

ANNEX 2

ST IVES WEST URBAN DESIGN FRAMEWORK

RESPONSES

Comment No. 3

Add new paragraph after 4.1 headed 'Ecology':

'There is known evidence of important habitats adjoining or affecting the Houghton Grange site, including Great Crested Newts and potential for bat roosting. For this reason, and to assess any further wildlife impacts, an ecological survey will be a condition attached to future applications for planning permission.

In addition, development must not cause physical detriment to the adjoining Houghton Meadows SSSI or County Wildlife Site, either by direct disturbance or as a consequence of surface water drainage or pollutants.'

Comment No. 31, 83 & 87

Add new paragraph within 4.1:

'There are particular drainage problems along the section of Houghton Road north of the Golf Course and at the Houghton Road/Hill Rise junction. These may be improved as part of the highway works associated with the developments. In order not to compound the existing situation, proposals should be accompanied by detailed schemes for the satisfactory attenuation of surface water drainage within the individual sites.

Comment No. 45

Omit 'This involves reinforcing the perimeter screening to the north, east and west.' Text amended as follows:

'This may involve some reinforcement of the perimeter screening, especially to replace any dead, dying or dangerous trees. Furthermore, new screen planting will be required alongside the new access from the A1123 and may also be needed along the north boundary if affected by the road widening'.

Comment No. 56

Text amended in 8.2 as follows:

'This will involve the removal of the extensions on either side of the house and their replacement with buildings that help to reinforce the Grange's focal position at the end of the avenue.'

Comment No. 63, 66 & 75 Omit 6.6 and combine within a new 9.5 headed 'Housing types', as follows:

'Proposals for each site will need to consider the Council's Market Housing Mix SPG to provide for a range of housing sizes. Requirements to meet this guidance will be subject to site-specific considerations and design.

29% of affordable housing should be provided on each site. This housing should be located in at least two different locations within each site, or ideally distributed throughout. It should not be grouped together.'