improvements to the railway station.

2.226 The suggestion of re-using or recycling waste materials received broad support, although there was some concern about feasibility. The County Council as Waste Planning Authority suggested that there would be a need for a Waste Audit. Consideration should also be given to having an on-site temporary waste management facility to maximise recovery and recycling.

2.227 Mention was made in the Options leaflet of the need to provide greater detail on phasing and implementation in the next consultation document.

2.228 Many respondents on the Options consultation were concerned at the time about the then current planning application for the Huntingdonshire Regional College and how the timing of that fitted in with consulting on an area action plan. Some of these respondents were concerned at the apparent pace of change and resulting traffic and other environmental issues which need to be addressed.

2.229 The Preferred Approach detailed amended timeframes from the Issues and Options stages and established how development would be phased in Draft Policy 12 and Appendix 2. The key matters for phasing were identified as the West of Town Centre Link Road, decontamination, the A14 proposals, and additional measures to avoid adverse traffic effects.

2.230 One respondent commented that proposed transport linkages should be created as the first phase of development in order to ensure that new residents and employees have sustainable options available and are able to make the appropriate choice of transport when they first occupy a development. Another respondent noted that any development prior to the A14 changes should not be to the detriment of the existing A14. Several comments questioned the phasing of retail development in the George St / Ermine St area.

Summary of Sustainability Appraisal

2.231 The Initial SA 2007 and Initial SA 2008 did not specifically consider phasing issues.

2.232 The Draft Final SA 2009 indicated that there was either no relationship between phasing and sustainability objectives or the effects were neutral.

Proposed Submission Policy HW11

2.233 Proposed Submission Policy HW11 has been simplified and, in addition to the road and decontamination issues raised in Draft Policy 12, the issue of retail development being subject to an analysis in relation to suitable town centre sites has been added. Supporting text now makes it clear that where development is proposed in advance of the proposed A14 completion that there will be a 'minimal impact' or 'nil detriment' to traffic flows on the A14. Consideration of the need for other traffic measures has also been made explicit.

2.234 Policy HW11 supports the HWAAP Vision and Objective 5. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

2.235 The Proposed Submission Policy HW11 can be found on page 35 of the Proposed Submission document.

Proposals Map

2.236 Policy HW11 does not require any designations on the Proposals Map.

Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Appendix 1 Evidence Base and Supporting Documents

Table 8 National Planning References

Code for Sustainable Homes (DCLG 2008)
Green Spaces, Better Places (DCLG 2002)
Growing Awareness – A Plan for Our Environment (HDC 2008)
Making Design Policy Work (CABE 2005)
Manual for Streets (DfT 2008)
Planning for Town Centres: Guidance on Design and Implementation Tools (DCLG 2005)
Planning Policy Statement 1 - Delivering Sustainable Development (DCLG 2005) and Supplement Planning and Climate Change (DCLG 2007)
Planning Policy Statement 3 - Housing (DCLG 2006)
Planning Policy Statement 4 Consultation Draft - Planning for Sustainable Economic Development (DCLG 2007)
Planning Policy Statement 6 - Planning for Town Centres (DCLG 2005) and Proposed Changes to PPS6 (DCLG 2008)
Planning Policy Statement 9 - Biodiversity and Geological Conservation (DCLG 2005)
Planning Policy Statement 17 - Planning for Open Space, Sport and Recreation (DCLG 2002)
Securing the Future - Delivering UK Sustainable Development Strategy (DCLG 2005)
The Community Infrastructure Levy (DCLG 2008)

Table 9 Regional Planning References

Code	Title
REG1	The East of England Plan (GO-East, 2008)

Table 10 Local Planning References

Code	Title
LOC1	Cambridgeshire and Peterborough Structure Plan (Cambs CC, 2003)
LOC2	Huntingdonshire Local Plan Part One (HDC, 1995)
LOC3	Huntingdonshire Local Plan Part Two (Proposals Map) (1995)
LOC4	Huntingdonshire Local Plan Alteration (2002)
LOC20	Development Management DPD: Development of Options 2009 (HDC, 2009)
LOC22	Developer Contributions Towards Affordable Housing SPD (HDC, 2007)
LOC26	A Vision for Huntingdon (Civic Trust, 2006)
LOC27	Annual Monitoring Report (HDC, 2008)
LOC30	Huntingdonshire Local Plan Proposals Map Inset Plans Saved Policies (HDC, 2008)

Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Code	Title
LOC35	Huntingdonshire Core Strategy (HDC 2009)
LOC36	Huntingdon Conservation Area Character Assessment
LOC37	Huntingdon Town Centre – A Vision and Strategy for Growth and Quality (Civic Trust 2000) Sections 1 & 2 , Sections 3 & 4 , Section 5 and Section 6
LOC38	West of Town Centre Urban Design Framework (Civic Trust 2002)
LOC39	Hinchingbrooke House Huntingdon: An Assessment of the Historic Landscape (Tom Williamson, Sarah Harrison 2006) Not available online – please ask for a copy
LOC40	Land Drainage Byelaws (Alconbury and Ellington Drainage Board 1993)

Table 11 Sustainable Development References

Code	Title
SUS2	Huntingdonshire Sustainable Community Strategy (HDC, 2008)
SUS3	Huntingdonshire Landscape and Townscape Assessment SPD (HDC 2007)
SUS4	Huntingdonshire Design Guide SPD (HDC, 2007)
SUS5	Environment Strategy (HDC, 2008)
SUS6	Statement of Community Involvement (HDC, 2006)
SUS7	Sustainable Construction in Cambridgeshire - A Good Practice Guide (Cambridgeshire Horizons and Cambs CC, 2006)
SUS8	Climate Change and Environment Strategy (Cambs CC, 2008)
SUS10	Economic Impact of Tourism Huntingdonshire District 2007 (East of England Tourism, 2007)
SUS12	Growing Success (HDC, 2008)
SUS13	Local Area Agreement 2008-2011 (Cambridgeshire Together, 2007)
SUS14	Cambridgeshire's Vision 2007-2021 Countywide Sustainable Community Strategy (Cambridgeshire Together, 2008)

Table 12 Housing References

Code	Title
HOU3	Huntingdonshire Housing Strategy 2006 - 2011 (HDC, 2006)
HOU4	Cambridge Housing Sub Region Strategic Housing Market Assessment (Cambridgeshire Horizons, 2008)
HOU7	Huntingdonshire Strategic Housing Land Availability Assessment (HDC, 2008)

Table 13 Employment References

Code	Title
EMP1	Employment Land Review (Warwick Business Management Ltd on behalf of HDC, 2007)
EMP2	Huntingdonshire Local Economy Strategy 2008 - 2015 (HDC, 2008)
EMP3	Employment in the Hi-tech "Community" Cambridgeshire and Peterborough 2006 (CCC, 2006)

Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Table 14 Retail References

Code	Title
RET1	Huntingdonshire Retail Assessment Study (Roger Tym and Partners on behalf of HDC, 2005)
RET2	Huntingdonshire Retail Assessment Study Update (Roger Tym and Partners on behalf of HDC, 2007) Huntingdonshire Retail Assessment Study Update (Roger Tym and Partners on behalf of HDC, 2007) Appendices
RET3	Huntingdonshire Retail Study Report (CB Hillier Parker on behalf of HDC, 2001) Not available online - please ask for a copy

Table 15 Strategic Green Space References

Code	Title
SGS1	50 Year Wildlife Vision for Cambridgeshire and Peterborough (Cambs CC, 2002)
SGS2	Green Infrastructure Strategy (Cambridgeshire Green Vision) (Cambridgeshire Horizons, 2006) Green Infrastructure Strategy (Cambridgeshire Green Vision) (Cambridgeshire Horizons, 2006) Map
SGS3	Open Space, Sport and Recreation Needs Assessment (PNP on behalf of HDC, 2006)
SGS5	Habitats Regulations Assessment of the Huntingdonshire LDF Core Strategy (Scott Wilson Ltd on behalf of HDC, 2008) Habitats Regulations Assessment of the Huntingdonshire LDF Core Strategy (Scott Wilson Ltd on behalf of HDC, 2008) Maps
SGS6	Huntingdonshire Sports Facilities Standards Report (2008)
SGS7	Cambridgeshire County Council Strategic Open Space Study (CCC 2004)
SGS8	Cambridgeshire Green Vision Newsletter (CCC 2008)
SGS9	Strategic Open Space User Survey (BMG for CCC, 2004) Not available online - please ask for a copy

Table 16 Infrastructure References

Code	Title
INF4	Local Investment Framework Final Report, Appendices, Infrastructure Delivery Model (EDAW on behalf of HDC, 2009)
INF5	Cambridgeshire Local Transport Plan 2006-2011 (Cambs CC, 2006)
INF7	Highways Agency A14 Position Statement (Highways Agency, 2009)
INF11	Huntingdonshire Strategic Flood Risk Assessment 2009 Update (Mott MacDonald on behalf of HDC, 2009)
INF12	Huntingdonshire Outline Water Cycle Strategy – Waste Water Treatment Summary (Faber Maunsell on behalf of HDC, 2009)
INF13	A14 Announcements (Highways Agency 2007-)
INF14	Cambridge to Huntingdon Multi-Modal Study (EERA 2001)
INF15	Huntingdon & Godmanchester Market Town Transport Strategy (CCC & HDC 2003)
INF16	Car Parking Strategy and Action Plan 2008-2011 (HDC 2008)
INF17	HWAAP Options Assessment Report (Atkins Transport Planning 2008) Not available online – please ask for a copy

Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Code	Title
INF18	Environmental Ground Investigation and Risk Assessment (QDS Environmental, 2001) Not available online – please ask for a copy
INF19	Huntingdon West Area Action Plan Preferred Option Draft Financial Viability Study (CBRE 2008) Not available online – please ask for a copy

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Appendix 2 Preferred Approach Responses

Table 17

Name and Organisation	Comment ID	Summary	Outcome
Barry Dickinson	HW-PA1	Concern about traffic in Hinchingsbrooke area. Opposes Regional College and other plans for development in Hinchingsbrooke. Seeks more detailed and correct analysis of the current and predicted traffic flows be undertaken and alternative access provided	There will be further traffic analysis for Link Road, A14 and suggested future link road in Hinchingsbrooke.
Dr Jan Axmacher	HW-PA2	Objects to double access to railway station - effect on heritage, wildlife, residents - less intrusive and more environmentally friendly option sought.	This relates to the Highways Agency proposed roads as part of the A14 proposals and should be addressed with the draft orders.
Deborah Urwin	HW-PA4	Opposes development at Hinchingsbrooke due to traffic, filling in green spaces.	There are proposals to improve traffic in the area. Some development in this area will make good use of land in a sustainable location. AAP amended to delete the possible allocation of land at the hospital.
Phyllis Gibson	HW-PA5	Concerned with protection for trees and improvements to footpaths in the George St / Ermine St area.	These are detailed matters that are not considered in the area action plan.
Adam Ireland Planning Liaison Officer Environment Agency	HW-PA6	Supports extension of Hinchingsbrooke Country park given flood risk in area. Supports redevelopment in George St / Ermine St area provided necessary remediation of contaminated land is carried out. Supports SuDS and removal of culvert to establish a green linkage around Barracks Brook subject to obtaining the relevant Consent under Water Resources Act / Land Drainage Byelaws 1991.	Contamination is mentioned in the AAP, along with the need for remediation. The need for relevant consents under Water Resources Act / Land Drainage Byelaws is also mentioned.
Allan Brocklebank	HW-PA7	Opposed to Regional College move. Concerned with keeping green space, particularly current Police Sports field. Wants to see the link road developed quickly and redevelopment of land in George St/ Ermine St area.	The area action plan reflects the existing permission for the Regional College. Disagree that the sports field should be kept green as this is a sustainable location for further development. The

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Eric and Grace Sellens	HW-PA8	OK	phasing of development is set out in the area action plan.
Peter Windmill	HW-PA9	Opposes Regional College and questions need for this consultation.	No change.
Ben Woodthorpe	HW-PA10	Concern about speeding on Hinchinbrooke Park Road. Ensure wildlife isn't affected by opening up Country Park. Asks for boyard to be more accessible to the public at weekends.	The issue of speeding on Hinchinbrooke Park Rd and access to the boyard are not things that the AAP can address. AAP amended in several places including section on Hinchinbrooke Country Park to refer to the importance of wildlife and biodiversity.
Sue Bull Planning Liaison Manager Anglian Water	HW-PA11	No comment. Awaiting the outcome of the water cycle study.	AAP amended to refer to importance of water efficiency.
Jamie Parker	HW-PA12	Agrees with proposals. Hopes to see things carried out quickly, especially the roads in and out of Hinchinbrooke.	The phasing is set out in the AAP.
Kathleen Sims	HW-PA13	Opposes development in the Hinchinbrooke area due to traffic.	There are proposals to improve traffic in the area. Some development in this area will make good use of land in a sustainable location. AAP has been amended to delete the possible allocation of land at the hospital.
Sarah Burgess Commission For Architecture and The Built Environment	HW-PA14	No specific comment, but encourages document to use CABE advice to encourage good design.	CABE advice will be referred to and noted in Key Sources
Catherine Owen	HW-PA15	Questions whether there are strategies to deal with changes during the life of the Area Action Plan. Concerned there is too much development in too small a space.	The AAP sets out the phasing of development and allows for changes to occur. The amount of development is considered realistic.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
AD & WJ McHale	HW-PA16	Concern about development in Hinchingsbrooke, particularly due to traffic. A proper traffic survey should be carried out.	Traffic improvements are proposed and additional traffic surveys will accompany these. Some development in this area will make good use of land in a sustainable location. AAP has been amended to delete the possible allocation of land at the hospital.
Sue & Simon Chapman	HW-PA17	Concern about housing proposal on hospital land. There are enough houses in Hinchingsbrooke.	AAP has been amended to delete the possible allocation of land at the hospital.
Rachael Bust Coal Authority	HW-PA18	No comment	No change.
Dr Katherine Bowers	HW-PA19	Concerned with the HA proposed road and roundabout scheme for the A14 by Station Cottages.	The matters of concern are primarily for the Highways Agency to consider in respect of their draft orders for the A14 changes. Amendments made to clarify the Highways Agency responsibility.
Gareth Ridewood Chairman Huntingdonshire Group CPRE Cambridgeshire	HW-PA20	Supports Preferred Approach particularly re-use of previously developed land. Supports text which will help protect character and local distinctiveness. Equal focus should be given to pedestrian and cycle routes and public transport as is put on road access and car parking. Shopping should not be at the detriment of the existing town centre - concerned at potential to have 'two cores'. Comparison with Grafton Centre and centre of Cambridge required. Concerned at impact on Mill Common and Views Common once A14 viaduct removed. Supports expansion of Hinchingsbrooke Country Park. Mitigation should be provided for road noise. Supports a masterplan for the Hinchingsbrooke area, with enhancements to mitigate against development which has taken place in the area in the past. Concerned about the impact of new roads and the amount of traffic on the new relief road.	AAP has been amended to focus more on the importance of pedestrian and cycle routes and public transport. AAP Policy 5 (now 4) has been amended in respect of ensuring the town centre vitality and viability. The AAP provides for a masterplan in the Hinchingsbrooke area. AAP has been amended to include information about air quality management areas. Additional traffic studies will be required for new roads. The Highways Agency is responsible for the draft orders in respect of the A14 changes.
Martin Baker Conservation Manager, The Wildlife Trust for	HW-PA21	Wildlife Trust. Supports expansion Hinchingsbrooke Country Park and the retention and enhancement of Views Common as a major open space. Concerned that the two road	The need for a second road crossing is dependent on the outcome of studies to be undertaken in the future. A cycle/pedestrian route across Views

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough		crossings and cycle path will result in a fragmentation of the common. Need for a second road crossing is not apparent, could increase car use - should remove this from proposals. Hope that grazing continues on Views Common and opportunities are looked for to enhanced the value of the common for wildlife as well as amenity.	Common would need to be agreed to by the landowner Freeman of Huntingdon.
Ignis Asset Management	HW-PA22	Ignis Asset Management own approx 1.4ha forming part of Parcel G on Map 6e. Support vision, objectives. West Of Town Centre Link Road is essential to the success of the regeneration of this area. Disappointed the application has not been made before now. Land owned by Ignis will provide an ideal and logical extension to the town centre. The logical location for exclusively residential development is as indicated on the same plan under Parcels A, B and D because of relationship to existing residential areas, convenient to open space, access to northern end of High Street. Clients are confident they can deliver a scheme which meet objectives as an early phase of development within the plan period.	No change.
Malcolm Lyons FSB Huntingdonshire	HW-PA23	Long stay parking is most necessary in Huntingdon. For housing, more than one parking space may be needed. Any retail must not detract from the main town centre. There will need to be new access roads in Hinchingsbrooke Park.	No change. Car parking for houses dealt with in Development Management DPD. There is provision to investigate a further link road in Hinchingsbrooke.
Penny Bryant	HW-PA24	Concerned at possible reduction in car parking space at northernmost car parking at railway station.	Provision for additional car parking at the railway station has already been made in the draft AAP. No change needed.
Richard Meredith Chairman, Huntingdon and Godmanchester Civic Society	HW-PA25	Supports West of Town Centre link road due to traffic locked into the present one way system. Supports additional car parking provided charges are same as elsewhere. Retail must be a single 'stand alone' development. Objects to Huntingdonshire Regional College in Hinchingsbrooke. Objects to proposed road layouts across View Common and Mill Common. Supports alternative road layout voted forward by Huntingdon Town Council.	Disagree that retail needs to be a single stand alone development - while this may happen the AAP should allow for the possibility of multiple small units. The AAP does not include any proposals in relation to the Regional College - the AAP reflects the fact that the application has been approved. Disagree with potential alternative road

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Katy Sismore Huntingdon Town Centre Manager, Huntingdon Town Centre Partnership	HW-PA26	There is a lack of car parking in the west therefore additional parking is welcomed provided it is pay and display in line with fees charged in the rest of the town. An additional road access adjacent to Hinchingsbrooke Business Park, in addition to the road shown between the hospital and the Police HQ, would be welcomed. The proposed supermarket site should be a stand alone retail offer and not be presented as part of a shopping mall. A shopping mall could attract businesses to relocate from the current town centre and destabilise the retail offer in the town. Ensure the Action Plan is cohesive for the future of Huntingdon town centre and not divisive	layout put forward by Huntingdon Town Council. No change required. AAP Appendix 1 paragraph on public car parking amended. Charges will be in line with charges for other public car parks. Disagree that retail needs to be a single stand alone development - while this may happen the AAP should allow for the possibility of multiple small units. Amendments made to first part of Policy 5 (now 4) as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'
Neil Wild Director, The Colin Sanders Innovation Centre	HW-PA27	Generally supportive. For George St/Ermine St area it is important that additional public parking is provided and that links between here and the town centre are enhanced.	No change.
Eric Hall Britten Investments Ltd (In Administration)	HW-PA28	AAP takes as a given that the new A14 will be provided, meaning that it is vulnerable should there be a change in circumstances. Concerned at appropriateness of adopting the AAP in this form. AAP needs to be clearer as to exactly what development would be committed in advance of the link road and which will need to await its completion. Retail development should await completion. On the basis that the AAP envisages Sainsbury's moving out of town, the Plan lacks sufficient vision. Proposal for 4,500 sq m is not sufficient to provide a replacement foodstore, nor sufficient for development of sufficient size to become a destination. AAP takes a slavish approach to notional floor space figures. Not clear whether sufficient flood risk assessment has been undertaken in Barracks Brook area in order to safely allocate this area for residential development. It is unlikely that West of Town Centre Link Road will be constructed in 2011 as stated. There is inconsistency between para 11.2.16 and Policy 5 as regards the need for a sequential analysis of	The changes to the A14 are at an advanced stage and it is appropriate to plan on this basis. Amendments made to first sentence in phasing of retail proposals to make it clear that the Link Road needs to be constructed before retail is built: 'proposals for this land are dependent on the West of Town Centre Link Road being built, existing buildings demolished and land being decontaminated'. AAP Policy 5 (now 4) amended as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'. This deletes reference to floorspace figures. Amendments made to timeframe for West of Town Centre Link Road to 2012 construction. Amendments made to paragraph that was 11.2.16 to read: The timing of retail development has to have regard to plans for

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Caroline Dawson Director, Planning Potential Ltd	HW-PA29	<p>sites for retail development. Also not clear whether AAP is suggesting that retail must necessarily follow Chequers Court Phase II.</p> <p>Describes history and importance of Chequers Court. Concerned at the prospect of inclusion of a substantial amount of retail development in the West Area. Could divert customers from central area so weakening trade. West Area shopping could function independently and not as part of the town centre. Considers Roger Tym retail study out of date. Notes vacancies and considers there is no 'need' for further retail floorspace in the West Area. Objects to inclusion of major retail development in West Area, in particular comparison goods retail. If Council feels that planning for retail growth must include the West Area, then Chequers Court should be completed first. Chequers Court is capable of accommodating up to 6,500 sq. m (net) of this total. There is also a growing amount of vacant shop floorspace in the Town Centre (currently at around 3,500 sq m). This equals the 9,000 sq m total. Objects to Policy 5a and questions the detailed wording.</p>	<p>Huntingdon town centre. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre.</p> <p>AAP Policy 5 (now 4) amended as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'. Floorspace figures have been deleted. AAP provides for integration with the town centre and acknowledges the importance of Chequers Court. AAP sentence that was 11.2.16 amended to read: 'The timing of retail development has to have regard to plans for Huntingdon town centre, in particular the Chequers Court redevelopment. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre'.</p>
Paul Ryan The Stukeleys Parish Council	HW-PA30	<p>Concerned at traffic impacts. Concerned at roads across Views Common. Proposes different road layout. Suggests objective 1 refer to sustainable management of traffic. Seeks further traffic analysis. Questions implications on air quality. Seeks further pedestrian and cycle traffic improvements. Supports additional car parking as proposed. Supports additional retail space in Huntingdon West only when Chequers Court is properly used. Supports opening of Barracks Brook as a focus of green area and pedestrian/cycle link. Supports combined heat and power installation and other passive techniques. Seeks development requirements to make this likely.</p>	<p>The proposed different road layout is not supported. The proposed alternative road appears to go through the tree belt along the southern edge of Views Common with a significant element of the existing A14 needing to be removed. Initial analysis indicates that the proposed junction with Brampton Road in such close proximity to the railway bridge and the junction immediately to the east, would be difficult to operate in traffic modelling and design terms. Additionally, it is considered that the proposed junction with the old A14 in such close proximity to the slip roads on/off Spittals interchange with the remaining dual carriageway below, renders this a potentially unsafe working arrangement.</p>

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
David H Woods Hinchingbrooke Health Care NHS Trust	HW-PA31	Supports potential development at A (car park) and timescale in Appendix 2 as a potential long term plan. Nursery in this area would either be retained or re-provided. Supports potential development at B (MARS) but this could only be redeveloped if there is a reduction in activity on the hospital site. Cannot put a timescale on this. Must also have regard to traffic. Suggests alternative wording. Supports potential for road as indicated by asterisk. Changes from A14 will not be sufficient to reduce congestion, it is considered that this may as a result be exasperated.	<p>On the basis of the justification for the removal of the Huntingdon Viaduct and the creation of a new road network, early analysis would question whether the Highways Agency could justify the two short links into the Hospital complex or the link from the suggested alternative road to serve the Police HQ land. As these can currently be adequately served via the existing road network at Hinchingbrooke Park Road, such links would have to be funded by others, regardless of the wider issues associated with the alternative suggestion and the loss of tree belt.</p> <p>As the respondent has not been able to give a commitment to likely development the AAP (Policy 6 now 5) has been amended to delete the allocation of the hospital sites indicated at the Preferred Approach stage, but to indicate that some land may become available for redevelopment as a windfall.</p>
Philip Raiswell Sport England	HW-PA32	Concerned that Draft Policy 9 is vague. Seeks more precise definition of the types of open space and the main locations affected. Seeks that policy states that new open space be provided in line with adopted local standards. Appendix 1 - community indoor sports facilities should be funded in part by developer contributions. Note Huntingdonshire Sports Facilities Strategy 2009-2014 (adopted April 2009).	<p>Amendment made to Policy 9: 'Existing open spaces will be maintained and enhanced and further open space will be provided in accordance with adopted local standards with future development and will be linked and form part of the wider open space network in the town'. The areas affected are identified on the Maps in the AAP and in Appendix 1. Amendment made to Appendix 1: 'Other Open Space and Sports Facilities. Additional areas of open space are proposed in the George St / Ermine St area as shown on Map 6. These areas are expected to be provided by developers as part of the mixed use developments envisaged in those locations. The</p>

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Janet Nuttall Natural England	HW-PA33	Supports a number of proposals. Suggests policy on Hinchingbrooke Country Park includes reference to biodiversity enhancements and informal recreation. Suggests that biodiversity enhancements are considered as part of any improvement scheme at Views Common. Note Natural England's 'Accessible Natural Greenspace Standards'. Infrastructure should be provided ahead of development to safeguard against adverse environmental impacts. Monitoring should include environmental/biodiversity monitoring criteria.	Council may adopt these spaces subject to appropriate management funds being provided by the developer. Other contributions may also be required in accordance with adopted local standards and pooled for the creation or improvement of sports facilities to serve Huntingdon'. Huntingdonshire Sports Facilities Strategy 2009-2014 (adopted April 2009) will be included in Key Sources. AAP Policy 7 (now 6) amended: 'The Council will work with adjoining landowners to pursue extension of Hinchingbrooke Country Park to include some or all of the land identified on [LINK] Map 8 in order to enhance the facilities of the park and to provide for biodiversity and visitors.' No specific improvement schemes are proposed for Views Common other than improving public access. Natural England's 'Accessible Natural Greenspace Standards' will be referred to as a Key Source. The Phasing section relates to development sites. AAP amended to include Monitoring information.
Paul Belton The Fairfield Partnership	HW-PA34	Details proposed changes to Core Strategy which were changed from those in the AAP Preferred Approach. Seeks the application of, and clarification of the plan as a result of, the Highways Agency position statement issued for the Core Strategy. This means reference to either a minimal impact on traffic flows or nil detriment.	The AAP will no longer quote the Core Strategy. The conditions of the Highways Agency will need to be met. AAP section on Phasing amended to include: 'The proposed A14 works are likely to be completed in 2016. The majority of development in the Hinchingbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required so that the Highways Agency can assess that the effects on the existing A14 are minimal'.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Jacky Homer	HW-PA35	Concerned at traffic, A14 changes and removal of viaduct. Pedestrians and cyclists should not have to share paths. A leisure facility would be good. Welcomes extending Country Park. Suggests connections to Mill Common and Portholme. Additional parking should not have a hard surface and should be for special events only.	The changes to the A14 are the responsibility of the Highways Agency and will be considered with the draft orders. It is intended that open spaces link to others. The current intention is that additional car parking for the Country Park is for special events only and will not be hard surfaced.
Andrew Greenway Huntingdonshire Regional College	HW-PA36	Support. Provides information about the Regional College. If the College is unable to proceed with its plans for the Hinchbrooke site it would support the option that the land be designated for economic development in harmony with adjacent institutions.	AAP Policy 6 (now 5) amended to add: 'Land that currently has permission for the relocation of Huntingdonshire Regional College will be developed for employment uses (B1a and/or B1b) or non-residential institutional uses (D1) should this permission lapse'.
Rose Freeman The Theatres Trust	HW-PA37	We support objective 2 but note that it does not include any leisure activities and question whether any of the issues raised in section 8 and Draft Policy 5 will actually add 'vibrancy'. The content of this section does not seem to relate to the title. A 'Quarter' usually has a theme but Draft Policy 5 only contains items appropriate for an urban extension rather than to promote vibrancy.	Leisure facilities would be compatible with the direction set in the objective and policy.
Peter Downes	HW-PA38	Concerned that the area to the east of the railway line is going to be overcrowded and the proposed link road will be overloaded. Not convinced that the traffic flow details for the Hinchbrooke Park Road junction with Brampton Road are satisfactory. Now that plans for the Regional College have had to be scrapped other ideas need to be considered. The planned road across the playing field could be abandoned and replaced by a shorter road link to the de-trunked A14 from near the hospital. The idea of an occasional country park car park on Huntingdon Road Brampton needs much more thought.	The link road is subject to a planning application. The A14 changes will be subject to draft orders. A more than occasional car park on Huntingdon Road Brampton will require a planning application which will deal with access and design issues.
Dr Michael Gregory	HW-PA39	Welcomes the approach taken for the Huntingdon West area. Concerns are in the provision of adequate infrastructure and transport links and the integration of projects so that they	The AAP will be monitored and reviewed as required.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA40	<p>are phased in a manner which allows people to proceed with their lives with the minimum of necessary disruption.</p> <p>Draft Policy 1: The new and changed roads will improve the accessibility for all modes and attractiveness for potential new investors. Priority should be given to sustainable modes. The incorporation of bus priority measures where possible would also enhance access.</p>	<p>AAP supporting text to Policy 1 amended to refer to bus priority measures being investigated. Provision for pedestrians and cyclists is dealt with under Policy 2.</p>
Stewart Patience Cambridgeshire County Council	HW-PA41	<p>West of Town Centre link road is supported, but suggests that traffic flows for the town centre area are modelled so that the effects of the link road are fully considered. Concerned about the possible impact of the new link road on existing public footpaths. Signalised crossing(s) suggested as a minimum requirement. The removal of the A14 viaduct and associated road changes relies on the provision of the A14 improvement scheme. Although this is a strongly supported it is presently scheduled for completion in 2015, but this timescale cannot be guaranteed. If detrunked and passed to the County Council, the County Council's consent will be required to implement the severance scheme. The AAP should detail the Highways Agency and Cambridgeshire County Council roles. While the County Council fully supports the A14 scheme in principle, the fine detail is still to be finalised. The source of funding for removing the viaduct and providing new connector roads has not been indicated. The document should make clear that feasibility work has been undertaken to verify whether the new roads scheme can be designed to accord with highway design standards. Further refinement of the modelling of traffic flows should be undertaken in order to ensure that the traffic effects of the A14 severance scheme are fully considered. Our understanding is that the Highways Agency will fund the A14 decision and development and District Council the link road west of the town centre. Emphasise the importance of considering a safe public crossing of new road to Brampton road, whether by the existing underpass or new provision. The impact on walking and cycling should be considered</p>	<p>The West of Town Centre link road is the subject of a planning application which includes traffic modelling. It is expected that the 'de-trunked' or 'bypassed' A14 will be passed to the County Council. Pedestrian and cycle routes are considered in Policy 2.</p>

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA42	and appropriate mitigation provided if an additional road link into the business park area were to be implemented. Emphasis should be placed on improving pedestrian and cyclist accessibility. The proposed links shown on map 4 are welcomed. Developer contributions, along with safeguarding the required land through this document, may assist with ensuring these routes are deliverable. The provision of a cycle/footbridge would provide a greater level of accessibility for the community and should be fully investigated.	AAP Policy 2 amended: 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas will be safeguarded and provided within the plan period'. Additional supporting text added referring to pedestrian and cycle safety.
Stewart Patience Cambridgeshire County Council	HW-PA43	If additional car parking spaces are required at Huntingdon Railway Station then this should be in accordance with specified standards and the primary use should be for railway station users. In order to maximise the sustainability of the surrounding development and the railway station every effort should be made to further improve access via foot, bike and public transport.	AAP Policy 3 and supporting text amended emphasising importance of access to the railway station by different modes of travel.
Stewart Patience Cambridgeshire County Council	HW-PA44	Travel by private car should be minimised. If additional car parking is to be provided on the land east of the railway and west of the link road then this could encourage residents to drive, particularly if parking charges are low. Providing parking on this side of town could help relieve the pressures on the ring road, therefore reducing congestion and pollution levels. Effective Residential Travel Plans and Workplace Travel Plans both for the existing and the proposed developments are essential to reduce the risk and increase travel by sustainable modes.	Car parking provision will help relieve pressure on the ring road. AAP amended to clarify need for provision and charging.
Stewart Patience Cambridgeshire County Council	HW-PA45	Draft Policy 5 – George St/Ermine St - The developments should ensure that the high density development is based around the public transport nodes and closest to the areas with the best access by walking and cycling.	A general density is indicated. Masterplanning will further refine this.
Stewart Patience Cambridgeshire County Council	HW-PA46	Map 6d appears to involve the loss of at least two stretches of existing Public Footpath and so it is therefore suggested that the AAP should include the following wording: The development of George St/Ermine area would require the	AAP supporting text under Policy 2 amended to refer to the potential need to change existing rights of way.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA47	existing Rights of Way in this area to be extinguished or diverted in accordance with the requirements set out in the Town and Country Planning Act. As part of which consideration will need to be given to current users of the existing public footpaths. The AAP does not indicate how access to the west of the railway will be provided. The following wording is suggested: Land identified west of the Railway totalling 1.9ha will be redeveloped for office employment activities (B1 use). Proposals...line. Access to this site will be from west of the town centre link road.	Disagree that access should be from the West of Town Centre Link Road. There is no proposal for access other than for farm machinery through Handcroft Lane. Access will need to be from Brampton Road.
Stewart Patience Cambridgeshire County Council	HW-PA48	Policy 7 - It is advised that a distinction should be made between potential improvements to the Huntingdonshire District Council managed paths within the Country Park and the public footpaths for which the County Council as Highway Authority is responsible. The following wording is therefore suggested: c) Footpath improvements (including those which form part of the existing Rights of Way Network), additional play facilities, and interpretation material. A balance needs to be reached between the proposed additional car parking to serve the Country Park and improvements to other modes such as cycling and public transport.	The footpath improvements referred to are those within the Park - the wider routes are dealt with under Policy 2. Cycling is also considered under Policy 2.
Stewart Patience Cambridgeshire County Council	HW-PA49	Supports intention to maintain Views Common. It is suggested that further consideration could be given to the formalisation of the existing informal but popular public access to the tree belt on the south side of the Views Common.	It is not appropriate to mark the informal access through the tree belt on Map 9 or Map 4 as it is not a route between points and formalisation could lead to concern with health and safety of the tree belt.
Stewart Patience Cambridgeshire County Council	HW-PA50	Draft Policy 9 – Other open spaces and play areas - Support	No change required.
Stewart Patience Cambridgeshire County Council	HW-PA51	Draft Policy 10 - Add to Policy reference to Code for Sustainable Homes and renewable energy The following wording is suggested: Contribute to sustainability; are	AAP Policy 10 amended to include: 'a. Contribute to sustainability for example by being adaptable and resource efficient b. Meet or exceed the

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
		adaptable and resource efficient including through the use of sustainable construction methods and renewable energy generation.	relevant standards in the Code for Sustainable Homes c. Utilise renewable energy where feasible'
Stewart Patience Cambridgeshire County Council	HW-PA52	Cambridgeshire County Council welcomes the reference made to enhancement of biodiversity.	No change.
Stewart Patience Cambridgeshire County Council	HW-PA53	Ensuring the ease of access through the area is welcomed as this is a key factor to reducing single occupancy car use. Walking and Cycling routes need to be on desire lines and direct giving priority over other traffic where appropriate.	No change.
Stewart Patience Cambridgeshire County Council	HW-PA54	The County Council welcome the proposals to require developer contributions, particularly to improve the accessibility to the development by all modes especially sustainable modes. Residential Travel Plans and Workplace travel plans should also be stated to be an essential requirement in Policy 11 and feed into the required contributions towards sustainable infrastructure from the early stages of development. It is therefore suggested that the following wording should be added to Policy 11: Residential Travel Plans and Workplace travel plans	The matter of Residential Travel Plans and Workplace Travel Plans is not specific to Huntingdon West and will be covered by another DPD.
Stewart Patience Cambridgeshire County Council	HW-PA55	The proposed transport linkages should be delivered at the first phases of development to ensure residents and employees have sustainable options available and are able to make the appropriate choice of transport when they first occupy the development.	The phasing makes it clear that roads are expected to be delivered prior to most development. Other pedestrian and cycle linkages will be considered upon planning applications.
Stewart Patience Cambridgeshire County Council	HW-PA56	Appendix 1 – Infrastructure (Buses) It should be noted that the bus will not continue on to Hinchingsbrooke Hospital as currently this does not form part of the TWA proposals or identified funding to enable this to be provided. Further public transport improvements should be used to ensure better linkages with the Cambridgeshire Guided Busway and provide integrated ticketing. Consideration should also be given to the formation of a bus lane at Brampton Road which ideally would form part of the A14 upgrade improvements.	AAP amended to delete incorrect reference to Hinchingsbrooke Hospital. AAP provides for funding to be used for bus priority measures. The formation of a bus lane at Brampton Road is not currently an approved scheme. Improvements have recently been made to bus facilities at Huntingdon Rail Station and the AAP provides for further improvements if needed.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA57	Enhanced bus facilities could be provided at Huntingdon Rail Station to serve the improved bus services. No reference is made to the required standards for car or cycle parking associated with development in the Huntingdon West AAP. Therefore it would be helpful to include expected standards for car and cycle parking for the developments identified in the Huntingdon West AAP. It should be made clear whether the standards in the Development Management DPD: Development of Options 2009 should be used or whether a different standard applies within the Huntingdon West Area.	AAP amended to clarify that this DPD should be read in conjunction with Development Management DPD. There is no need to repeat the required standard or prepare an alternative one.
Stewart Patience Cambridgeshire County Council	HW-PA58	A distinction should be made between potential improvements to the Huntingdonshire District Council managed paths within the Country Park and the public footpaths for which the County Council as Highway Authority is responsible. The following wording is therefore suggested: 9. Footpath improvements (including those which form part of the existing Rights of Way Network)	The rights of way and longer routes are already considered in Policy 2.
Stewart Patience Cambridgeshire County Council	HW-PA59	Cambridgeshire County Council welcomes the reference made to education provision required to serve the Huntingdon West area.	Amendments made to clarify and reduce detail.
Janet Innes-Clarke Brampton Parish Council	HW-PA60	Support particular measures.	No change.
Janet Innes-Clarke Brampton Parish Council	HW-PA61	Concerned about the inter relation between the HWAAP and the A14 proposals mainly in terms of the coordination of work between the two and the potential for adverse impacts from one to the other. Suggests that time taken to ensure problems are minimised would be well spent. Seeks a roundabout on Brampton road at the Railway station/new link road junction. Seeks the inclusion of the northern link from the Hospital to the A14 that is currently suggested. Questions plan should the A14 not go ahead.	The draft orders will be released in September 2009 prior to the Proposed Submission of the HWAAP. The West of Town Centre Link Road has been lodged. The AAP attempts to identify all the proposals for this area.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Janet Innes-Clarke Brampton Parish Council	HW-PA62	Concerned with maintaining unsustainable car based travel from Brampton, Buckden, Kimbolton and the A14 villages to Huntingdon. Concerned at delays, pollution. Suggests access from south-bound A14 at Views Common to new West of Town Centre link road. Notes potential increase in pedestrians leading to further delays. Suggests footbridge. Suggests further modelling. Opposes additional housing in Hinchingsbrooke - suggests Alconbury for new housing. Suggests additional HGV ban.	Many of these matters will be resolved in respect of the A14 draft orders and the Link Road planning application. The AAP indicates the need for improved traffic conditions. AAP amended to delete the possible allocation of hospital land including that for housing.
Janet Innes-Clarke Brampton Parish Council	HW-PA63	Concerned regarding retail and maintaining/improving vitality of Huntingdon TC. Seeks mixture of office and housing in George St / Ermine St area. Suggests some free car parking. Concerned about layout of West of Town Centre Link Road and funding.	Providing for a large amount of offices in Huntingdon West is unlikely to be viable. Providing only for housing would not make the best use of this land which is close to the town centre and can provide for an expansion of town centre uses. The West of Town Centre Link Road matters will be considered at the planning application.
Janet Innes-Clarke Brampton Parish Council	HW-PA64	Concerned with the proposed occasional car park to the west of Hinchingsbrooke Country Park. Suggests temporary bus services from the racecourse of Brampton Hut or a new car park at the new western end of the park possibly from the racecourse.	Any additional car park would require a planning application unless it is a temporary activity for a short period.
Janet Innes-Clarke Brampton Parish Council	HW-PA65	Comments concerning primary school provision, public transport improvements, pedestrian links across the ring road, definition of terms.	Amendments to text made for clarity, including a glossary.
Neil Crosby	HW-PA66	Support for various aspects of the AAP. Some issues relating to; relation between the HWAAP and the A14 Proposals; ensuring good access from Brampton, Buckden, Kimbolton and the A 14 villages into Huntingdon at times of Peak Traffic Flow; overflow parking in Brampton for Hinchingsbrooke County; and Brampton primary school.	The changes to the A14 are the responsibility of the Highways Agency and will be considered with the draft orders. The West of Town Centre Link Road application has been lodged. Any additional car park at the Country Park will require a planning application, other than if it is a temporary activity for a small number of days per year. The Brampton Primary School is not directly relevant to the AAP.
Helen De La Rue	HW-PA67	The plan is in conformity with the RSS.	No change.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
East Of England Regional Assembly			
Guy Gredley Hinchingbrooke Water Tower Ltd & Landro Ltd	HW-PA68	Supportive. Details land in their ownership and notes they are confident they can deliver a scheme.	No change.
Tom Gilbert-Woodridge English Heritage	HW-PA69	A number of comments in support and with observations on; the Vision; the objectives/aims; sustainable travel; the identification of listed buildings; Hinchingbrooke Community Campus; and Policy 10. Concerned about A14 changes in relation to Mill Common and Hinchingbrooke House	Reference to the importance of heritage items is already included. Detailed A14 draft orders are the subject of a separate process. Hinchingbrooke House is included on Map 7c. AAP Policy 10 (now 9) (b) amended to read 'protect the area's heritage having regard to Conservation Area status'. Also, (d) relating to Hinchingbrooke House as it is redundant having amended (b).
Jockey Club Racecourses	HW-PA70	Significant detail about the history of Huntingdon Racecourse and the facilities it has. Suggest that the vision includes reference to the Racecourse and that the end date should be 2021.	AAP amended to clarify the end date of 2026 under Policy Context - Core Strategy. AAP History section amended as follows: 'Further west, just outside of the area action plan area, exists the Huntingdon Racecourse which dates from 1886.' AAP text following Policy 2 amended regarding pedestrian and cycle links. Do not agree to changing this area action plan to refer to the potential for leisure at the Racecourse.
Sainsburys Supermarkets Ltd	HW-PA71	Generally supportive. A number of comments about wording in relation to policy 5 and uses identified for particular sites. Comments on pedestrian link between the link road and George St and phasing.	AAP amended as follows: Map 6E to refer to offices, hotel and gym possibilities on 'G', and potential alternative activities to car parking on 'I'. 'H' left as residential only. Maps 4 and 6e made consistent. AAP Policy 5 (now 4) amended to read: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Tesco Stores Ltd C/O DP LLP Karen Crowder-James	HW-PA72	Sites A & B are suitable for retail development and potentially have a more simple relationship to Chequers Court redevelopment, enabling their development to be much more easily planned. These sites would also add to the range and choice available in the town centre. Site G is suitable for residential uses.	Disagree that all of the land should be identified for a mix of uses without any guidance as to where retail should be located. Consider that 'G' is more appropriate location for retail.
Sandra Besant	HW-PA73	Concerned with regard to the siting of the link road onto Ermine Street as a local resident.	These matters should be dealt with in the planning application.
Maydo Pitt GO East	HW-PA74	Overall, we consider that you have produced a clear, well-laid out document that clearly sets out the Authority's preferred strategy for the area.	No change required.
Derek Norman	HW-PA75	Concerned with the HA proposals for the A14 following the demolition of the viaduct. Unclear which plans he is referring to.	This is a matter for the Highways Agency regarding the draft orders for the A14.
Ruston's Engineering Co Ltd	HW-PA76	Express concerns: Paragraph 8.1.1 - Object because the document doesn't explain the Council's intentions for the relocation of existing businesses in the George St/ Ermine St area. Paragraph 8.1.19 - The aim for retail on the George Street frontage is supported, particularly the final sentence of the paragraph. Paragraph 8.1.20 - Agree the George Street frontage offers the opportunity for well related development including a hotel. Map 6d - Referring to the accompanying plan this map fails to acknowledge the existing footpath and cycle links that exist at Royal Oak Passage, George Street. The map also fails to acknowledge the existing key pedestrian nodal area at the George Street/Ring Road junction. Don't understand the intention to provide a new footpath and cycle link through the development area, as highlighted pink on the plan. Map 6e - As above for 6d. Question the ability to provide a new safe additional nodal area so close to the George Street/ Ring Road junction. Recommend Map 6e is revised along the lines attached.	The Council can deal with the potential relocation of existing businesses outside of this AAP. AAP amended to make Map 6d and Map 4 consistent. Disagree with objections to proposed new link through development land.
Mark Norman Highways Agency	HW-PA77	Whilst the proposed changes to local infrastructure are unlikely to be of concern to the Highways Agency (since they	AAP amended to include in Phasing: 'The proposed A14 works are likely to be completed in

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
		are dependent on the A14 EFD scheme), phasing of development should aim to minimise additional traffic on the existing A14 prior to the completion of the A14 EFD scheme. Note that a final commitment to fund the scheme will not be made until after any public inquiry.	2016. The majority of development in the Hinchingsbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required so that the Highways Agency can assess that the effects on the existing A14 are minimal'.
Henry Bletsoe	HW-PA78	Seeks that part of site - frontage between 36 and 66 Thrapston Road, be identified for development or at least included within the settlement boundary for Brampton, so that development proposals can be brought forward.	Development in this area was canvassed at the Issues and Options stage and the decision was made not to proceed. No change required.
Nerys Baker Brampton Bridleway Group	HW-PA79	Seeks that any future developments in this area include new off road rights of way for horse riders. Seeks with Country Park extension that consideration be given to protection of wildlife by the creation of some dog and people free areas, for example to protect ground nesting birds	Consideration could be given to off road rights of way for horse riders in individual planning applications. Whether there are people free areas with extension of the Country Park should be left to management planning for the Park rather than included in the AAP. No change.
David Kerr Huntingdon Freemen's Charity	HW-PA80	Freemen's charity owns Views Common and Handcroft Lane. Supports current proposals	No change.
Graham Lewis Alconbury and Ellington Internal Drainage Board	HW-PA81	Concerned at ad hoc approach to development which could result in an increased flood risk. Redevelopment offers an opportunity to improve Barracks Brook by removing culverting and creating better access for maintenance. Suggest implementation of an integrated and strategic SuDS and mini surface water strategy.	AAP amended to refer further to the potential for a Sustainable Drainage system in Policy 10 (now 9) and in Phasing.
Karen Cameron Huntingdon Town Council	HW-PA82	Concerned at traffic impacts. Proposes different road layout. Seeks further pedestrian and cycle traffic improvements Supports additional car parking as proposed. Supports additional retail space in Huntingdon West only when Chequers Court is properly used. Supports opening of Barracks Brook as a focus of green area. Supports combined	The proposed different road layout is not supported. The proposed alternative road appears to go through the tree belt along the southern edge of Views Common with a significant element of the existing A14 needing to be removed. Initial analysis indicates that the proposed junction with Brampton Road in such close proximity to the

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
		heat and power installation and other passive techniques - asks for development requirements on this.	<p>railway bridge and the junction immediately to the east, would be difficult to operate in traffic modelling and design terms. Additionally, it is considered that the proposed junction with the old A14 in such close proximity to the slip roads on/off Spittals interchange with the remaining dual carriageway below, renders this a potentially unsafe working arrangement.</p> <p>On the basis of the justification for the removal of the Huntingdon Viaduct and the creation of a new road network, early analysis would question whether the Highways Agency could justify the two short links into the Hospital complex or the link from the suggested alternative road to serve the Police HQ land. As these can currently be adequately served via the existing road network at Hinchbrooke Park Road, such links would have to be funded by others, regardless of the wider issues associated with the alternative suggestion and the loss of tree belt.</p>
Colin Luscombe Cambridgeshire Police Authority	HW-PA83	Alternative wording suggested for Map 3 about A14 proposals	AAP Map 3 amended to refer to road alignments being indicative.
Colin Luscombe Cambridgeshire Police Authority	HW-PA84	Amendment to policy 2 - 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas, the indicative alignment and position of which are shown on Map 4, will be provided.'	The additional words are not needed as the plan is indicative. Policy 2 has been amended to read: 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas as shown on Map 4 will be safeguarded and provided within the plan period'.
Colin Luscombe Cambridgeshire Police Authority	HW-PA85	Suggests alternative wording for Draft Policy 1 re indicative alignments	A change to the wording on Map 3 will address the concern. Amendment made to Policy 1 is amended as follows: In order to promote better accessibility and enable redevelopment a new and changed road system as shown on Map 3 will be

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Colin Luscombe Cambridgeshire Police Authority			constructed. The principal elements are: The West of Town Centre Link Road the design and specification of which will be determined by Huntingdonshire District Council in consultation with its partners. The removal of the current A14 viaduct and series of changes to the local road network, the design and specification of which will be determined by the Highways Agency.
Colin Luscombe Cambridgeshire Police Authority	HW-PA87	Suggested change to the key of Map 2 - the dashed red line indicating proposed new roads should be re-annotated to read: 'Proposed new road (approximate alignment)' in accordance with the treatment on Map 7d. Institutional uses is too restrictive for the Police authority land. Housing and mixed use development should be allowed.	The Vision is indicative, therefore additional wording is not required. Only employment and institutional uses are appropriate on the Police Authority land.
Colin Luscombe Cambridgeshire Police Authority	HW-PA88	Map 4: Pedestrian and cycle link: Objective: The key associated with Map 4 ought to be amended to read as follows: 'Potential links (approximate alignment)' and 'Potential cycle bridge (approximate location)'	The map is indicative and therefore the additional words are not required.
Colin Luscombe Cambridgeshire Police Authority	HW-PA89	Seeks provision for mixed use (residential and wider employment use) on Police Authority land. Considers too strict an approach will frustrate delivery of development on this sustainable site.	Only employment and institutional uses are appropriate on the Police Authority's site. Such uses are viable.
Colin Luscombe Cambridgeshire Police Authority	HW-PA90	Draft policy 8 should be re-worded to read as follows: 'Views Common will remain as a significant open space and should be added to by the return of land from the A14 viaduct as shown on Map 9. Proposals for new roads, the indicative alignment of which, are shown on Map 3 and enhancement to public access across the Common to enable walking and cycling as shown on Map 4 will be supported.'	The map is indicative and therefore the additional wording is not required.
Colin Luscombe Cambridgeshire Police Authority	HW-PA91	The annotation in the key of the new proposed link road ought to be re-worded to read: 'New proposed link roads (approximate alignment)'	The map is indicative therefore the additional wording is not required.

Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Colin Luscombe Cambridgeshire Police Authority	HW-PA92	Draft policy 11 should be reworded to read as follows: 'Contributions from developers will be requested in accordance with the Core Strategy to meet the infrastructure, social and environmental requirements generated by the development. Appendix 1 should be referred to for details of possible contributions. In addition to the matters set out in the Core Strategy contributions can be requested in this area to help bring about:....	It is reasonable to retain the word 'expected' rather than 'requested' in accordance with the Core Strategy.

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Soundness Self Assessment

The Planning Inspectorate (PINS) publication, [Examining Development Plan Documents: Soundness Guidance](#), strongly urges councils to conduct a self-assessment using the soundness toolkit from the Planning Advisory Service. This annex is the self assessment for the Huntingdon West AAP.

In an effort to keep this assessment concise, relevant evidence is hyperlinked rather than copying documents or sections in full. Wherever possible evidence is available to download from the Council's website, however in some cases this has not been possible, in which case reproductions of full documents or summaries are available from the Council.

Table 18 Soundness Testing - Justified

Key Question	Evidence
1. Participation	
Has the consultation process allowed for effective engagement of all interested parties?	This Statement of Consultation sets out the consultation process which has been undertaken which has allowed for the effective engagement of all interested parties. In addition to the general consultation process there have been meetings with interested parties at all stages of plan preparation.
2. Research/ Fact Finding	
Is the content of the development plan document justified by the evidence? What is the source of the evidence? How up to date and convincing is it?	The Preferred Approach 2009 set out how the evidence and the main findings of consultation supported the approach. The amendments to the approach have been documented in this Statement of Consultation, an updated list of evidence included as Appendix 1 and detailed responses to individual representations are included as Appendix 2. The Final Sustainability Appraisal supports the Proposed Submission document.
What assumptions had to be made in preparing the development plan document? Are the assumptions reasonable and justified?	<p>The preparation of the Huntingdon West Area Action Plan has taken place in the context of the Core Strategy setting the strategic spatial planning framework (in turn influenced by higher order policies). The assumption was therefore that the Core Strategy would need to be complete prior to completion of the area action plan. This was achieved with adoption of the Core Strategy in September 2009.</p> <p>The LDF context was also relevant, and it has been assumed that other policies covering the area will be set out in the Development Management DPD, for which the next stage will be the Proposed Submission document.</p> <p>The Huntingdon West Area Action Plan Issues and Options 2007 set out (in 1.3) the assumptions that it would include site specific allocations and general policies for the area.</p> <p>Assumptions throughout the process include that this is an area where significant change is expected (referred to, for example, in the Introduction of the Proposed Submission)</p> <p>The Final Sustainability Appraisal also includes information about the District, the key sustainability issues facing the District and baseline data and indicators.</p>

Key Question	Evidence
3. Alternatives	
<p>Can it be shown that the council's chosen approach is the most appropriate given the reasonable alternatives?</p> <p>Have realistic alternatives been considered and is there a clear audit trail showing how and why the preferred strategy/approach was arrived at?</p> <p>Where a balance had to be struck in taking decisions between competing alternatives is it clear how and why these decisions were made?</p>	<p>This Statement of Consultation identifies the council's approach in relation to alternatives identified.</p> <p>Vision - The vision is little changed from that in the Preferred Approach which was widely supported. The Issues and Options 2007 proposal for development in the Thrapston Rd/Huntingdon Rd area was removed prior to the Options 2008. There was one representation at the Preferred Approach stage seeking development in the Thrapston Rd/Huntingdon Rd area (referred to in more detail later in the Statement of Consultation in respect of Hinchingsbrooke Country Park) which was not accepted given the reasons identified for avoiding development in that area.</p> <p>Objectives - The Issues and Options 2007 proposed 16 objectives attracted opposition, notably for being insufficiently focused. The objectives as set out in the Preferred Approach have been taken forward subject to amendments responding to points raised in consultation and matters of clarification.</p> <p>Policy HW1 - The matter of new and enhanced local road networks is key to change in Huntingdon West and resulted in the first policy. Alternative road proposals were raised in representations, but the Council's chosen approach of supporting the Highways Agency proposals and the proposed West of Town Centre Link Road are shown as the most appropriate. These proposals have reached Draft Order (September 2009) and Planning Application (July 2009) stages respectively. The suggestion raised in consultation for an additional road in the Hinchingsbrooke area has been taken on board with text and the map indicating that the potential for such an additional road will be investigated.</p> <p>Policy HW2 - Improved pedestrian and cycle links have been generally supported throughout the process.</p> <p>Policy HW3 - The railway station was one of the areas identified for significant change (such as the potential location of a new landmark building) in the Issues and Options 2007, but, as a result of development which has occurred and consultation responses, the resulting policy proposes modest change over time.</p> <p>Policy HW4 - The Issues and Options 2007 asked questions about the appropriate mix of use in the George St / Ermine St area, and the Options 2008 developed that debate on alternative uses. The resulting policy in the Preferred Approach for a mix of retail, office and residential development has been broadly supported. The main issues concern provision for retail in the area and how that relates to the town centre. The Council has amended the approach so that the policy will be effective in ensuring that retail development in this location supports rather than competes with the town centre.</p> <p>Policy HW5 - This Statement of Consultation identifies how the 'Hinchingsbrooke Community Campus' area has been identified and a policy developed in respect of it. The area of land has changed at each iteration so that the Proposed Submission document only allocates land which is suitable, available and achievable. All possible alternative parcels of land were identified through the process.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	<p>Policy HW6 - The potential for expanding Hinchingsbrooke Country Park was noted in the Issues and Options 2007 and received widespread support. A map was included in the Preferred Approach 2009 following discussion with landowners. There were no representations on the boundaries which are considered appropriate to cater for the demand for recreational use in the area. The Proposed Submission policy focuses on the allocation of the land.</p> <p>Policy HW7 - Views Common will be affected by the road and footpath proposals. Options for the use of this land (which is not public open space) were raised at the Issues and Options 2007 and Options 2008 stages. In accordance with the main findings of consultation, it is proposed that Views Common should remain open space, and be added to by the return of land from the removal of the A14 viaduct.</p> <p>Policy HW8 - Other open space and play areas are provided for in this policy which has been developed following related matters raised in the Issues and Options 2007 and the priority for open space being raised in the Options 2008.</p> <p>Policy HW9 - The design policy draws on design principles and discussion on renewable energy consulted on in the Issues and Options 2007. The main alternative was to rely on national guidance and the forthcoming Development Management DPD however consultation results identified that this was an important issue to address within the plan.</p> <p>Policy HW10 - Infrastructure needs were identified in the Issues and Options 2007 and subsequently refined in the Options 2008, Preferred Approach 2009 and Proposed Submission document. The refinement has occurred in response to representations and in relation to matters being covered in the Core Strategy and forthcoming Development Management DPD.</p> <p>Policy HW11 - A policy on phasing and implementation has been developed further to the initial schedule in the Issues and Options 2007 and matters raised in representations. The policy indicates the need for certain works and analyses to be completed prior to development. No alternatives are considered realistic, although there is some flexibility within the policy and supporting text should not all works be completed.</p>
<p>Does the sustainability appraisal show how the different options perform and is it clear that sustainability considerations informed the content of the development plan document from the start?</p>	<p>The Initial SA on the Options 2008 assessed how those options performed. It concluded, in summary, that the options had different sustainability strengths. Option A had the greatest potential for reducing the need to travel in that it provided the most employment opportunities. Option B offered the most additional decent and affordable housing. Option C minimised the use of greenfield land and best respected the historic landscape character. Overall Option C scored best in the sustainability appraisal. Nevertheless, a value judgement was needed on the relative merits of the different strengths and it was recommended that the results of the consultation be used to help to identify this and lead to the preferred approach which may be a mixture of the options.</p> <p>The results of the Initial SAs of 2007 and 2008 were analysed, together with the results of consultation, in the Preferred Approach 2009.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	This Statement of Consultation further clearly indicates how the Draft Final SA and the results of consultation on the Preferred Approach have resulted in the Proposed Submission document.
Does the development plan document adequately expand upon regional guidance rather than simply duplicate it? Does the strategy take forward the regional context reflecting the local issues and objectives?	<p>The East of England Regional Assembly (EERA) advised by way of a representation on the Preferred Approach 2009 (HWP 67) that the area action plan is in conformity with the RSS.</p> <p>The Government Office for the East of England (GO-East) advised by way of a representation on the Preferred Approach 2009 (HWP 74) as follows: "Overall, we consider that you have produced a clear, well-laid out document that clearly sets out the Authority's preferred strategy for the area. We are pleased to note the references to the Core Strategy and sustainability appraisal throughout the document and therefore that regard is being had to these during preparation of the Huntingdon West AAP. We are also pleased to note that the Authority has undertaken a Habitats Regulation Assessment".</p> <p>GO-East also provided supportive comments at the Options 2008 stage (HWAAP 35).</p> <p>The area action plan takes forward the regional context in a localised setting. Given the wide-ranging nature of the East of England Plan only a short summary is included in the Policy Context part of the Proposed Submission document. Where appropriate in the Preferred Approach 2009 additional detail of relevant policies in the East of England Plan such as the policy about renewable energy was included in the discussion.</p>

Table 19 Soundness Testing - Effectiveness

Key Question	Evidence
Deliverable	
Has the council clearly identified what the issues are that the development plan document is seeking to address? Have priorities been set so that it is clear what the development plan document is seeking to achieve?	<p>The 13 issues that the area action plan seeks to address are listed in the Area Context part of the Proposed Submission document. These issues have been developed from the initial list of 8 issues. The reasons for changes are set out in the Preferred Approach 2009 from which there has been little change.</p> <p>The Phasing and Implementation part of the area action plan, particularly Appendix 2 indicates relative priorities.</p>
Are there any cross-boundary issues that should be addressed and, if so, have they been adequately addressed?	There are no cross-boundary issues.
Does the development plan document contain clear objectives?	The area action plan contains 5 clear objectives from which are derived all the policies. The relationship of the objectives to the Core Strategy objectives are set out in this Statement of Consultation.

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Are the objectives specific to the place; as opposed to being general and applicable to anywhere?</p> <p>Is there a direct relationship between the identified issues and the objectives?</p>	<p>The objectives are specific to the place. The issues are more general and do not tie up with objectives individually. However for this purpose, the following relationship is suggested:</p> <p>Issue 1: All objectives Issue 2: Objective 2 Issue 3: Objective 2 Issue 4: Objective 2 Issue 5: Objective 2 Issue 6: Objective 1 Issue 7: Objective 1 Issue 8: Objective 2 Issue 9: Objective 5 Issue 10: Objective 3 Issue 11: Objective 5 Issue 12: Objective 4 Issue 13: Objective 5</p>
<p>Is it clear how the policies will meet the objectives?</p> <p>Are there any obvious gaps in the policies, with regard to the objectives of the development plan document?</p>	<p>The area action plan's policies fall within the headings created by the 5 objectives. There are no gaps.</p>
<p>Are there realistic timescales related to the objectives?</p>	<p>The timescales contained in Appendix 2 of the Proposed Submission are considered realistic. This Statement of Consultation identifies concerns raised at the Preferred Approach stage, namely relating to the creation of roads and pedestrian routes, development prior to the A14 changes, and the phasing of retail development in relation to the town centre. Some changes were made in response to these concerns.</p>
<p>Are the policies internally consistent?</p>	<p>The policies follow a logical sequence set by the objectives dealing firstly with transport, then development, then open space, then design, then infrastructure and phasing.</p>
<p>Does the development plan document contain material which:</p> <p>is already in another plan</p> <p>should be logically be in a different plan</p> <p>should not be in a plan at all?</p>	<p>The area action plan follows the direction set by the Core Strategy without repeating the material contained therein.</p> <p>The main area where there is potential overlap is in respect of the design policy and policies that will be contained in the Development Management DPD. High quality and sustainable design is an important part of the vision for Huntingdon West and therefore it is considered necessary that a design policy is included in this area action plan. There has been careful consideration of the drafting of this policy to ensure that there will be no inconsistency with the Development Management DPD.</p> <p>The Planning Proposals DPD will set out allocations for development within the rest of the district. An alternative proposal would have been not to have a Huntingdon West Area Action Plan and instead to include</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	<p>all allocations within the Planning Proposals DPD. The decision to produce an Area Action Plan was taken (and approved in the 2007 Local Development Scheme) in order to progress Huntingdon West as quickly as possible given the importance and pace of change in this area.</p> <p>The issue of waste, although relevant particularly for the removal of hardstanding in the George St / Ermine St area, is not specifically dealt with in the area action plan as it is covered in the Cambridgeshire and Peterborough Minerals and Waste Local Development Framework.</p>
<p>Does the development plan document explain how its key policy objectives will be achieved?</p>	<p>Appendix 2 'Potential Phasing' sets out how the area action plan will be achieved.</p> <p>Key road infrastructure is included in the Cambridgeshire Local Transport Plan 2006-2011.</p> <p>The Highways Agency has progressed with proposed road changes, releasing Draft Orders in September 2009.</p> <p>The District Council has progressed with the West of Town Centre Link Road, lodging a planning application in July 2009.</p> <p>The proposal for an additional long-stay car park is contained in the Huntingdonshire Car Parking Strategy and Action Plan 2008-2011.</p> <p>Responses from developers in respect of the areas for development contained within the area action plan have indicated that they wish to redevelop their land within the timeframe of the area action plan.</p>
<p>If there are development management policies, are they supportive of the strategy and objectives?</p>	<p>Most of the policies contain an element of development management. Policy HW9 on design is a development management policy. These policies are required to support the vision and objectives.</p>
<p>Have the infrastructure implications of the strategy/policies clearly been identified?</p>	<p>Policy HW10 and Appendix 1 deal with infrastructure. This Statement of Consultation details representations made in respect of infrastructure.</p>
<p>Are the delivery mechanisms and timescales for implementation of the policies clearly identified?</p>	<p>Policy HW11 and Appendix 2 deal with phasing and implementation. This Statement of Consultation details representations made.</p> <p>The area action plan notes that the effects of the recession are likely to result in slower rates of development than anticipated when it was being drawn up. It also notes that timetables for road infrastructure works have been revised but are progressing. Some office development may not be feasible in the short term, as indicated in the Council's preliminary assessment of viability undertaken in 2008.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the strategy/policies?</p>	<p>It is clear that the Highways Agency are responsible for the changes to the A14 and that the District Council is responsible for the West of Town Centre Link Road. Most other infrastructure is dependent on funds coming forward from developers as set out in Policy HW10 and Appendix 1.</p> <p>The paragraphs about requirements for education set out in Appendix 1 were prepared by the County Council.</p>
<p>Is it clear who is intended to implement each part of the strategy/ development plan document?</p> <p>Where actions required to implement policy are outside the direct control of the council, is there evidence of commitment from the relevant organisation to implement the policies?</p>	<p>The implementation of the key infrastructure works is clearly set out in the appendices.</p> <p>The Council will need to produce masterplans for the George St / Ermine St and Hinchingsbrooke areas.</p> <p>The masterplan for the George St / Ermine St area will involve consideration of sustainable drainage. The Alconbury and Ellington Internal Drainage Board have corresponded with the Council indicating that they are committed to encouraging a strategic approach to managing surface water in this area.</p> <p>The Council is working with the owners of Chequers Court to facilitate redevelopment in that part of the town centre. That redevelopment is related to Huntingdon West in that any retail development in this area must not jeopardise the delivery of the Chequers Court development.</p> <p>The Council is in the process of seeking consultants to investigate the feasibility of an innovation centre. A consultant study for an innovation centre could consider land in Huntingdon West.</p> <p>There is interest from developers in developing land in Huntingdon West. It is expected that planning applications from developers will result in consents which will help to implement the plan.</p>
<p>Does the development plan document reflect the concept of spatial planning?</p> <p>Does it go beyond traditional land use planning by bringing together – and integrating – policies for development, and the use of land, with other policies and programmes from a variety of organisations that influence the nature of places and how they function?</p>	<p>The area action plan has been developed through Issues and Options and Options bringing together all the issues that affect this area.</p> <p>The area action plan reflects the Local Strategic Partnership's Sustainable Community Strategy.</p> <p>Representations from EERA, GO-East, the Highways Agency and Cambridgeshire County Council who are responsible for other strategies affecting the area, have been largely supportive.</p> <p>This Statement of Consultation details the process of how representations were considered in the formulation of the plan and Appendix 2 provides a summary of all representations at the preferred approach stage and the Council's response.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Does the development plan document take into account matters which may be imposed by circumstance, notwithstanding the council's views about the matter?</p>	<p>The area action plan is predicated on the A14 changes and the West of Town Centre Link Road. These are not confirmed and plans for them could, conceivably, be abandoned. The likelihood of this is considered minimal however. If they were to be abandoned the plan would need to be reviewed. The area action plan can still be used if there are slips in the timetable, as identified timeframes are referred to as being approximate.</p> <p>Unanticipated planning applications will be considered according to the usual process and should not unduly affect the area action plan.</p> <p>The research and options considered in the formulation of the area action plan can be referred to should there be proposals which are not in accordance with the final plan.</p>
<p>Flexible</p>	
<p>Is the development plan document flexible enough to respond to a variety of, or unexpected changes in, circumstances?</p>	<p>The policies of the plan, particularly HW4 which deals with development in the George Street/ Ermine Street area, have been drawn up as a framework to direct masterplanning that will follow on from the action plan, and so have inherent flexibility to allow for variations in approach when the masterplanning work is under taken.</p> <p>Proposals for monitoring the effects of the action plan are contained in the Monitoring chapter of the proposed submission document. The Sustainability Appraisal sets out the proposals for monitoring and the monitoring framework:</p> <p>The effectiveness of policies is monitored annually through the Annual Monitoring Report (AMR). A number of data items are collected by Cambridgeshire County Council from various sources and supplied to Huntingdonshire District Council prior to inclusion in the AMR.</p> <p>This Statement of Consultation contains information on trends and baseline data on which the action plan is based.</p> <p>As Identified above the main risk to delivery is if the plans for the development of the west of town centre link road and the changes following the removal of the A14 viaduct do not take place. This would have a significant effect on the action plan but the likelihood of this happening is considered to be minimal.</p>
<p>Is the development plan document sufficiently flexible to deal with any changes to, for example, housing figures from an emerging regional special strategy?</p>	<p>Changes to the RSS would not affect the action plan.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
Does the development plan document include the remedial actions that will be taken if the strategies/policies are failing?	The introductory part of the Monitoring section (11.1) indicates that if, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the area action plan.
Monitoring	
Does the development plan document contain targets and milestones that relate to the delivery of the policies, including housing trajectories where the plan contains housing allocations?	The Monitoring section of the area action plan sets out the indicators and targets. The Annual Monitoring Report includes a housing trajectory. Given that between 170-230 houses are expected in this area action plan it is not necessary to have a separate housing trajectory.
Is it clear how these are to be measured and are these linked to the production of the annual monitoring report?	The indicators are clear and replicate the existing format of the Annual Monitoring Report.
Are suitable targets and indicators present (by when, how and by whom)?	Many of the indicators are core indicators set by government. If these change over time the Annual Monitoring Report will refer to up to date indicators.

Table 20 Soundness Testing - National Policy

Key Question	Evidence
Does the development plan document contain any policies or proposals that are not consistent with national planning policy? If yes, is there a local justification?	All policies or proposals are consistent with national planning policy. The East of England Regional Assembly (EERA) advised by way of a representation on the Preferred Approach 2009 (HWPA 67) that the area action plan is in conformity with the RSS. It is considered that there have not been any changes which would result in the plan not being in conformity.
Does the development plan document contain policies that do not add anything to existing national guidance? If so, why have they been included?	Every effort has been made to avoid including policies which do not add anything to existing national guidance.

Legal Compliance Assessment

The PINS guide, Examining Development Plan Documents: Soundness Guidance, details the seven questions that the Inspector will use when considering whether the plan meets the legal requirements under Section 20(5) of the Act. This annex forms the legal compliance assessment using the legal compliance toolkit produced by the Planning Advisory Service.

The assessment contains 5 parts:

- Stage 1: Inception which covers the planning of the production of the DPD;
- Stage 2: Plan Preparation Frontloading which covers the requirements for frontloading the DPD (principally the Initial Issues and Options stage);
- Stage 3: Plan Preparation Formulation which covers the requirements for formulation of the contents of the DPD (principally the Development of Options stage);
- Stage 4: Publication which covers the requirements when publishing the DPD for the current Proposed Submission Stage; and
- Stage 5: Submission which covers the requirements when submitting the DPD. Stage 5 will be completed when the AAP is submitted to the Secretary of State for examination. The section for Stage 5 explains some of the process and tasks that will be undertaken and identifies some of the toolkit questions that correspond to questions the Inspector will use to help determine whether the plan is legally compliant.

Stage 1: Inception

Table 21 Stage 1: Inception

Activity	Legal Requirement/ Guidance Reference	Evidence
Is the development plan document identified in the adopted local development scheme and have you recorded the timetable for its production?	The Act section 15(2); section 19(1) PPS12 paragraphs 4.50; 4.53-4.58 Milestones are set out in PPS12 (box after paragraph 4.55).	<p>The adopted Local Development Scheme (LDS) March 2007 identifies all the documents of the LDF including the Huntingdon West Area Action Plan and an anticipated timetable for their production. The actual production timetable for the Huntingdon West Area Action Plan is recorded in this Statement of Consultation. In summary it was:</p> <ul style="list-style-type: none"> • Issues and Options May 2007 • Options June 2008 • Preferred Approach May 2009 • Proposed Submission (anticipated December 2009) <p>The annual monitoring report (AMR) December 2007 noted that the Preferred Options stages of the Huntingdon West Area Action Plan had not met the December 2007 target in the LDS due to limited staff resources but also because of the need for additional consultation. At that time the additional consultation was expected to take place in spring 2008.</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
		<p>The AMR December 2008 noted the additional options consultation during 2008. It also noted that changes to Planning Regulations in June 2008, removed the requirement for a formal "Preferred Options" stage. At that time Consultation on the preferred approach was expected to take place in spring 2009. The Submission to the Secretary of State, programmed in the LDS for September 2008 was not achieved. This was due to prioritisation of the Core Strategy and the introduction of the further consultation stage.</p>
<p>Have you considered how community engagement is programmed into the preparation of the development plan document?</p>	<p>The Act section 19(3), Regulation 25 PPS12 paragraphs 4.19-4.29</p>	<p>The Statement of Community Involvement (SCI) 2006 sets out the principles of how people should be involved in the preparation of the LDF. This Statement of Consultation records who was involved at each stage of the process.</p>
<p>Have you considered the appropriate bodies you should consult?</p>	<p>Regulation 25 PPS12 paragraphs 4.25 -4.26 Plan Making Manual – Consultee list Regulation 2 defines the general and specific consultation bodies</p>	<p>Appendix 1 to the SCI sets out the list of consultees normally contacted in respect of the LDF. PPS12 was amended in 2008 but there was no fundamental change on this matter. This Statement of Consultation records who was involved at each stage of the process.</p>
<p>Is baseline information being collected and evidence being gathered to keep the matters which affect the development of the area under review?</p>	<p>The Act, section 13 PPS12 paragraphs 4.36 – 4.47</p>	<p>Key sources were recorded within each chapter of the Preferred Approach. These key sources were put into an alphabetical list online with website links. All relevant sources have been updated and recorded in this Statement of Consultation.</p>
<p>Is baseline information being collected and evidence being gathered to set the framework for the sustainability appraisal?</p>	<p>The Act section 19(5) PPS12 paragraphs 4.50; 4.39-4.43 Strategic Environmental Assessment Guide, chapter five</p>	<p>Chapter 4 of SA Scoping Report (2007) sets out the baseline information which was used to produce the SA objectives. This information is summarised in table 3 of the Scoping Report. The Sustainability Appraisal records all relevant sources (this is the same list as is available in this Statement of Consultation).</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you consulted the statutory environment consultation bodies for five weeks on the scope and level of detail of the environmental information to be included in the sustainability appraisal report?	Regulations 9 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633. PPS12 paragraph 4.40 SEA Guide Ch 3 The Strategic Environmental Assessment consultation bodies are also amongst the 'specific consultation bodies' which are defined in Regulation 2)	Correspondence, including a copy of the SA Scoping Report, was sent to the five statutory bodies on 21 September 2007.

Stage 2: Plan Preparation Frontloading

Table 22 Stage 2: Plan Preparation - Frontloading (Issues and Options 2007 and Options 2008)

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you notified the specific consultation bodies that have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(a) PPS12 paragraphs 4.24 – 4.29 Specific consultation bodies are defined in Regulation 2	All specific consultation bodies were invited to make representations on the Issues and Options 2007. This stage is set out in 1.3 of this Statement of Consultation [link?]. The Options 2008 was targeted at key stakeholders as set out in Table 3 of this Statement of Consultation [link]. However everyone on the Council's Limehouse Database was notified of the event. The database includes the details of the specific consultation bodies. Representations from the specific consultation bodies are available, together with all other representations through the Consultation Portal .
Have you notified the general consultation bodies that you consider have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(b) PPS12 paragraphs 4.24 – 4.29 General consultation bodies are defined in Regulation 2.	General consultation bodies have been consulted in accordance with the approach set out in the SCI. The bodies consulted and events carried out as part of this process are set out in this Statement of Consultation.
Are you inviting representations from people resident or carrying out business in your area about the content of the development plan document?	Regulation 25(3) PPS12 paragraphs 4.24 – 4.29	Notifications were sent to all households and many businesses within the area in respect of the Options 2008 and Preferred Approach 2009. This is explained in this Statement of Consultation.

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you engaging with stakeholders responsible for delivery of the strategy?	Regulation 25 PPS12 paragraphs 4.4; 4.27 – 4.29; 4.45 PPS12 paragraph 4.29 gives examples of relevant delivery agencies	The Record of Consultation available online with the Preferred Approach 2009 details emails, meetings and discussions with stakeholders that took place before the production of the Preferred Approach. There have been ongoing discussions with stakeholders.
Are you taking into account representations made?	Regulation 25(5) PPS12 paragraphs 4.19-4.29; 4.37	Part 2 of this Statement of Consultation details how the development of the Area Action Plan has responded to the representations made. Responses to the individual representations on the Preferred Approach are available in Appendix 2 of this Statement of Consultation and online through the Consultation Portal .
Does the consultation contribute to the development and sustainability appraisal of alternatives?	The Act section19(5), Regulations 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633. PPS12 paragraphs 4.39-4.43. SEA Guide, chapter three	The responses from the Issues and Options 2007 contributed to the development of the Options 2008 consultation, the responses from which in turn helped with preparation of the Preferred Approach 2009. An Initial SA was prepared for the Issues and Options 2007 and then another for the Options 2008. The Draft Final SA 2009 identifies how the earlier appraisals contributed to changes in the approach.
Is the participation: <ul style="list-style-type: none"> • following the principles set out in your statement of community involvement • integrating involvement with the sustainable community strategy • proportionate to the scale of issues involved in the development plan document? 	The Act s.19(3), Regulation 25 PPS12 paragraphs 4.19 – 4.26; 4.42	The participation has followed the principles set out in the Statement of Community Involvement 2006. The Sustainable Community Strategy - Growing our Communities sets the overall priorities for the District. As the Huntingdon West Area Action Plan affects only a small part of the District the involvement strategies have been separate. The participation has focused on key stakeholders and residents within the area proportionate to the scale of issues involved.
Are you keeping a record of: <ul style="list-style-type: none"> • the individuals or bodies invited to make representations • How this was done • The main issues raised? 	Regulation 24 PPS12 paragraphs 4.24 – 4.29 A separate statement of representations under Regulation 30(1)(d) is required: see Submission stage below.	Representations have all been recorded electronically and are publicly viewable on the Consultation Portal . The individuals or bodies invited to make representations, lists of those who made representations and the main issues raised are recorded in this Statement of Consultation.

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you developing a framework for monitoring the effects of the development plan document?	The Act section 35, Regulation 48, Reg 17 of The Environmental Assessment of Plans and Programmes Regulations 2004 No1363 PPS12 paragraphs 4.39 – 4.43 and 4.47 SEA Guide, Chapter five Office of the Deputy Prime Minister monitoring guide	A monitoring framework is set out within the area action plan using indicators in the Annual Monitoring Report.
Have you arranged to send copies of documents used in consultation to the Government Office and Planning Inspectorate?	Not statutory, but will assist in identifying issues leading towards a sound development plan document Plan Making Manual - New Regulation 25	Copies of documents will be sent to the Government Office and Planning Inspectorate as required.

Stage 3: Plan Preparation Formulation

Table 23 Stage 3: Plan Preparation - Formulation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you preparing reasonable alternatives for evaluation during the preparation of the development plan document?	Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633 PPS12 paragraph 4.38, SEA Guide, Chapter five	The Issues and Options 2007 and the Options 2008 identified alternatives for evaluation. The Preferred Approach 2009 identified how the approach had been developed.
Have you assessed alternatives against: <ul style="list-style-type: none"> consistency with national policy general conformity with the regional spatial strategy? 	The Act section19(2), section 24 PPS12 4.30 – 33	Consistency with all relevant national and regional policies is identified in the 'Soundness Self Assessment'
Are you having regard to: <ul style="list-style-type: none"> adjoining regional spatial strategies 	The Act section19(2), Regulation 15(1)(g)	No adjoining regional spatial strategies are relevant in respect of the Huntingdon West Area Action Plan.
Are you having regard to: <ul style="list-style-type: none"> the sustainable community strategy of the authority or other authorities whose area 	The Act section19(2) PPS12 paragraphs 1.6; 4.22 - 4. 23; 4.34 - 4. 35	Consistency with the Sustainable Community Strategy and the Core Strategy is identified in the Preferred Approach 2009 and within this Statement of Consultation in respect of each policy.

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<p>comprises part of the area of the council</p> <ul style="list-style-type: none"> any other local development documents adopted by the council? 		
<p>Do you have regard to other matters and strategies relating to:</p> <ul style="list-style-type: none"> resources the regional development agencies' regional economic strategy the local transport plan and transport facilities and services waste strategies hazardous substances and accidents? 	<p>The Act section19(2), Regulation 15</p>	<p>The Local Transport Plan is of particular relevance and has been noted as a Key Source. Regard has also been had to the Highways Agency proposals to change the A14.</p>
<p>Are you having regard to the need to include policies on mitigating and adapting to climate change?</p>	<p>Annex to PPS1 on climate change</p>	<p>Regard has been had to the need to mitigate and adapt to climate change. This matter is principally covered in the Core Strategy, however is referenced in the action plan Vision and Policy HW9 is relevant.</p>
<p>Have you undertaken the necessary sustainability appraisal of alternatives, including consultation on the sustainability appraisal report?</p>	<p>The Act section19(5), Regulation 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</p> <p>PPS12 paragraphs 4.38 – 4.43, SEA Guide, Chapter five Regulation13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 sets out the consultation procedures</p>	<p>There has been an Initial SA 2007, Initial SA 2008, Draft Final SA 2009 and the Proposed Submission document is accompanied by a Final SA. A Habitats Regulations Assessment also accompanies the Proposed Submission document.</p>
<p>Are you setting out clear reasons for any preferences between alternatives?</p>	<p>Regulation 13(1) PPS12 paragraphs 4.36 – 4.38</p>	<p>The development of the Preferred Approach and the reasons for it are set out in the Preferred Approach document. Reasons for rejecting alternatives set out in representations at the Preferred Approach stage are set out in Appendix 2 to this Statement of Consultation.</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<p>Have you taken into account any representations made on the content of the development plan document and the sustainability appraisal?</p> <p>Are you keeping a record?</p>	<p>Regulations 24, 25(5) and 30(1)(d)(iv), Regulation 13(4) of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</p> <p>PPS12 paragraphs 4.19 – 4.29 Records on the sustainability appraisal should also include recording any assessment made under the Habitats Directive</p>	<p>The development of the Preferred Approach and the reasons for it, including comment on particular representations and the themes of representations are set out in the Preferred Approach document.</p> <p>There have been very few comments on the sustainability appraisal. All comments are recorded and available through the Council's Consultation Portal.</p>
<p>Where sites are to be identified or areas for the application of policy in the development plan document, are you preparing sufficient illustrative material to:</p> <ul style="list-style-type: none"> • enable you to amend the currently adopted proposals map • inform the community about the location of proposals? 	<p>Regulations 9 and 14 PPS12 paragraphs 4.6 - 4.7; 8.1-8.3</p> <p>A map showing changes to the adopted proposals map is part of the proposed submission documents defined in Regulation 24.</p>	<p>Relevant additions to the Proposals Map are contained at the end of the Proposed Submission document.</p> <p>Plans including concepts are included in the Proposed Submission document based on those drafted at the Preferred Approach stage.</p>
<p>Are the participation arrangements compliant with the statement of community involvement?</p>	<p>The Act, section 19(3), Regulation 25</p> <p>PPS12 paragraphs 4.19-4.29</p>	<p>The participation has followed the arrangements set out in the SCI</p>
<p>Have you remained in close contact with the Government Office and discussed any emerging issues that might affect the soundness of the development plan document?</p>	<p>Plan Making Manual - New Regulation 25</p>	<p>The Government Office has been consulted at each stage of the Huntingdon West Area Action Plan. The representation received from GO-East at the Preferred Approach stage indicated that there was no need for discussion.</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Stage 4: Publication

Table 24 Stage 4: Publication

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you prepared the sustainability appraisal report?	The Act section 19(5), Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 PPS12 paragraphs 4.38 – 4.43, SEA Guide Chapter five	The Final Sustainability Appraisal is being published alongside the Proposed Submission document.
Have you made clear where and within what period representations must be made?	Regulation 28(2) and (3) The period must be at not less than 6 weeks from when you give notice under Regulation 27(e) (see below)	A period of 6 weeks, which is expected to start from 11 December will be allowed for representations.
Have you made copies of the following available for inspection: <ul style="list-style-type: none"> the proposed submission documents? the statement of the representations procedure? 	Regulation 27(a) Regulation 24 gives definitions	The Proposed Submission documents and Statement of Representations Procedure will be made available for inspection at the Council's Customer Services centre and libraries in the same way as for previous consultation stages.
Have you published on your website the following: <ul style="list-style-type: none"> the proposed submission documents? the statement of the representations procedure? statement and details of where and when documents can be inspected? 	Regulation 27(b) Regulations 2 and 24 give definitions	All required information will be published on the Council's website.
Have you sent to each of the specific consultation bodies invited to make representations under Regulation 25(1): <ul style="list-style-type: none"> A copy of each of the proposed submission documents The statement of the representations procedure? 	Regulation 27(c) Regulations 2 and 24 give definitions	All required information will be sent to each of the specific consultation bodies and a record kept of sending the information to them.
Have you sent to each of the general consultation bodies invited to make representations under Regulation 25(1):	Regulation 27(d) Regulations 2 and 24 give definitions	All required information will be sent to each of the relevant general consultation bodies and a record kept of sending the information to them.

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<ul style="list-style-type: none"> the statement of the representations procedure? where and when the documents can be inspected? 		
Have you given notice by local advertisement setting out: <ul style="list-style-type: none"> the statement of the representations procedure where and when the documents can be inspected? 	Regulation 27(e) Regulation 24 gives definitions	An advertisement will be prepared for the Hunts Post advising of the Huntingdon West Area Action Plan Proposed Submission, where and when documents can be inspected and the relevant procedure.
Have you requested the opinion of the regional planning body on the general conformity of the development plan document with the regional spatial strategy?	The Act section 24, Regulation 29 PPS12 paragraph 4.21 The period is six weeks from when you make copies available for inspection under Regulation 27(a)	The opinion of the regional planning body on the general conformity of the development plan document will be sought at the time of publication.

Stage 5: Submission

Stage 5 of the Legal Compliance Tool will be completed for submission of the Area Action Plan.

Stage 5 of the legal compliance tool seeks to establish whether the plan is in compliance with the statement of community involvement, the Habitats Directive and the Strategic Environmental Assessment Directive. It also seeks to ensure that the Council remains fully compliant in the approach it takes to changes.

The guidance in the PAS Plan Making Manual will be used to consider whether the plan is ready to be submitted and whether it is appropriate to make changes to the plan prior to Submission. The Plan Making Manual distinguishes between 'focused changes', 'extensive changes' and 'minor changes' and the course of action appropriate if these changes are considered necessary.

The PINS guide identifies a series of key questions that inspectors will use in relation to legal compliance. These are incorporated into questions in the Legal Compliance Tool as follows:

- Has the development plan document been prepared in accordance with the local development scheme?
- Does the development plan document's listing and description in the local development scheme match the document?
- Have the timescales set out in the local development scheme been met?
- Has the development plan document had regard to any sustainable community strategy for its area (county or district)?
- Is the development plan document in compliance with the statement of community involvement?
- Has the council carried out consultation as described in the statement of community involvement?
- Has the development plan document been subject to sustainability appraisal?
- Has the council provided a final report of the findings of the appraisal?
- Does the development plan document contain any policies or proposals that are not in general conformity with the regional spatial strategy? If yes, is there local justification?

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

- Has the council got confirmation from the regional planning body about the general conformity of the plan with the regional spatial strategy?
- Does the development plan document comply with the 2004 regulations (as amended)?
- Specifically, has the council published the prescribed documents, and made them available at their principal offices and their website?
- Has the council placed local advertisements?
- Has the council notified the development plan document bodies?
- Does the development plan document contain a list of superseded saved policies?
- If the development plan document is not a core strategy, is it in conformity with the core strategy?

There are legal requirements that need to be followed after submission, other than the notification of the examination, which the Legal Compliance tool does not deal with. Reference should be made to the PINS guidance for further advice.

**OVERVIEW & SCRUTINY
(ENVIRONMENTAL WELL-BEING)
CABINET**

10TH NOVEMBER 2009

19TH NOVEMBER 2009

**DRAFT CAMBRIDGESHIRE INTEGRATED DEVELOPMENT PROGRAMME
(Report by Head of Planning Services)**

1. INTRODUCTION

- 1.1 The purpose of this report is to make members aware of work that Cambridgeshire Horizons (CH) and the Cambridgeshire authorities have been involved in producing an Integrated Development Programme (IDP).

2. BACKGROUND INFORMATION

- 2.1 IDPs are essentially evidenced, phased, costed, and prioritised implementation plans. They are considered to be good practice and follow the guidance of East of England Development Agency for their preparation. The Cambridgeshire IDP draws substantially on pre existing material which has been prepared by or for Greater Cambridgeshire Partnership, Cambridgeshire Horizons and other partners notably the local authorities.
- 2.2 It seeks to synthesise this existing information into a shared evidence base that pinpoints the strategic investment priorities that face Cambridgeshire in the medium to long term future. Once published It will be a snapshot in time and will need to be updated at regular intervals. Some amendments to the text relating to Huntingdonshire have already been recognised.
- 2.3 The District Council has already undertaken a Local Investment Framework (LIF) which together with the IDP provides evidence of the local and strategic infrastructure needs of the District.

3. PURPOSE OF IDP

- 3.1 There are a number of reasons why this work was undertaken. Firstly with the introduction of Community Infrastructure Levy (CIL) (possibly by March 2010) the IDP would provide evidence to justify a charging schedule for strategic projects. Secondly it was to align the economic aims of RES with the spatial development process of the RSS, the business plan of CH and the Districts LIFs. And lastly a well evidence IDP would help in shaping spending decisions and future funding rounds when the shortfall in funding has been clearly identified.
- 3.2 Until CIL is introduced which will allow the levy to be applied to strategic and local infrastructure the IDP will remain as an evidence base document .There is no intention to prioritise the projects until then.

4. CONCLUSION

- 4.1 The involvement in this exercise with CH and other Councils has been useful in determining what is strategic and what is local infrastructure and along with the development of an IDP what likely levels of tariff in viability terms could be applied in Cambridgeshire. It has been a useful forum for discussion at a time when the CIL regulations are being debated and has helped to set out a programme for further action by this Council towards the introduction of CIL or failing that an SPD.

5. RECOMMENDATION(S)

- 5.1 Note the contents of this report

Contact Officer: Richard Probyn, Planning Service Manager (Policy)
☎ 01480 388430

Contents

1: Executive Summary	2
Preface: The economic downturn and climate challenge	6
2: Introduction	12
Part One: Evidence and Analysis	15
3: Vision, targets, and trajectories	16
4: Cambridgeshire's Economic Performance	25
5: Growth Opportunities and Constraints	30
6: Utilities and infrastructure	40
7: Summary assessment of challenges, opportunities, and the link to IDP Packages ..	45
8: Prioritisation Approach	47
Part Two: Thematic Packages	49
9: Introduction to the Thematic Packages	50
10: Strategic Transport	51
11: Climate Change Mitigation and Adaptation	58
12: Strategic Community Infrastructure	69
Part Three: Spatial Packages	75
13: Introduction to the Spatial Packages	76
14: CB1 & Cambridge City Centre	77
15: Cambridge Southern Fringe	82
16: Cambridge North West	88
17: Cambridge East	92
18: Chesterton Strategic Interchange and Gateway	96
19: Northstowe	101
20: Strategic Market Towns	106
Annex A: Key economic development interventions that are outside the county of Cambridgeshire, within Greater Cambridge	117

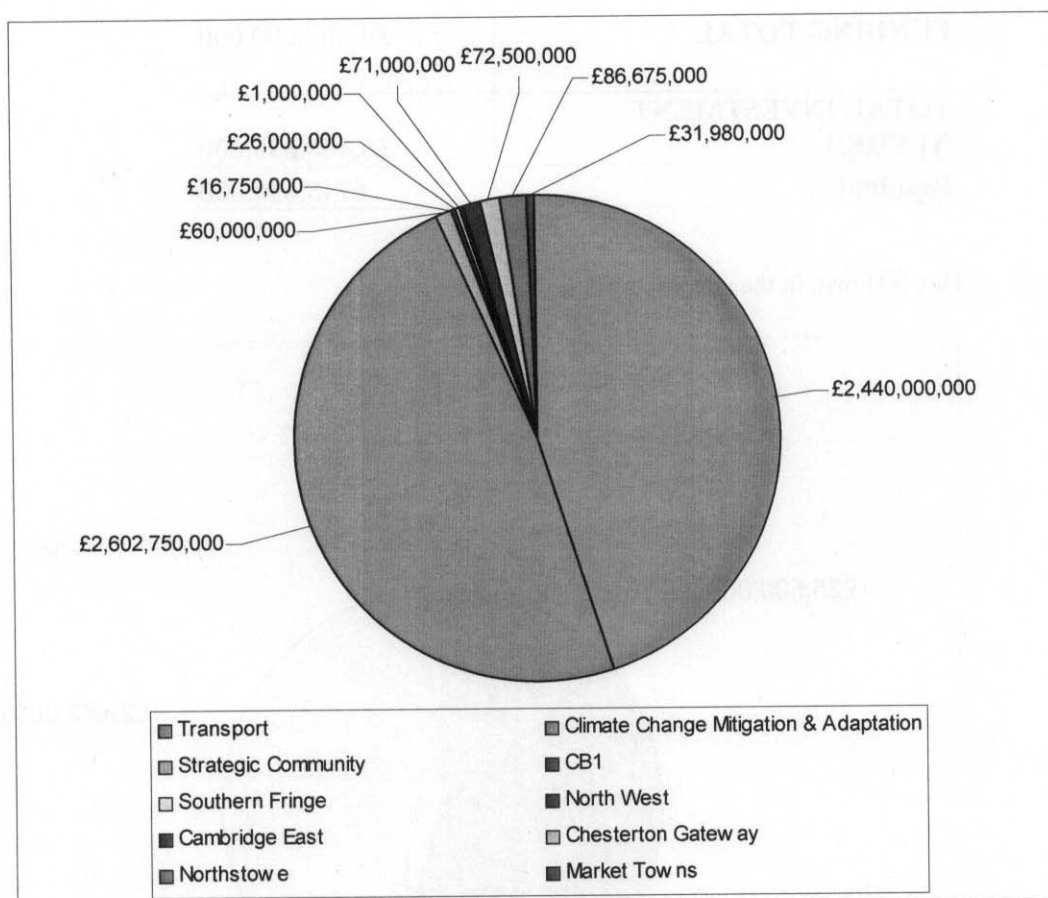
1: Executive Summary

- 1.1 The object of the Integrated Development Programme (IDP) for Cambridgeshire is to consider the goals for Cambridgeshire within the Regional Spatial Strategy (RSS) and Regional Economic Strategy (RES) and to identify and cost, where possible, project-level interventions needed to achieve them. The projects set out are strategic in nature, of greater than district-level impact. Local infrastructure needs are not considered in the IDP, as these are set out in Local Infrastructure Plans.
- 1.2 The purposes of the IDP are:
- To act as part of the evidence base for the Community Infrastructure Levy or Variable Rate Tariff, by updating and widening the scope of the estimates of infrastructure need in the Long Term Delivery Plan;
 - To inform the Cambridgeshire elements of the Joint Implementation Plan for the RSS and RES;
 - To help to forge a stronger connection between the economic and housing ambitions for the County, through joint working with the Greater Cambridge Partnership;
 - To provide a robust evidence base for investment in the key strategic infrastructure priorities up to 2021, which will inform funding discussions with the Homes and Communities Agency, as well as other national funding bids.
- 1.3 The IDP has been prepared by Cambridgeshire Horizons and the Greater Cambridge Partnership, with support from EEDA. It formally covers Cambridgeshire, but also relates to the wider Greater Cambridge functional economic area throughout. This document is structured into three main Parts, each of which is sub-divided into a number of Chapters.
- 1.4 Set out at the start are the two most significant challenges that the growth agenda must address: climate change and the economic downturn. A summary of responses to these interconnected challenges is set out, including innovative funding approaches and projects.
- 1.5 **Part One** presents the evidence and analysis underpinning the IDP. It is concerned with the vision and aspirations for sustainable economic and housing growth in Cambridgeshire 10 2021, and the challenges and opportunities inherent in these. Trajectories relating to both housing and jobs growth are set out in Chapter 3, to provide the context and justification for the packages of projects set out later in the document.
- 1.6 The key targets relating to the IDP are:
- As set out in RSS, Cambridgeshire is to build at least **73,300 net additional dwellings** over the plan period (2001-2021), across the five districts. This is just under 15% of the regional total.
 - Also set out in the RSS is the creation of an additional **75,000 jobs** by 2021, across the five districts. This is approximately 17% of the regional total.

- The regional target for reducing CO₂ emissions **60% by 2031**, which is set out in the RES and embedded in a range of documents for Cambridgeshire. This is extremely pertinent to the delivery of the homes and jobs targets, as well as for a much wider set of activities across the county.
- 1.7 Chapter 4 then analyses the performance of the Cambridgeshire economy in relation to the Treasury-defined drivers of productivity; this provides an important insight into economic growth prospects. Chapter 5 examines the particular character of four distinctive areas within the county: Cambridge, the Ouse Valley, the Fens, and the vicinity of the Newmarket equine cluster.
- 1.8 **Parts Two and Three** then focus on projects required to deliver successful growth. These are structured as packages; groups of linked interventions which together contribute in a substantive way to growth aspirations.
- 1.9 In total, nine packages are identified: three thematic (Part Two) and seven spatial (Part Three), comprising an overall infrastructure investment need of approximately £5.4 billion to 2021. This is divided across the packages as follows.

PACKAGE	COST
Transport	£2,440,000,000
Climate Change Mitigation & Adaptation	£2,602,750,000
Strategic Community	£60,000,000
CB1	£16,750,000
Southern Fringe	£26,000,000
North West	£1,000,000
Cambridge East	£71,000,000
Chesterton Gateway	£72,500,000
Northstowe	£86,675,000
Market Towns	£31,980,000
TOTAL	£5,408,655,000

- 1.10 This is shown in the chart overleaf.



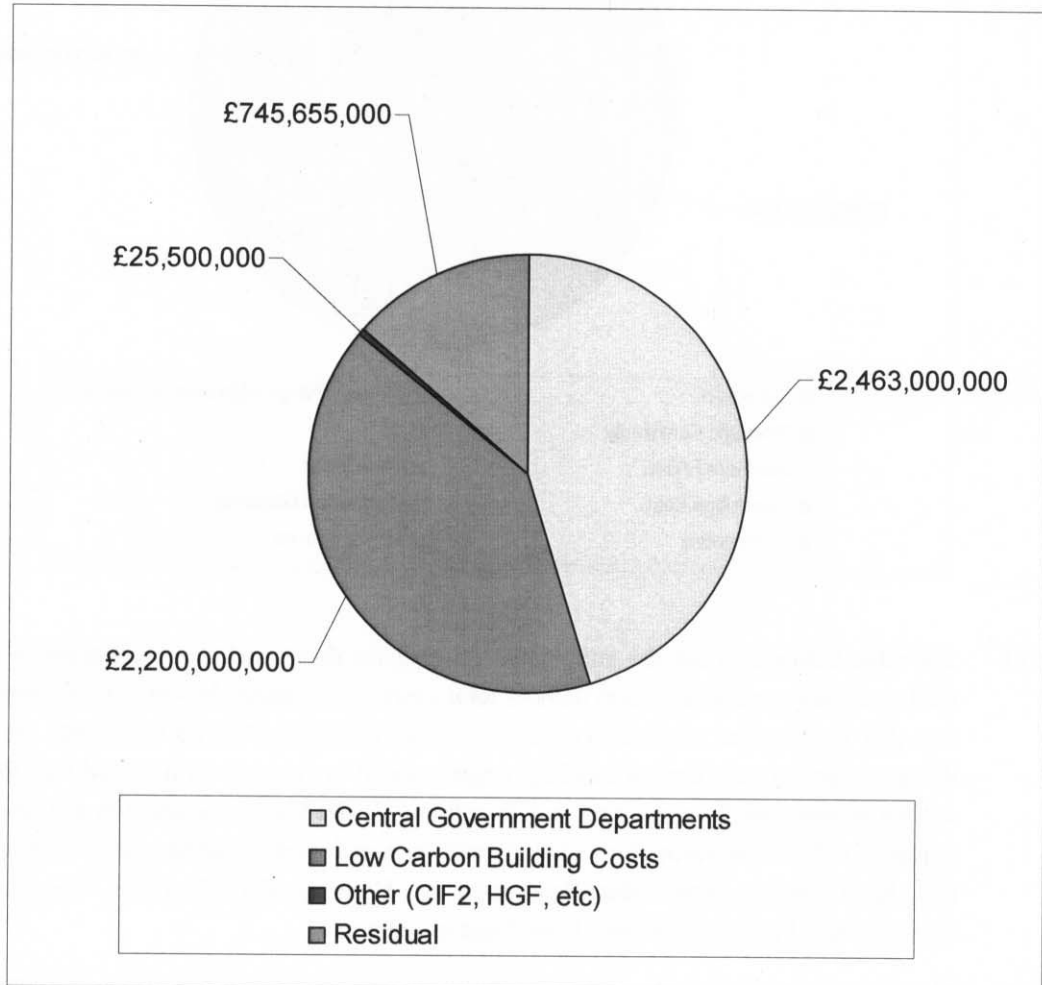
1.11 The table below sets out the anticipated funding for these packages. Upgrades to the trunk road and railway networks form 46% of total costs, to be funded by central government (note that this funding has not been confirmed for all projects). 40% of total costs are incurred through meeting zero carbon building targets, and it is currently anticipated that these costs will be necessitated by regulation and so will largely need to be absorbed by the development industry. 0.5% of infrastructure funding will be met by other public sector funding sources that have already been identified, such as Housing Growth Fund, the Community Infrastructure Fund, and Primary Care Trust investment.

1.12 There is potential for further funding of this kind to 2021, but as Housing Growth Fund for example is allocated over 3 year periods, this is speculative. The residual amount, approximately 14% of the total, does not currently have an identified source of funding. A proportion of this residual will be funded by developer contributions, either by negotiated S106 agreements, the strategic element of a variable tariff or the Community Infrastructure Levy.

SOURCE	FUNDING
Central Government Departments	
Low Carbon Building Costs	£2,463,000,000
Other (CIF2, HGF, etc)	£2,200,000,000
	£25,500,000

FUNDING TOTAL	£4,663,000,000
TOTAL INVESTMENT NEEDED	£5,408,655,000
Residual	£745,655,000

1.13 This is shown in the chart below.



20: Strategic Market Towns

Summary of Package

- 20.1 The East of England Plan identified that at least 30,800 new homes need to be built in and around the market towns of East Cambridgeshire, Fenland and Huntingdonshire between 2001 and 2021 as part of the growth agenda. Complementing the focus on Cambridge and its environs within the spatial packages, market towns will deliver a significant amount of new housing, as well as improving the economic prospects, aspirations and skills levels within these towns, which is important for the overall economy of the county. Affordability problems are still significant in the more rural areas of the County, as evidenced by the Strategic Housing Market Assessment. The rental market is less significant in the market towns than in Cambridge, and housing growth has not kept pace with household growth.
- 20.2 The eight market towns identified through the planning process for growth are as follows. Approximate housing totals to 2021 are shown in brackets.
- St Neots (2500 units, including at least 1190 on the Loves Farm site)

St Neots' growth will include a large development at the Love's Farm site, where building has already begun, and a longer-term eco-quarter urban extension. However development at St Neots will have significant implications for the A428, which is currently close to capacity. Improvements to the A428 are not currently programmed by the Highways Agency and would be very costly.
 - St Ives (500 units)

The accessibility of St Ives by public transport will be greatly improved in late summer 2009 when the Guided Busway opens, as this will connect it to Huntingdon and Cambridge. The planned A14 upgrades will bypass St Ives, which combined with the CGB should reduce traffic congestion in the town. Recent public consultation has highlighted the appetite for improvements to the Market Hill area. This could boost economic activity in the town centre.
 - Huntingdon (1800 units)

The town centre of Huntingdon is a regeneration priority. A Community Enterprise Centre is proposed in the Oxmoor area as part of this, and public consultation on this is ongoing. The Northbridge site, an urban extension to the North of Huntingdon, will deliver approximately 1050 homes. However the planning application for this site is not currently acceptable to the Highways Agency. The A14 upgrade works will bypass Huntingdon and open up development around the town.
 - Ely (3000 units)

A draft Masterplan has been completed for Ely, identifying a 3000 home urban extension to the north. The town has excellent transport connections, but these have

led to considerable out-commuting. Investment in the station gateway area will be required to boost the local economy. Ely has a significant tourism industry as a result of its historic buildings. Integrating historic elements with new growth will be a challenge.

- March (3000 units)

March is well connected to rail corridors, with frequent services to London. Unlike other Fen towns, it has relatively low levels of out-commuting, due to a range of small business, an industrial estate, and a concentration of public sector organisations in its centre. Fenland District Council, Cambridgeshire County Council and NHS Cambridgeshire have a presence there.

- Wisbech (3100 units)

Wisbech is a regeneration priority. It has historic assets, including an attractive Georgian waterfront, but also high levels of deprivation. A business centre called 'The Boathouse' has been developed, but further investment is needed to progress the regeneration. EEDA has supported this with funding, however the private sector partner in the scheme has pulled out and a replacement will need to be sought.

- Chatteris (1500 units)

Chatteris is a small town of less than 10,000 residents. It lacks a railway link, making it highly car-dependent. There are limited economic opportunities within the town, making out-commuting common. In line with its smaller size and lower range of services, less housing growth is planned for Chatteris, although a particular need for affordable housing has been identified.

- Cambourne (950 units).

A new town planned in the 1990s, Cambourne struggles economically and experiences significant out-commuting. It has excellent road links with Cambridge and surrounding towns, but poor public transport. A high-quality business has been developed on the site, but much of this is not occupied. South Cambridgeshire District Council are anchor tenants. Cambourne requires further work on its economic niche, in order to sustainably accommodate the further housing growth planned.

20.3 This demonstrates that the varying characteristics of each town shape the specific interventions required there. Nonetheless, transport is a key issue throughout, as in order for growth to be sustainable, public and private transport capacity must keep pace with housing. Towns with existing rail connections will be particularly significant in this regard, however major transport upgrades such as the A14 scheme from Ellington to Fen Ditton and the Cambridgeshire Guided Busway will be necessary to release the full amount of growth anticipated.

20.4 Spatial planning has reached different stages for each town. In St Neots, St Ives, Huntingdon and Ely planning permissions are already in place for some housing schemes, whilst other

areas are allocated in local plans. Masterplanning is underway for Ely, Soham and Littleport. Fenland District Council is currently undertaking work on 'Shaping Fenland', examining options for March, Wisbech and Chatteris. Cambourne is a new settlement in South Cambridgeshire, the building of which began a decade ago and now numbers several thousand dwellings. Planning permission is being sought for a further 950 homes there. Cambourne has struggled to develop a viable economic centre to date, resulting in significant out-commuting by car. For it to grow furthering a sustainable manner, additional investment in its economic development will be required.

Overall Costs and Carbon Impact

- 20.5 The strategic projects required to unlock market town developments total £31.98 million. This does not include some economic projects that are at too early a stage to have full details of costs. The new growth and development of market towns will also require investment in new education, community, waste, and local transport facilities. As these are not strategic, they will be captured in the Huntingdonshire District, East Cambridgeshire District and Fenland District Local Infrastructure Plans.

Package Level Risks

- 20.6 If key transport projects do not come forward, market town growth will be severely curtailed. The A14 Ellington to Fen Ditton scheme is a particularly notable example, although given its impact on the growth sites, it has been included in the Transport Thematic Package. The Highways Agency has consulted on a preferred route for the scheme and draft orders are expected in 2009. A public enquiry will follow, with completion programmed for 2015.
- 20.7 The growth of Ely, and other market towns within East Cambridgeshire District, is dependent on the development of a southern link road for Ely.
- 20.8 Insufficient or delayed utilities upgrades could also impede market town growth; the phasing and interdependencies section below gives more details of this.

Map



Source: http://www.cambridgeshirehorizons.co.uk/whats_going_on/

Outcomes

- 20.9 Growth in the market towns of Cambridgeshire will address the imbalance between jobs and homes across the county, improve affordability, and allow towns to become more sustainable local hubs for employment and leisure. For example, the regeneration of Wisbech will deliver substantial improvements to the historic waterfront and create jobs in one of the most deprived areas of the County.

Project List

- 20.10 Note that the A14 upgrades, Cambridgeshire Guided Busway and similar strategic projects are included in the Transport Thematic Package, due to their impact on all growth throughout the County. This list is subject to expansion when further information is available for Fenland and East Cambridgeshire District Councils.

Name of project	Rail Upgrades
Investment Category	Transport
Description	Improvements to St Neots station, area around Ely station, and March station.
Justification	To encourage sustainable transport use in the market towns as they grow, facilitate interchange between modes
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)

Delivery Lead	Network Rail
Status	TBC
Comments	
Name of project	Road Improvements (non-A14)
Investment Category	Transport
Description	A1 Buckden Roundabout improvement, A428 Caxton to A1 dualling, A142 Southern Link Road
Justification	Required to reduce congestion, facilitate increased passenger and freight movements on the railway, promote sustainable transport access, and mitigate the traffic impacts of growth.
Carbon Impact	Increased CO ₂ Emissions (likelihood that upgrades will generate additional journeys)
Delivery Lead	Highways Agency
Comments	
Name of project	Bus Improvements
Investment Category	Transport
Description	Improved bus services in the Cambridge to St Neots transport corridor, St Ives to Huntingdon bus priority measures, improvements to the A10 priority public transport
Justification	Promotion of more sustainable transport patterns, reduction in congestion
Carbon Impact	Decreased CO ₂ Emissions (expected to reduce car use)
Delivery Lead	TBC
Comments	
Name of project	HinchIngbrooke Hospital Improvements
Investment Category	Health
Description	Improvements to increase capacity of hospital, including upgrade of maternity wards
Justification	To allow for sufficient healthcare provision to accommodate growth
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	NHS Cambridgeshire
Comments	Programmed for March 2009.

Name of project	St Neots Creative Exchange Phase II
Investment Category	Economic Development
Description	Extension to Creative Industries incubator
Justification	Creative Industries are a priority sector in Huntingdonshire and Greater Cambridge. Phase I of the development is taking tenants already
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	Huntingdonshire District Council
Comments	
Name of project	High Value Manufacturing (HVM) campus and relocation of Huntingdonshire Regional College
Investment Category	Economic Development
Description	HVM campus incorporating HVM units alongside relocated Huntingdonshire Regional College at Hinchibrooke
Justification	HVM is a key sector in Huntingdonshire. The college will offer HVM related training courses
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	Huntingdonshire District Council
Status	Feasibility study required
Comments	
Name of project	Wisbech Innovation Park
Investment Category	Economic Development
Description	Low carbon innovation park in south west Wisbech employment area
Justification	Parcel of land adjacent to existing employment land and A47. Currently low availability of start-up facilities in Wisbech
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	Fenland District Council

Comments	
<hr/>	
Name of project	Lancaster Way Business Park
Investment Category	Economic Development
Description	Extension to existing successful park
Justification	Existing park reaching capacity. New investment needed in Ely to attract businesses and reduce high levels of out-commuting
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	East Cambridgeshire District Council
Comments	
<hr/>	
Name of project	Octagon Business Park
Investment Category	Economic Development
Description	Development of new business park on edge of Ely
Justification	Need to attract more businesses to Ely to maintain housing growth
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	East Cambridgeshire District Council
Comments	
<hr/>	
Name of project	Elean Data Centre Campus
Investment Category	Economic Development
Description	Improved utilities servicing of the site and expansion of the site to create data centre campus
Justification	Opportunity to develop existing employment site
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
<hr/>	

Delivery Lead	East Cambridgeshire District Council / BNB Developments
Comments	Planning application for data centre due in 2009
Name of project	Marine Sector Enterprise Hub
Investment Category	Economic Development
Description	Enterprise hub for marine sector at port of Wisbech covering 19 acres
Justification	A regional facility encouraging investment from companies from around the east coast. Currently limited supply of riverside land and premises
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	Fenland District Council
Comments	Boathouse incubator developed. Brownfield land awaiting development.
Name of project	South Fens Business Centre Phase II
Investment Category	Economic Development
Description	Second phase of development on land alongside existing business centre
Justification	Phase I of business centre fully let. New units needed for follow-on space for business expansion
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	Fenland District Council
Comments	At feasibility stage
Name of project	Ramsey Enterprise Centre
Investment Category	Economic Development
Description	New enterprise centre for Ramsey Northern Gateway
Justification	Need to develop units in Ramsey due to current under provision

Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	Huntingdonshire District Council
Comments	At feasibility stage
<hr/>	
Name of project	Relocation and new build of College of West Anglia
Investment Category	Economic Development
Description	Relocation of College of West Anglia including new buildings in March
Justification	Need for FE facility in March as part of growth of town
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	College of West Anglia
Comments	Awaiting funding, planning permission granted.
<hr/>	
Name of project	Fenland Engineering Skills Centre
Investment Category	Economic Development
Description	Development of engineering skills centre at Stainless Metal site, Chatteris
Justification	Need to provide craft priority sector specialist training centres
Carbon Impact	Neutral CO ₂ Emissions (unknown at this stage)
Delivery Lead	Fenland District Council
Comments	Centre being developed

Phasing and Interdependencies

- 20.11 Growth in St Neots may be restricted by lack of capacity on the A428. A report in September 2007 on the economic impact of the Caxton Common to A1/Black Cat Roundabout upgrade²¹ highlighted this dependency. Further development on the Loves Farm site beyond the existing planning permission cannot go ahead without improvements to the A428.

²¹ http://www.cambridgeshirehorizons.co.uk/documents/publications/reference/a428_upgrade.pdf

- 20.12 The Huntingdonshire District Council Local Infrastructure Framework has identified two ‘critical’ strategic infrastructure projects, defined as projects that would set growth back five years or more if they fail to come forward in expected timescales. These projects are the A14 Ellington to Fen Ditton scheme (by 2015) and reinforcement of electricity grid at Eaton Socon (by 2013). Were these not to come forward, the growth of St Neots in particular would be significantly restricted.
- 20.13 The Wisbech regeneration project will require significant public sector support, as well as a private developer partner. To date support from the Homes and Communities Agency and EEDA has been forthcoming, but if a committed private sector partner is not secured then the project will stall.

	2009	2010	2011	2012	2013	2014	2015	2016
Rail upgrades								
Non-A14 road upgrades								
Bus improvements								
Green corridors								
Hitchingbrooke Hospital improvements								
St Neots Creative Exchange phase II								
HVM campus/HRC relocation								
Wisbech Innovation Park								
Lancaster Way Business Park								
Octagon Business park								
Elean Data centre campus								
Marine Sector enterprise hub								
South Fens Business								

Centre phase II								
Ramsey Business centre								
Relocation and new build of COWA								
Fenland engineering skills centre								

**OVERVIEW AND SCRUTINY PANELS
(SOCIAL WELL-BEING)
(ENVIRONMENTAL WELL-BEING)
(ECONOMIC WELL-BEING)**

**3RD NOVEMBER 2009
10TH NOVEMBER 2009
12TH NOVEMBER 2009**

**WORK PLAN STUDIES
(Report by the Head of Democratic and Central Services)**

1. INTRODUCTION

- 1.1 The purpose of this report is to allow Members of the Panel to review their programme of studies and to be informed of studies being undertaken by the other Overview and Scrutiny Panels.

2. STUDIES

- 2.1 The Council has a duty to improve the social, environmental and economic well-being of the District. This gives the Overview and Scrutiny Panels a wide remit to examine any issues that affect the District by conducting in-depth studies.

- 2.2 Studies are allocated according to the Council's service areas which have been identified as follows:-

Social Well-Being

Housing
Community
Leisure Centres
Operations (part)
Democratic and Central Services (part)
People, Performance and Partnerships (part)

Environmental Well-Being

Environmental and Technical Services
Planning Services
Environmental Health
Operations (part)

Economic Well-Being

Information Management
Finance
Customer Service and Call Centres
Revenues
Democratic and Central Services (part)
Law, Property and Governance
People, Performance and Partnerships (part)
HQ/Accommodation

2.3 On going studies have been allocated between the Panels accordingly:-

STUDY	PANEL	STATUS
The processes involved in applying for community grant aid and the effectiveness of grant schemes.	Economic Well-Being	Annual report on those organisations supported by grants to be submitted to a future Panel meeting.
Provision of play facilities for young people across the District.	Social Well-Being	Working Group next due to meet with the Executive Councillor for Operational & Countryside Services on 28 th October 2009.
Car parking at Hinchingbrooke Hospital.	Social Well-Being	Investigations ongoing. Ms E Stubbs, representative of Cambridgeshire Link, will be attending the Panel's November meeting.
Tourism.	Economic Well-Being	Panel will consider looking at the wider implications of tourism.
The process for the determination of planning applications.	Environmental Well-Being	Investigations ongoing.

2.4 The following have also been identified by Members as possible future studies:-

Review of the incentives contained in the Council's Travel Plan.	Environmental Well-Being
The Council's future borrowing arrangements.	Economic Well-Being
Planning enforcement.	Environmental Well-Being
Waste disposal arrangements.	Environmental Well-Being
Management of capital projects by Environmental Management Section.	Economic Well-Being
The effect and cost implications of the loss of the Huntingdon Enterprise Agency.	Economic Well-Being
The employees performance development review process.	Economic Well-Being

The Creative Exchange, St Neots.	Economic Well-Being
Annual report on organisations supported through service level agreements.	Economic Well-Being
Financial reports on the District Council's Leisure Centres.	Economic Well-Being
Lessons learned from the Headquarters and other accommodation project.	Economic Well-Being
Industrial Units at Caxton Road, St Ives.	Economic Well-Being
Night time economy study (Hospital's perspective).	Economic Well-Being

3. RECOMMENDATION

3.1 The Panel is requested to note the progress of the studies selected.

BACKGROUND DOCUMENTS

Minutes and Reports from previous meetings of the Overview and Scrutiny Panels.

**Contact Officers: Miss H Ali, Democratic Services Officer
01480 388006**

**Mrs J Walker, Trainee Democratic Services Officer
01480 387049**

**Mrs A Jerrom, Member Development Officer
01480 388009**

This page is intentionally left blank

AREA OF REVIEW	DETAILS/COMMENTS
Title of Study (name of Working Group)	Development Management Process Working Group.
Appointing Panel	Overview and Scrutiny (Environmental Well-Being) Panel.
Members Assigned (including date Working Group appointed)	Councillors M G Baker, P Godley, M F Newman and J S Watt. Appointed by the Panel on 14 th July 2009.
Possible Co-Options to the Group	TBC
Interests Declared	None received.
Rapporteur	Councillor M G Baker
Officer Support	Roy Reeves, Head of Democratic and Central Services Jessica Walker, Trainee Democratic Services Officer
Purpose of Study / Objective (specify exactly what the study should achieve)	To investigate the process for the determination of planning applications and make recommendations where appropriate.
Rationale (key issues and/or reason for conducting a study)	Anecdotal evidence from Members of public concern over the pre-decision planning process.
Terms of Reference	The review will concentrate on the process leading to the determination of planning applications, not the decision making process itself or the merits of decisions. The intention will be to look at the practices and procedures from first enquiry by potential applicants to the preparation of an officer's final report and recommendations, involving pre-application advice, public consultation, plans and amendments, duration of the process and other related matters.
Links to Council Policies/Strategies	Link to Corporate Plan – To improve our systems and practices.

Methodology / Approach (what types of enquiries will be used to gather evidence)	Examination of available data; Interviews; Surveys.
External/Specialist Support	TBC
Existing Documentation	To be determined.
Evidence to be Obtained (e.g. witnesses, documents, site visits, consultation, research, etc)	Evidence to be obtained by the Democratic Services team, together with information from the Planning Division. Possible survey of sample of applicants. Consultation with Town and Parish Councils. Customer feedback & ombudsman investigations (if any). Comparison of processes with other authorities. Website Comparisons. Performance against Government Indicators. Availability of best practice advice and guidance. Cost effectiveness of process.

Reference Sites	Comparable local authorities.
Investigations	To be undertaken by officers supporting the Working Group.
Witnesses	Planning officers. Chairman of Development Management Panel.
Site Visits (if necessary) (where and when)	Likely to be unnecessary.
Meetings of the Working Group	Meetings held on Thursday August 6 th , Thursday September 10 th , Thursday 8 th October and Thursday 29 th October. Future meetings scheduled for Friday 20 th November, Thursday 3 rd December and Thursday 17 th December.
Costs (resource requirements, additional expenditure, time)	Officer time – both to provide support and to conduct research.
Possible Barriers to the Study (potential weaknesses)	None known at this stage.
Projected Timescale (Start and end times)	Start – July 2009 Completion of study expected December 2009.

**OVERVIEW AND SCRUTINY
(ECONOMIC WELL-BEING)
STUDY TEMPLATE**

AREA OF REVIEW	DETAILS/COMMENTS
Title of Study (name of Working Group)	Grant Aid Working Group
Appointing Panel	Overview and Scrutiny Panel (Economic Well-Being) Formerly Overview and Scrutiny Panel (Service Delivery)
Members Assigned (including date Working Group appointed)	Date Appointed: 3 rd July 2007 Councillors Mrs M Banerjee, P G Mitchell and J S Watt. In addition, former District Councillor D A Giles was appointed on to the Working Group and assisted with the investigations up until April 2008.
Possible Co-Options to the Group	None identified.
Interests Declared	None declared.
Rapporteur	Councillor P G Mitchell.
Officer Support	Miss H Ali, Democratic Services Officer, HDC Mr A Roberts, Scrutiny and Review Manager, HDC Mr S Plant, Head of Housing Services, HDC Mr F Mastrandrea, Policy and Enabling Officer, HDC Mr K Tayler, Private Sector Housing Officer, HDC Mr S Ingram, Head of Planning Services, HDC Mr R Probyn, Planning Policy Manager, HDC Mr I Leatherbarrow, Former Head of Policy and Strategic Services Dr S Lammin – Head of Environmental and Community Health Services Mr D Smith – Community Team Manager Mrs K Shaw – External Funding Officer
Purpose of Study / Objective (specify exactly what the study should achieve)	To undertake a review of the processes involved in applying for community grant aid and the effectiveness of grant schemes.
Rationale (key issues and/or reason for conducting a study)	The suggestion for the study emerged from the Panel's previous investigations into the Small Scale Environmental Improvements Scheme, where the recommendations arising from the study had been endorsed by the Cabinet and implemented by the Council.
Terms of Reference	As above, and additionally, the following:- <ul style="list-style-type: none"> • To identify the purpose of each scheme having regard to the Council's priority contained in Growing Success; • To investigate the criteria for assessing applicants' eligibility under each scheme; • To investigate the methods adopted to publicise the availability of grant funding; • To investigate the application process for each scheme; • To be informed of Officer/Member involvement during

**OVERVIEW AND SCRUTINY
(ECONOMIC WELL-BEING)
STUDY TEMPLATE**

	<p>the approval process; and</p> <ul style="list-style-type: none"> To investigate external sources of funding, specifically, the level of funding attracted by the Council and the application procedure.
Links to Council Policies/Strategies	<p>Link to Council Aim: To Maintain Sound Finances. Link to Community Am: Developing Communities Sustainably.</p>

ACTION BY WORKING GROUP	
Methodology / Approach (what types of enquiries will be used to gather evidence)	Discussions with all of the Officers within the Council previously identified.
External/Specialist Support	N/A
Existing Documentation	<p>Minutes and Reports of the meeting of the Overview and Scrutiny Panel (Service Delivery) – 3rd July 2007. 2006/07 – HDC Grant Aid News Release. 2008/09 HDC Capital Grant Aid News Release. Voluntary Sector Commissioning Report – Report by the Head of Environmental and Community Health Services. HDC CAB Commissioning Agreement Document. HDC Grants Award Information – Report by the Head of Financial Services. HDC Grant Application Handbook and Application Form ~ Capital and Revenue. Listed Building / Shopmobility / Shopfront / Transportation / Home Repairs / Voluntary Grants. HDC Grant Awards Scheme. Six Month Review of Capital and Revenue Grant Aid Awards 2008/09 – Report by the Head of Environmental and Community Health Services.</p>
Evidence to be Obtained (e.g. witnesses, documents, site visits, consultation, research, etc)	Discussions with all Officers identified above.
Reference Sites	HDC Website:- www.huntsdc.gov.uk
Investigations	As outlined above.
Witnesses	<p>As above and in addition the following Councillors:-</p> <p>Councillor Mrs D C Reynolds, Executive Councillor for Housing and Public Health. Councillor T V Rogers, Executive Councillor for Finance and Environment.</p>
Site Visits (if necessary) (where and when)	N/A
Meetings of the Working Group	<p>24th October 2007. 1st February 2008. 20th March 2008. 26th March 2008.</p>

**OVERVIEW AND SCRUTINY
(ECONOMIC WELL-BEING)
STUDY TEMPLATE**

	9 th April 2008. 7 th May 2008. 24 th July 2008. 24 th October 2008.
Costs (resource requirements, additional expenditure, time)	Officer time – both to provide support and conduct research.
Possible Barriers to the Study (potential weaknesses)	None currently identified.
Projected Timescale (Start and end times)	Start: January 2009 End: July 2009.

This page is intentionally left blank

**OVERVIEW AND SCRUTINY
(SOCIAL WELL-BEING)
STUDY TEMPLATE**

AREA OF REVIEW	DETAILS/COMMENTS
Title of Study (name of Working Group)	Provision of Play Facilities Across the District Working Group
Appointing Panel	Overview and Scrutiny Panel (Social Well-Being) Formerly Overview and Scrutiny Panel (Service Delivery)
Members Assigned (including date Working Group appointed)	Date Appointed: 3 rd March 2009. Councillors J D Ablewhite and P G Mitchell. Councillors Mrs P A Jordan and R J West were later appointed onto the Working Group in June 2009. Councillor J D Ablewhite assisted with the study up until June 2009.
Possible Co-Options to the Group	None identified.
Interests Declared	Councillor P G Mitchell declared a personal interest into the study due to his involvement with the Stilton Skate Park Project.
Rapporteur	Councillor P G Mitchell
Officer Support	Miss H Ali, Democratic Services Officer, HDC Mr A Roberts, Scrutiny and Review Manager, HDC Mr R Ward – Head of Operations, HDC Mr J Craig, Service Development Manager, HDC
Purpose of Study / Objective (specify exactly what the study should achieve)	To investigate the provision of play facilities across the District, with a view to making recommendations on achieving an even distribution of facilities across the District and on meeting the ongoing revenue costs associated with such facilities.
Rationale (key issues and/or reason for conducting a study)	Raised as potential study area by Councillor P G Mitchell due to the current problems experienced at Stilton. Further information obtained from the Head of Operations and Panel concluded that due to the inconsistencies with the distribution of facilities across the District, a study should be undertaken.
Terms of Reference	As above.
Links to Council Policies/Strategies	Link to Community Aim: Developing Communities Sustainably. In particular, the objective to enable the provision of the social and strategic infrastructure to meet current and future needs. Link to Community Aim: Safe, Vibrant and Inclusive Communities. In particular the objective to reduce anti-social behaviour and ensure that people feel safe.

**OVERVIEW AND SCRUTINY
(SOCIAL WELL-BEING)
STUDY TEMPLATE**

ACTION BY WORKING GROUP	
Methodology / Approach (what types of enquiries will be used to gather evidence)	Information from the Head of Operations.
External/Specialist Support	N/A
Existing Documentation	Provision of Leisure Facilities for Young People – Report by the Head of Operations. Minutes of the meeting of the Overview and Scrutiny Panel (Service Delivery) – 3 rd March 2009.
Evidence to be Obtained (e.g. witnesses, documents, site visits, consultation, research, etc)	Further discussions with the Head of Operations and Executive Councillor for Operational & Countryside Services.
Reference Sites	N/A
Investigations	As outlined above.
Witnesses	Mr R Ward, Head of Operations Mr J Craig, Service Development Manager Councillor C R Hyams, Executive Councillor for Operational and Countryside Services.
Site Visits (if necessary) (where and when)	None currently identified.
Meetings of the Working Group	First meeting held 30 th April 2009. Second meeting held on 13 th August 2009. Third meeting held 28 th October 2009.
Costs (resource requirements, additional expenditure, time)	Officer time – both to provide support and conduct research.
Possible Barriers to the Study (potential weaknesses)	None currently identified.
Projected Timescale (Start and end times)	Start: March 2009 End: Unknown.

Panel Date	Decision	Action	Response	Date
<p>13/01/09</p> <p>14/07/09</p>	<p><u>Heavy Goods Vehicle Parking In The District</u></p> <p>The outcome of discussions at the first meeting of the three county group to be reported.</p> <p>The Panel suggested that the problem of HCVs parking in the District had not been resolved by the re-opening of Alconbury Truck Stop.</p>		<p>The County Council are developing a County advisory route network for HCVs, which they will be consulting the District Council on.</p> <p>Alconbury Truck Stop re-opened in the first-half of 2009. At present, the former Motel and associated facilities remain out of use.</p> <p>The Countywide HCV Advisory Route Network is now in the process of being developed, it is likely to be reported to joint lead Members by the end of 2009, and will be followed by a wider review of County HCV policy.</p>	
<p>08/07/08</p> <p>14/07/09</p>	<p><u>Petition By St Audrey Lane Area Residents, St Ives</u></p> <p>Representatives from Anglian Water in attendance at Panel's July meeting. Requested that an update be provided in 6 months time and that residents be informed of the outcome of their investigations.</p> <p>The Customer Response Manager to be invited to attend a future meeting to discuss progress which has been made since Anglian Water's attendance at the Panel meeting in July 2008.</p>	<p>Email requesting update sent</p> <p>Letter sent 07/08/09</p>	<p>CCTV survey of St Audrey Lane and Pig Lane Surface Water sewer completed. Funding now available to Jet Sewer – will be carried out shortly.</p>	<p>Agenda Item 11</p>

Panel Date	Decision	Action	Response	Date
08/09/09	Response received from Anglian Water which outlines the progress made since they last attended a meeting of the Panel. The letter has been circulated by email to all Panel Members.	Email sent inviting the Customer Response Manager to attend the Panel meeting in November.	The Collection Manager has advised that he will not be attending the November Panel meeting, he has requested a list of questions which he will endeavour to respond to for the November Panel meeting.	
13/10/09	The Panel discussed Anglian Water's response.	A list of questions was sent to Anglian Water's Customer Response Manager on 26/10/09.	Response awaited.	
14/07/09	<p><u>Cycling In Huntingdonshire</u></p> <p>Members requested an update from the Transportation Team Leader.</p>	<p>Following the AJC report of July 2008, the top five schemes approved for further development have been progressed, based on available staff resources/funding.</p>	<p>The Panel may wish to direct its comments specifically to the County Council in order to gain an update and any feedback or progress on this issue.</p>	
08/09/09	Members requested an update as to the current situation with the cycling review and required further information with regards to the cycle way planned alongside the St Ives guided bus way.	The cycling review is still to be undertaken. The guide way is part of the County Council Transport and Works Act consent and is outside the direct control of this Council.		
13/10/09	Members requested an update on the Perry village cycle route.	The status of this scheme is unchanged, it is at the development stage pending further meetings with Anglian Water and other partners.		

Panel Date	Decision	Action	Response	Date
13/10/09	Members questioned whether the dual use of footpaths for pedestrians and cyclists could be considered.	The current market town transport strategies allow for the development of cycling and walking schemes as either segregated routes or as shared/dual routes and there are many examples across Huntingdonshire where dual cycle routes have been implemented as part of agreed action plans. Such options are covered by national guidance and design standards so it is not an issue of considering this pending funding for cycleways, the delivery of these being available now.		
08/09/09	<p><u>Adoption of Roads and Sewers</u></p> <p>The report of the Working Group was considered by the Cabinet.</p>		The Cabinet requested that the Panel revisit this study once the extent is known of the sewers not under the responsibility of Anglian Water and following the implementation of the government initiative referred to in paragraph 4.10 of the report. The Scrutiny and Review Manager was requested to lobby the local government association to seek the powers of the Highways Authority with regard to the road adoption process.	

Panel Date	Decision	Action	Response	Date
13/05/09	<p><u>Corporate Plan – Growing Success</u></p> <p>Councillors P M D Godfrey and D Harty appointed to Corporate Plan Working Group.</p>	<p>Quarterly reports submitted to all Overview & Scrutiny Panels</p>		
<p>13/05/09</p> <p>08/09/09</p>	<p><u>Local Area Agreements</u></p> <p>Councillor P M D Godfrey appointed to Joint Accountability Committee. Substitute Members to be appointed in consultation with the Head of Democratic and Central Services.</p> <p>Minutes of future meeting of the Joint Accountability Committee should be circulated to all Panel Members.</p>	<p>The Scrutiny and Review Manager has undertaken to include future Minutes of Joint Accountability Committee meetings on the Work Plan Studies reports.</p>		
10/02/09	<p><u>Monitoring Of Section 106 Agreements</u></p> <p>The report endorsed for consideration by the Cabinet.</p>	<p>Report considered by the Cabinet.</p> <p>To be pursued when the implications of</p>	<p>The Cabinet endorsed the recommendations and resolved that the Section 106 working group be invited to consider the likely effects of the introduction of the Community Infrastructure Levy and make recommendations on processes to implement the system.</p>	

Panel Date	Decision	Action	Response	Date
		the Community Infrastructure Levy become more apparent.		
14/04/09	<u>Regional Scale Settlement Study</u> The Head of Planning Services attended to give an update.	The Panel endorsed a recommendation that the District Council should adopt the six principles suggested when responding to the EERA proposal.		April 2009
14/07/09	<u>Great Fen Project</u> The Great Fen Collaboration Agreement was considered by the Panel. All Scrutiny Members were invited. The comments of the panel were passed to the Cabinet for their consideration.	The Great Fen Collaboration Agreement was considered by the Cabinet on 23 rd July 2009.	The Cabinet resolved that the principal of entering into a collaboration agreement in respect of the Great Fen project for a renewable five year fixed term be approved.	
08/09/09	The Great Fen Master Plan was considered by the Panel. All Scrutiny Members were invited. The comments of the Panel were passed to the Cabinet for their consideration.	The Great Fen Master Plan was considered by the Cabinet on 17 th September 2009.	The Cabinet approved the Great Fen Master Plan as a basis for public consultation, and requested that Peterborough City Council and Cambridgeshire County Council be formally consulted on the master plan with a view to them eventually becoming partners.	

Panel Date	Decision	Action	Response	Date
15/05/09	<p><u>'Green House' Project</u></p> <p>The Corporate Plan Working Group requested submission of a report on the 'green house' project to be submitted to a future Panel meeting.</p>	Request submitted to the Head of Environmental Management.	A report will be presented to a future meeting of the Panel.	TBA
13/10/09	<p><u>The Place Survey</u></p> <p>Having noted the aspects which had been identified by respondents as being most in need of improvement in the District, Members requested a break down by ward level of the responses relating to activities for teenagers and public transport. The Panel also requested the results at ward level for NI 4 – the percentage of people who agreed that they could influence decisions in their locality.</p>	Request submitted to the Policy and Strategic Services Manager.	Response awaited.	
13/11/07	<p><u>Forward Plan</u></p> <p>Parish Plans and Local Plan Policy Circulate report when this becomes available.</p>			TBA
08/07/08	<p>Developer Contributions SPD Requested that the report should be considered at a future meeting of the Panel.</p>			Jan 2010
14/10/08	<p>A14 Statutory Orders – Consultations Requested that the report should be considered at a future meeting of the Panel.</p>			Dec 2009

Panel Date	Decision	Action	Response	Date
09/06/09	<p>Site Options Gypsy and Travellers Development Plan Document Requested that the report should be considered at a future meeting of the Panel.</p>			Jan 2010
09/06/09	<p>Huntingdon West Area Action Plan Requested that the report should be considered at a future meeting of the Panel.</p>			Nov 2009
14/07/09	<p>County Wide and Integrated Development Programme and Tariff Requested that the report should be considered at a future meeting of the Panel.</p>			Nov 2009
14/07/09	<p>Development Management Submission Document Requested that the report should be considered at a future meeting of the Panel.</p>			Jan 2010

This page is intentionally left blank

Decision Digest

Edition 98

Monthly summary of the decisions taken at meetings of the Council, Cabinet, Overview & Scrutiny and other Panels for the period 5th October – 27th October 2009.

THE PLACE SURVEY

The Overview and Scrutiny Panels have received a presentation on the findings of The Place Survey which is designed to capture local people's views, experiences and perceptions about the area in which they live. The form of the Survey in terms of its timing and the questions asked are closely prescribed by the Department for Communities and Local Government.

The Panels have noted that for a majority of National Indicators, Huntingdonshire exceeds the figures for both the County and for the National context. Attention has been drawn to areas identified by respondents as having the most need of improvement in Huntingdonshire, namely activities for teenagers, road and pavement repairs, public transport, traffic congestion and shopping facilities. In acknowledging the limits of the information presented on the improvement areas, the Panels have noted plans to obtain further qualitative data in these areas through a series of focus groups. All Overview and Scrutiny Panels will consider a report on the findings from the focus groups in three months time.

The Environmental Well-Being Panel has specifically requested for the results to be broken down to ward level in relation to activities for teenagers and public transport as well as the

percentage of people who agreed they can influence decisions in their locality.

The Economic Well-Being Panel has identified the need for better shopping facilities as a potential study area and a scoping report to this effect has been requested.

REVIEW OF ONLINE PETITIONS

The Overview and Scrutiny Panel (Social Well-Being) has been acquainted with details of online petitions received since the facility was introduced to the Council's website via the Modern.Gov software system in July 2008. Whilst it has been evident that the launch of the facility generated initial interest in the use of online petitions, the Panel has registered concern at the low level of use of the facility. Nevertheless, Members are of the view that it will become a more popular method of public engagement in the future. In the meantime, it has been suggested that online petitions might be used proactively by the Council for consultation purposes. The feasibility of this is to be investigated.

APPOINTMENT OF CO-OPTED MEMBERS TO THE OVERVIEW AND SCRUTINY PANELS

The Overview and Scrutiny Panels have been acquainted with progress towards the appointment of independent Members to the Overview and Scrutiny Panels. Having noted the

terms of a Scheme of Co-option, the Head of Democratic and Central Services has been authorised to convene an Appointments Panel for each of the Overview and Scrutiny Panels. A programme of publicity designed to generate expressions of interest in joining the Panels from members of the public is currently being undertaken.

PROVISION OF PLAY FACILITIES FOR YOUNG PEOPLE

The Provision of Play Facilities Working Group has submitted preliminary findings on its work to the Overview and Scrutiny Panel (Social Well-Being). The Working Group was previously tasked with making recommendations on achieving an even distribution of play facilities across the District and on how the ongoing revenue costs associated with such facilities might be met.

The Panel has considered a number of options identified by the Working Group, which might achieve the study's objectives. The Working Group has been requested to meet with the Executive Councillor for Operational and Countryside Services to discuss them before proceeding further with the study.

HUNTINGDON TOWN HALL – THE WAY FORWARD

The Cabinet and the Overview and Scrutiny Panel (Economic Well-Being) have been acquainted with the conclusions reached by E W Consultancy Ltd following investigations into the future use of Huntingdon Town Hall.

The Overview and Scrutiny Panel (Environmental Well-Being) have concurred with the suggestion that the Town Hall should be used for public

good but, at the same time, generate revenue to meet the ongoing cost of maintenance. In noting the financial implications of the proposals, potential sources of funding and possible transfer of the building to a Building Preservation Trust, the Panel has raised the possibility of a potential transfer of the Town Hall to Huntingdon Town Council in the form of an asset swap.

In considering the proposals put forward by E W Consultancy Ltd, the financial implications and the deliberations of the Overview and Scrutiny Panel (Economic Well-Being) the Cabinet has-

- ◆ agreed to establish a building preservation trust;
- ◆ agreed in principle to the transfer of ownership of the freehold of Huntingdon Town Hall to an appropriate building preservation trust when a viable long-term solution has been identified through an options appraisal;
- ◆ agreed to provide project management support to the building preservation trust until it is established and can provide its own project management arrangements;
- ◆ suggested that possible building preservation trustees be investigated;
- ◆ endorsed steering group arrangements in the short term;
- ◆ endorsed the development of terms of reference for the steering group and the organisations to be invited;
- ◆ agreed to consider initial start-up funding needed for matched funds for the optional appraisal;
- ◆ defer consideration of the question of long-term revenue funding for the building at the present time;

- ◆ defer consideration of a recommendation by the consultants to continue discussions with Her Majesty's Court Service on lease surrender on the basis that this is premature at the present time;
- ◆ supported the possibility of investigating the transfer of the freehold of the building to Huntingdon Town Council in exchange for land currently owned by them; and
- ◆ requested that further reports addressing this matter be submitted to future meetings of the Cabinet.

LOCAL PROCUREMENT

The Overview and Scrutiny Panel (Economic Well-Being) has referred two reports of meetings of the Local Procurement Working Group to the Local Strategic Partnership's Economic Prosperity and Skills Thematic Group.

OVERVIEW AND SCRUTINY PANEL (SOCIAL WELL-BEING) - PROGRESS

The Overview and Scrutiny Panel (Social Well-Being) has appointed Councillor R J West as the Panel's representative to meet with the local branch of the Care Quality Commission to discuss Members concerns about the Commission's Enforcement Policy.

The Panel will consider NHS Cambridgeshire's consultation on Primary Care Out of Hours Services at their December meeting. A local event hosted by NHS Cambridgeshire will be held on 30th November 2009, details of which have been circulated to all Members. Following this event, the Panel will formulate its comments for submission to NHS Cambridgeshire.

OVERVIEW AND SCRUTINY PANEL (ENVIRONMENTAL WELL-BEING) - PROGRESS

The Overview and Scrutiny Panel (Environmental Well-Being) has been invited to raise questions for consideration by Anglian Water on the problems of flooding at St Audrey's Lane in St Ives. Anglian Water has indicated that they are no longer prepared to attend a meeting of the Panel in person on this subject.

DEVELOPMENT APPLICATIONS

The Development Management Panel has considered a total of 18 applications of which 12 were approved and 6 refused.

MONITORING OF SECTION 106 AGREEMENTS (PLANNING OBLIGATIONS)

In accordance with the outcome of the Overview and Scrutiny Study on Section 106 Agreements, the Development Management Panel has noted, for the first time, information on the receipt and expenditure of Section 106 funds and an overview of benefit expected from development which has yet to commence and where trigger points for collection have yet to be reached. The report was previously submitted to the Section 106 Agreement Advisory Group where enquiries in relation to the progress of specific schemes had been raised.

FINANCIAL MONITORING - REVENUE BUDGET

The Cabinet has noted the expected revenue budget variations already identified in the current year. Some concern has been expressed over the increasing cost to the Council of concessionary fares and the likely implications of the guided bus scheme given Cambridgeshire County Council's decision not to charge for parking at the new park and ride site in St Ives. Executive Councillors feel that this could have a detrimental effect on town centre parking with motorists switching

to the availability of free parking given the close walking distance of the park and ride site to the town centre. The Cabinet has concurred with a suggestion that the Leader and the Chief Executive raise the matter with their counterparts at the County Council.

CAPITAL PROGRAMME MONITORING - 2009/2010 BUDGET

The Cabinet has been acquainted with variations in the capital programme in the current year. In discussing cost variations and timing changes to 2010/11, the Cabinet has welcomed forecast savings amounting to £1,423,000 in the current year.

NEW STARTER UNITS, CAXTON ROAD, ST. IVES

The Cabinet has agreed to release the funding from the Medium Term Plan for the development of the former depot at Caxton Road, St. Ives as new industrial and commercial premises. The scheme will provide a flexible, mixed development of work spaces and small offices for new and small businesses and will achieve the targets set out in the Council's corporate plan and the Environmental Strategy.

At the same time, the Cabinet has authorised the Director of Central Services to accept an offer of capital funding from Cambridge County Council amounting to £150,000 for the scheme, subject to the agreement of the partnership terms.

SAFETY ADVISORY GROUP

Councillor P H Dakers has been replaced by Councillor P L E Bucknell on the Safety Advisory Group.

EUROPEAN SERVICES DIRECTORATE

The Licensing Committee has noted the changes resulting from the implementation of an EU Services Directive requiring the introduction of a system to allow service providers in the EU to apply for, vary and pay for certain licences and permits on-line by 28th December 2009. The implications of the Directive would apply equally to the licences and permits within the remit of the Licensing Committee and Licensing and Protection Panel.

GAMBLING ACT 2005 - STATEMENT OF PRINCIPLES

The Head of Democratic and Central Services has been authorised, following consultation with the Chairman and Vice-Chairman of the Licensing and Protection Panel, following a public consultation, to make changes to the draft Statement of Principles, under the provisions of the Gambling Act 2005. The Statement has been revised to take into account the latest guidance issued by the Gambling Commission. The Panel has invited Cabinet and Council to approve the statement of principles.

THE JOINT AIR QUALITY ACTION PLAN

The Licensing and Protection Panel has been acquainted with progress of the statutory Air Quality Review and Assessment process and has authorised the publication of the joint Air Quality Action Plan, which propose actions to be taken in pursuit of the national air quality objectives. The plan has been developed in conjunction with Cambridgeshire City Council and South Cambridgeshire District Councils due to the similarities in air quality issues.

THE OZONE DEPLETING SUBSTANCES (QUALIFICATIONS) REGULATIONS 2009 AND THE FLUORINATED GREENHOUSE GASES REGULATIONS 2009

The Licensing and Protection Panel has delegated authority to appointed Officers to enforce the provisions of two new sets of regulations designed to prevent climate change through the regulation of ozone depleting substances and reduction of the emissions of fluorinated greenhouse gases, which has been used as a replacement for ozone deleting substances, but which were now themselves being phased out.

HEALTH AND SAFETY AND FOOD SAFETY ENFORCEMENT POLICIES

Members of the Licensing and Protection Panel approved the adoption of policy statements for health and safety and food safety enforcement, which was revised to comply with recent changes in legislation.

SCORES ON THE DOORS UPDATE

Members of the Licensing and Protection Panel have been advised of the success of the Council's food hygiene rating scheme "Scores on the Doors" which was launched in 2008. The scheme was popular with both businesses and consumers and helped in improving standards resulting in the need for reduced enforcement.

ENFORCEMENT POLICIES

The Licensing and Protection Panel has authorised the delegation to appointed Officers, the review of enforcement policies and implementation of any future changes needed to reflect the requirements of the Regulatory Enforcement and Sanctions Act 2008. This is an important element in delivering the Government's commitment to the implementation of

the Hampton agenda on regulatory reform and the reduction of the burden on businesses. The Act also sought to establish a Primary Authority Scheme to improve consistency of advice and enforcement which would prove resource intensive for those Councils nominated by businesses to be there for primary authority.

HEALTH PROTECTION REGULATIONS

The Licensing and Protection Panel has noted the draft regulations produced by the Department of Health implementing a modernisation process for infectious disease notifications and control as a result of changes introduced by the Health and Social Care Act 2008. The Regulations introduce new powers and responsibilities for local authorities to allow for an appropriate response to public health threats. This may lead to the provision of services for people made housebound as a result of a public health order. A consequence of the legislation would be significant legal and human rights implications with safeguard of a magistrate's order when applying restrictions.

HACKNEY CARRIAGE AND PRIVATE HIRE DRIVERS' CRIMINAL CONVICTIONS

The Licensing and Protection Panel noted the requirement for hackney carriage and private hire driver's licence applicants who resided outside the UK at any time over the previous five years to apply for a 'statement of good conduct' from the relevant embassy or police force. The usual Criminal Records Bureau check that was required in order to determine whether an applicant was a "fit and proper person" to hold a licence would only reveal convictions from a UK court.

HACKNEY CARRIAGE AND PRIVATE HIRE VEHICLE CONDITIONS

The Licensing and Protection Panel has approved the licensing of vehicles converted to run on liquefied petroleum gas and the inclusion of additional licensing conditions in the schedules of licensing conditions for hackney carriage and private hire vehicles to cover such vehicles.

LAP DANCING

Although there are currently no such clubs in the District, the Panel has been alerted to impending legislation which would introduce a requirement for lap dancing clubs to be licensed by the Council. The Policing and Crime Bill was likely to be enacted shortly and would define lap dancing clubs and similar establishments as sex encounter venues, requiring licensing as sex establishments under the Local Government (Miscellaneous Provisions) Act 1982.