

ANNEX 1

ST IVES WEST URBAN DESIGN FRAMEWORK

RESPONSES

1 – action taken

2 – not within the remit of this document

3 – no action taken

Respondent	Resp no.	Address	Comm No.	Comment	Response	Action
Martin Page	1	Barford + Co, 17 Church Street, St Neots	1	Para 1.1 refers to technical information on the landscape gap and landscape assessments in support of the Peripheral sites study. Request copy.	Copy of relevant material supplied	3
Michael Utley	2	no details	2	Insufficient publicity	Extent of publicity detailed in attached report. A high level of consultation has taken place.	3
Cllr C. Stephens	3	HDC	3	Insufficient consideration of ecological issues	Text added. See annex 2.	1
C. Butterworth	4	Rose Cottage, Thicket Road, Houghton	4	Development will swallow up Houghton & Wyton.	Given the existing allocation of these three sites, the intention of this document is to avoid this occurrence.	3
			5	Impact on landscape and land use – reduction of perceived value of area.	The UDF intends to secure development with minimum impact on the area's value.	3
			6	Environmental laws, policies and objectives being overridden	Not accepted. The sites have been allocated through the Local Plan process and future applications will be assessed against all relevant statutory criteria.	3
			7	Safety of people and property ignored, with reference to existing and increased public usage of the Thicket	Not accepted. The usage of the Thicket is likely to increase but this will increase natural surveillance of the area	3
			8	Highway issues are a nonsense	The views of the Highway Authority have informed the proposals to ensure suitable and safe solutions	3
Development	5	Planning Services	9	1.1 change 'three allocated sites' to 'three	Text amended	1

Control Manager				residential development sites'		
			10	1.1 change 'wider level' to 'strategic level'	Text amended	1
			11	1.1 change 'at a specific level' to 'more specific'	Text amended	1
			12	1.1 change 'interlinked with' to 'supported by'	Text amended	1
			13	1.1 add 'nature and quality of the' to 'landscape gap'	Text amended	1
			14	1.3 add 'previous' to 'proposals'	Text amended	1
			15	1.3 add 'for the council ' to Landscape Design Associates.	Text amended	1
			16	2.1 change 'produced' to 'proposed'	Text amended	1
			17	5.0 change to 'preserve a significant gap'	Text amended	1
			18	5.0 change 'adequate' to 'appropriate'	Text amended	1
			19	5.1 change to 'more clearly define'	Text amended	1
			20	5.2 change 'gap can perform its function' to 'landscape setting of the sites is effectively enhanced.'	Text amended	1
Mr and Mrs Middleditch	10	2 Bury Close	21	Loss of trees and hedgerows in Houghton Road unacceptable.	The UDF seeks to promote the importance of the greenery and secure its maximum retention. Where tree loss is unavoidable, replacement planting will be secured	3
			22	Increased volumes of traffic	The Highways Authority is satisfied that the additional volumes of traffic will not exceed the capacity of the road system in this area	3
			23	By-pass and improvements to A14 required	The Highways Authority is satisfied that the additional volumes of traffic generated by these developments will not exceed the capacity of the road system in this area. Improvements to the A14 are not within the remit of this study	3
Steven Bird	9	1 Farm Close, Houghton	24	Increased traffic on A1123 – particularly east to west movements	The Highways Authority is satisfied that the additional volumes of traffic will not	3

					exceed the capacity of the road system in this area	
			25	Access from Houghton will be even harder	The Highways Authority do not consider that additional measures are required as part of these proposals	3
			26	Landscape gap will not be preserved by placing 3 developments in it.	Not agreed. The purpose of the Framework is to ensure that the three sites can be developed within the context of the landscape gap.	3
			27	Further in-filling will be likely. Clear declaration against further such development should be made.	It is the clear intention of this document to protect the landscape gap that remains once these allocated sites have been developed.	3
Joe Slade	8	13 Victoria Crescent, Houghton	28	Access onto A1123 from Houghton is dangerous and requires ungrading	The Highways Authority do not consider that additional measures are required as part of these proposals	3
			29	Improvement needed to Thicket Path	Improvements are proposed in the document	3
J. Armstrong	7	4 Farm Close, Houghton	30	Increased traffic on A1123	The Highways Authority is satisfied that the additional volumes of traffic will not exceed the capacity of the road system in this area	3
			31	Effect of water run-off	The details of water management and associated works will be scrutinised alongside future, detailed proposals.	1
			32	Risk of ribbon development between St Ives and Houghton	The UDF promotes the open character of this area to resist future in-filling	3
			33	Increased risk of accidents at Sawtry Way junction	There is a proposal to deal with this issue – it will be funded as part of the transport improvements resulting from these developments .	3
			34	Suggest obligatory 50mph limit down Houghton Hill to reduce noise and improve road safety	The Highways Authority do not consider that additional measures are required as part of these proposals. However, this issue has been passed to CCC for their	3

					consideration	
Mr S Hampton	6	16 Victoria Crescent, Houghton	35	Landscape gap will be ruined by encroachment of this and future infill development	The UDF promotes the open character of this area to resist future in-filling	3
			36	Bus lanes would scar landscape	The provision of the bus lane will incur additional land-take but it is planned to be provided by the County Council as Highway Authority. The UDF seeks to reduce the negative effects of the bus lane and ensure that mitigation is provided	3
D. R Huntingford	11	Hedgefield, Splash Lane	37	Pedestrian crossings needed at other points along A1123.	The Highways Authority do not consider that additional measures are required	3
Martin Page	12	Barford + Co, 17 Church Street, St Neots	38	References to technical information on the landscape gap should be omitted as the material has not been the subject of any form of public consultation or scrutiny.	Reference omitted	1
			39	Para 1.2 The study area includes the three allocated sites, evidently not the landscape gap itself?	Noted. Figure 1.2 will be amended to include wider landscape gap as part of the study area.	1
			40	Para 1.3 reference to Peripheral Sites Study. If this has had a bearing on the preparation of the UDF then the relevant references should be included in the document	The peripheral sites study is technical work undertaken in support of the future LDF. There are no specific references to this document in the UDF. The general reference is provided only as information on other work being undertaken.	3
			41	Para 2.1 refers to net housing area. The document should explain how this area has been calculated.	The 'net' housing area was determined by the Inspector at the local planning inquiry and reflects the area for structural landscaping. As such, reference should be made to the Inspector's decision and the Plan Alteration.	3
			42	Para 2.1 refers to density on Houghton Grange site at 20 dw/ha. Is this reasonable	The density stipulation was determined by the Inspector at the local planning	3

				given the Council's housing mix policy?	inquiry. The figure of 20 dwellings/ha was determined by the character of the site. Any deviation from this figure would be considered in the same context.	
			43	Para 2.2 reference to Area of Best Landscape should be omitted as it no longer exists in the Structure Plan and is contrary to advice in PPS7.	Agreed. Omit references	1
			44	Para 2.2 refers to County Wildlife site. Can we assume that the proposals for public access through the site has been considered by the County Wildlife Trust?	The graphic in figure 4.4 is indicative only. Nevertheless, the footpath link heading westwards adjoining the Thicket has been re-located to link directly with the existing footpath.	1
			45	Para 2.3 – typo, amend 'affesting' to 'affecting'	Correct error	1
			46	Para 3.2 – How will the proposals to provide a speed limit and a gateway calming feature up to Sawtry Way be secured?	The provision of the speed limit and gateway feature are for the consideration of the Highway Authority	3
			47	Para 3.2 – provision of bus lane will undoubtedly impact on character of Houghton Road. The intention to protect the 'green corridor' needs to be reviewed	Not agreed. It is acknowledged in 3.2 that some vegetation will be lost but it remains a principle of the UDF to protect the green corridor as much as possible.	3
			48	Para 3.2 – bus service. If this can be justified, the document should provide the justification and explain how it is to be secured.	Omit reference to improved bus service	1
			49	Para 4.1 amend 'ordinance' to 'ordnance'	Error corrected	1
			50	Para 4.1, 4.2 and 8.1 – the area of wetland referred to has no particular merit as a habitat.	Omit reference to wetland	1
			51	Para 4.5 and figure 4.3 – question the alignment of the proposed footpath from Houghton Road to Thicket Path. This will need to zig-zag to accommodate gradient.	The graphic is indicative showing an intended principle, not an exact route	3
			52	Path could cross the County Wildlife Site.	The route of the path shown in figure 4.4	3

					is indicative. The path could run through the wildlife site if agreement was reached.	
			53	Clarify that alignment of links in Figure 4.4 are illustrative only	Agreed. Text added: 'alignment of links is indicative only'	1
			54	Para 5.2 – query the necessity to reinforce perimeter screening. Para 8.1 contradicts this.	Agreed. There may be some requirement to reinforce screening along the north edge if affected by footway-cycleway alignment and along the new access road area. There may also be a requirement to replace any dead, dying or dangerous trees elsewhere. Text altered to clarify. See annex 2	1
			55	Para 5.2 – restriction of development to the north of the Grange is unreasonable. Development to the east and west should also be permitted. The Director's House could be refurbished	Not agreed. The text does not preclude development to the east and west, as long as it does not project south of the Grange itself.	3
			56	Para 8.1 and 8.2 – contradictory statements regarding replacement of side wings of Grange.	Agreed. Text amended. See annex 2	1
			57	Para 8.4 – the land to the south of the Grange should be retained as private area for occupants of the house, either as single or multiple occupancy. It should not be public open space.	Agreed, but no text changes needed	3
			58	Figure 8.4 – this requires more explanation	Not agreed. The graphics relate to the text bullet points – no key needed.	3
				Para 8.3 – repeated reference to wetland area and screen planting	Omit reference to wetland	1
			59	Para 8.5 and figure 8.5 – northern part of site is more suited to higher densities. Increasing density around the avenue and the Grange is at odds with the need to protect spaciousness in these areas	Not agreed. High density can be achieved in a number of ways without reducing 'spaciousness'. As the illustrative plan in Figure 8.6 shows, larger blocks can achieve the density	3

					without affecting overall spaciousness.	
Martin Page	13	Barford + Co, 17 Church Street, St Neots	60	How will 40mph limit and gated calming feature near Sawtry Way be secured?	The provision of the speed limit and gateway feature are for the consideration of the Highway Authority	3
			61	Improvements to Sunday bus services have not featured in S106 negotiations	Omit references to bus service	1
Richard Allen	14	36 Tenterleas	62	Affordable housing provision should be increased to 50% to meet Structure Plan requirements	Not agreed. HDC policy requires 29%	3
			63	Not clear where affordable provision will be located	Agreed. Text on this issue will be clarified. See annex2	1
			64	Replace 'pepper-potted' with 'distributed throughout'.	Agreed. Text amended.	1
			65	Para 6.6 and others – omit suggestion that only those in affordable housing should walk, cycle, bus.	Agreed. Text omitted.	1
			66	Reference should be made to market mix policy	Agreed. Reference added	1
			67	Childrens' play facilities should meet National Playing Fields Association Standards	Agreed but specific reference not required here	3
			68	Reference to removal of hedges to provide bus lane is premature. Land could be taken on north side.	Not agreed. Land-take on the north side would also affect hedgerows and trees, and there could be less opportunity to provide replacement planting due to limited front garden depths.	3
Mrs P. Mules	15	53 Elm Drive	69	Object to new houses	The three sites are already allocated for housing in Local Plan Alteration.	3
			70	Increased traffic on 1123 and A14.	There will be additional traffic on these roads as a result of development. However, the Highway Authority is advising on what changes to the layout of the roads will be required to cater for these additional vehicles.	3
			71	Housing better at top of Hill Rise	The three sites are already allocated for housing.	3

			72	Housing should only be built on existing built up areas	The three sites are already allocated for housing.	3
			73	Increased flooding problems	Any additional demands on surface water drainage will be incorporated into the assessment of detailed proposals	3
			74	Improve footway up Houghton Road to encourage walking and cycling	This is already an intention of the document, as shown in figure 4.4	3
Mr P. Hill	16	5 High Leys	75	Affordable housing should be distributed and not lumped near High Leys	This is already the intention, but the location of affordable housing will be more clearly explained, in response to comment 63	1
			76	Traffic will divert through High Leys	Traffic will disperse according to its destination, not all eastwards. The re-design of the High Leys/Houghton Road junction is intended to encourage vehicles to use Houghton Road. The existing rat-running problem in High Leys will be considered as part of the forthcoming Market Town Transport Strategy for St Ives.	3
			77	Vehicles should not join roundabout near school	Agreed. Figure 6.3 amended to remove vehicle link to roundabout and replace with pedestrian link.	1
			78	Only way to preserve views is not to build at all	The three sites are already allocated for housing.	3
			79	Cycle track stops too soon at Sawtry Way junction	Cycleway extended to Sawtry Way junction in figure 4.4.	1
			80	Build on chicken factory site instead	This is not within the remit of this document. These three sites are already allocated for housing.	3
Mr and Mrs J. Ralph	17	31 Whitecross	81	Sewerage, surface water and road systems will all struggle to cope with extra development	Provision will be made as part of detailed design work to ensure that the existing services/highways are not compromised by the developments.	3
Mr and Mrs	18	48 Houghton	82	Sewers already back up with heavy rain. Will	It is a prerequisite that any development	3

Mason		Road		it be upgraded?	will not compound existing problems. Adequate provision for dealing with sewerage will therefore need to be made, to the satisfaction of the relevant authority	
			83	Surface water drainage is inadequate	Provision will be made to ensure that surface water is adequately controlled. Text added to clarify this issue. See annex 2 comment reference 31.	1
			84	A1123 is gridlocked in the morning and afternoon. Improvements to infrastructure needed.	The principle of development was considered acceptable in capacity terms at the time of the original allocation. Highway improvements to accommodate additional vehicles are being made as part of the UDF and further improvements will be funded as a result of these developments through the Market Town Strategy	3
Mrs L. Webb	19	82 Pettis Road	85	Increased volumes of traffic will cause danger to schoolchildren.	Improvements to the infrastructure to accommodate additional vehicles and improve footways and crossings are being made as part of the UDF. The situation will be improved as a result.	3
P & J Searle T & J Wright	20	Green Leys, St Ives	86	Development will compound rat-run problems through High Leys	Not agreed. The junction onto Houghton Road is being improved to avoid this situation. Existing rat-run problems will be addressed as part of the Market Town Strategy, to which these developments will contribute.	3
			87	Surface water drainage cannot accommodate more development	Provision will be made to ensure that surface water is adequately controlled. Text added to clarify this issue. See annex 2 reference 31	1
Mr P Law	21	Mandera, Houghton Road	88	Objects to demolition of trees and removal of hedgerow	The three housing sites are allocated already. They require improvements to	3

					infrastructure that may incur vegetation removal. The extent of vegetation loss is not known at present but the UDF seeks to minimise removal and, where unavoidable, ensure suitable re-planting in that event	
			89	Recommends removal of bus lane from proposals	The County Council wishes to include a bus lane to promote the use of public transport. This will provide an alternative to the motor car. The additional lane is therefore a requirement as part of a longer term sustainable transport strategy for the town	3
			90	Value of green approach to St Ives not given sufficient weight within traffic proposals	Not agreed. Frequent references are made to the need to protect the character of the area and to minimise vegetation loss.	3
			91	Increased danger when egressing properties along Houghton Road	The implications for safety of the additional bus-lane will influence the CCC's detailed proposals for this area.	3
			92	UDF does not show proposed footway on north side of Houghton Road	Add additional graphic to figure 4.4	1
			93	Latest advice of Environment Agency is not included within document.	EA have been consulted on the document and discussions with them continue. They have not objected to the outline applications	3
			94	Remaining golf course land is insufficient for purpose and will therefore come forward for further development	The remaining golf course land is not allocated for housing and the UDF seeks to protect the remaining open areas	3
			95	HDC should present its vision for the remainder of the golf course land in this document	The vision is presented in the document, in that it forms part of the important landscape gap	3
A Fausset	22	51 Houghton Road	96	None of the residents directly affected by the proposals have been approached directly by	Consultation and public notices formed part of the original local plan inquiry at	3

				HDC or were aware of any previous publicity	the time of allocation. Outline applications for the area have also been advertised according to statutory provisions. Subsequent adverts, notices and direct leafleting have preceded the publication of the draft UDF.	
			97	What engineering measures to ensure suitable drainage will be imposed on developers?	The detail of the engineering works is not finalised. It will be a requirement, however, that adequate drainage and balancing provision is provided on site to ensure control of surface water	3
			98	Requires details of traffic survey results and reports which resulted in road/junction proposals	The details of the highway works have not been finalised. Information of this nature is the responsibility of CCC. The UDF seeks to agree general principles, not the detail of highway alterations.	2
			99	Requires details of how development will impact upon local services eg doctors, dentists and education	The detail of contributions to be negotiated through the S106 agreement is not finalised. Financial contributions will be sought to provide for these local facilities, as advised by the relevant authorities.	3
Mr and Mrs Bridgwater	23	24 Audley Close	100	Concerned that flats or townhouses may be located to rear of property. Limit height and ensure privacy.	Proper regard will be taken to neighbour amenity and privacy as detailed proposals evolve.	3
			101	Require assurance that existing hedgerow at rear of property will not be disturbed	Landscape concept figure 7.4 will be amended to show hedge on east boundary	1
Anon	24		102	Traffic issues on A14 must be resolved before any further development	Not within the remit of this document	2
			103	Congestion on A1096 in both directions will be made worse by development	See response to comment 84	3
			104	Long queues of traffic to and from Huntingdon on A1123 at various times of the day will be made worse by development	See response to comment 84	3

			105	Build up of traffic at Ramsey Road traffic lights will be made worse by development	The highway authority is advising what improvements will be needed to accommodate additional vehicles. These will not include changes to the Ramsey Road junction as part of these developments.	3
Mr B. H. Misson	25	Orchard House, Houghton Road	106	Para 7.2 refers to 'response to Orchard House'. Recommend additional wording to ensure amelioration of the loss of amenity to the rear gardens of Orchard House in relation to any new development.'	Agreed. Text amended to read 'Orchard House, the westernmost property on Houghton Road, and its rear garden area.'	1
			107	What provision will be made to protect/replant hedging/landscaping along Houghton Rd boundary of North of Houghton Road site.	Bullet 3 under para 7.4 explains that a planted belt will provided if/where the existing hedgerow is lost.	3
			108	Serious concern over functionality of ditches and drainage of field when affected by new development	Provision for suitable surface water drainage will be a requirement of future detailed applications	3
			109	Impact of road widening on ditches.	Where affected, suitable alternative provision will be made. This is likely to improve the existing situation	3
D. Hetherington	26	20 Audley Close, St Ives	110	Housing mix – appears to be a bias towards expensive housing at Houghton Grange with affordable, densely-packed layout at North of Houghton Road. This is not a proper mix and will create a ghetto.	Not agreed. The layouts are illustrative. The Houghton Grange proposal shows a response to the more complex character and constraints of the site. As such, there will be more open space, but affordable provision will be supplied on the three sites.	3
			111	Drainage – ditch running south towards Houghton Road overflows in heavy rain. Development needs to be resolve this known problem.	Provision for suitable surface water drainage will be a requirement of future detailed applications	3
M & D. Soldan	27	Swanbourne, Meadow Lane, Houghton	112	Plans suggest that there will be no gap between Houghton and St Ives	This is not the case. It is the intention of this document to protect the non-allocated areas as a landscape gap	3

			113	A1123 is very congested especially when A14 blocked.	See response to comment 84.	3
			114	Widening Houghton Road will only benefit a bus lane	Not agreed. The widening also allows for improvement of the High Leys/Houghton Road junction and the Houghton Road/Hill Rise junction	3
			115	Figure 3.3 is inaccurate. The 35 mph speed limit is not defined nor obeyed. There is no speed limit on Houghton Hill yet there is on B1090.	Agreed. Additional text added to 'advisory' 35mph	1
			116	A1123 carries excessive traffic now and alternative route should be found, such as diverting traffic along B1090 to A141 with calming measures along A1123.	This is outside the remit of this study. See response to comment 84.	3
Policy and Enabling Officer	28	HDC Housing	117	Pepper potting affordable housing is preferred method depending on how funding is achieved. If not possible then must be in at least 2 different locations on each site.	Noted. See annex 2 response 63	1
Urban Design Officer	29	HDC Planning	118	Figure 1.1 – distinguish between colours more clearly.	Agreed. Colours varied	1
			119	Section 4.2 – improve landscape gap diagram.	Agreed. Diagram improved	1
			120	Figure 4.3 – mark on development sites in red. Remove erroneous purple arrow	Agreed.	1
			121	Figure 4,4 – mark on development sites in red. Amend caption to read 'proposed new footpath links'	Agreed	1
			122	Figure 6.1 – adjust 'green edge' caption to better relate to hedgerow/trees.	Graphic amended	1
			123	Figure 6.3 – remove vehicle access joining school roundabout and create as pedestrian route only and omit corresponding text in 4.4. Also remove pedestrian link in centre as it leads nowhere.	Graphic amended and text omitted	1
			124	Figure 6.4 – add pedestrian link to Hill Rise	Graphic amended	1

				junction		
			125	Figure 6.6 – add pedestrian link to Hill Rise	Graphic amended	1
			126	Figure 7.6 – show Orchard House and garden at SW corner.	Graphic amended	1
			127	Figure 8.6 – show vehicle access point onto A1123.	Graphic amended	1
Hewitsons Solicitors	29	Shakespeare House, 42 Newmarket Road, Cambridge	128	Proposed development and new access points do not take account of access difficulties onto the Houghton Road from B1090.	Not agreed. See response to comment 33.	3
			129	Traffic lights will incur additional tailbacks – suggest roundabout as alternative.	The highway authority is advising on the most suitable junction design according to the road conditions. Roundabouts tend to compromise pedestrian and cycle crossing.	3
			130	Hill Rise will become a rat-run to avoid traffic.	Not agreed. Hill Rise is already a main road serving a considerable number of dwellings at the north of the town.	3
Mr M. Utley	30	5 Farm Close, Houghton	131	Blockages on A14 cause heavy traffic along A1123. No more development should be permitted until A14 is improved.	See response to comment 84. Improvements to the A14 are not within the remit of this study.	2
			132	Sewage services are poor and back up risk is high when the river level rises	Detailed proposals for sewage disposal will be made alongside future applications. Suitable provision will be made to the satisfaction of the relevant authority and will not compound existing problems.	3
			133	Electricity supply in this area is unstable	Detailed issues relating to the electricity supply are not within the remit of this document. It falls within the remit of the relevant authority.	2
			134	The future of Alconbury and Wyton airfields remains uncertain	The three sites in this UDF are already allocated for housing. The future of Alconbury and Wyton is not within the remit of this document	2

			135	Hard to see how such extensive developments will improve the quality of life in this area.	In the context that these sites are already allocated for housing, this document seeks to protect the character of the area and promote the best quality development.	3
Mr I Lane	31	36 Westbury Road, St Ives	136	Details about the infrastructure of the proposals are missing	The UDF is a planning tool intended to promote high quality development. Detailed aspects of infrastructure are not within the remit of the study.	3
			137	Sewage: is there sufficient capacity for 300 plus houses?	The Council will be advised by the relevant authority	3
			138	Schools: can the schools absorb additional children and will there be additional burden for the council-tax payer?	The Council will be advised by the relevant authority. Financial contributions to secure additional provision will be made within a legal agreement	3
			139	Flooding: additional run-off will run towards the school, burgess hall and leisure centre.	The Council will be advised by the relevant authority. Detailed solutions are not within the remit of this document	3
			140	Additional bus lane will cause more problems for gardens adjoining Hill Rise	The junction design and construction will allow for suitable drainage	3
			141	Additional traffic will lead to more rat-running through High Leas/Green Leas/Paragon Road.	Measures to alleviate this problem will be funded from these developments through the Market Town Strategy	3
			142	Additional traffic will worsen the problems associated with the A14 and will lead to proposals for a northern bypass.	See response to comment 84.	3
Cllr I Bates	32		143	A 40mph speed limit should be applied from the new development to the Hartford roundabout	Wider proposals for improvements to the highway infrastructure will follow from the forthcoming Market Town Strategy. This issue has been passed to the CCC for their consideration.	3