

St Neots Community College Urban Design Framework:
Summary of Written Comments

The table below details the comments received in general letters and from comments or attachments from the public questionnaires.

Action Code:

- 1 Action Taken
- 2 Not within remit of IPG
- 3 No action required

Comment by:	Respon dent no.	Nature of Comment	Response	Action
Cllr Taylor (Eynesbury)	1	Concerns as follows:-		
		Access into the football ground site for the new housing via Hall Road should be avoided and that access via school should be used.	Investigate option of accessing housing site via roundabout. Have investigated but Headteacher is concerned that there will be a conflict between cars and pupils at key parts of the day and therefore must keep access via Hall Road.	1
		The proposed play area adjacent to the new football pitch is not in a sensible location. It may attract noise and vandalism.	Agree. Remove from drawings.	1
		Concern over noise and light pollution from the new location of the football club.	There are no statutory distances required when relating to noise and lighting pollution. The District Council has Supplementary Planning Guidance relating to lighting,	1

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		<p>Key worker and affordable housing is needed here.</p> <p>Could the football club be situated in the fields further to the west?</p>	<p>particularly in relation to floodlighting. Floodlighting technology has improved greatly over the years and produces much less light pollution than in previous years. The proposed floodlights will be perhaps 60 metres away from the rear gardens of existing houses on Hardwick Road, as opposed to the Hockey pitches to the south of the site whose floodlights are only 22 metres away from the rear gardens of new houses there. It is anticipated that any noise from the new pitch will be limited to match days, as practices will be held on the practice pitch a further 110 metres further away. Also make reference to lighting SPG in document.</p> <p>Agree. Planning policy requires this.</p> <p>No. Previous discussions have discounted this as it would create development within the Ouse Valley corridor.</p>	<p>3</p> <p>3</p>
English Nature	2	<p>It may be useful to include SSSIs, Local Nature Reserves and County Wildlife Sites on figure 9.</p> <p>Support having a 'westernmost limit for development'.</p> <p>Support creation of green spaces through</p>	<p>Agree. Create new figure 9 with SSSIs and Local Nature Reserves added.</p>	<p>1</p> <p>3</p> <p>3</p>

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		<p>'Accessible Natural Green Space Standards'.</p> <p>Implications for County Wildlife sites (non-statutory sites identified by the Wildlife Trust). See PPS9 for advice.</p> <p>Contact Wildlife Trust for location of County Wildlife Sites and protected species.</p>	<p>No implications for the UDF as the nearest sites are at Paxton Pits</p> <p>These have been added into the document</p>	<p>3</p> <p>1</p>
CCC Highways	3	<p>Section 2.5 – Planning Objectives, should include an additional objective to increase the accessibility of the site by alternative modes of transport and to provide a safe environment for pedestrians and cyclists.</p> <p>The current and proposed land uses on this site generate a high volume of person trips that could be easily encouraged to use alternative modes</p> <p>Support the principle of providing links from the site to the wider cycling and pedestrian network, both existing and proposed (St Neots Market Town Strategy Routes). Emphasis should be placed upon ensuring that these access points are designed to enhance</p>	<p>Agree</p> <p>Agree</p> <p>Add comment relating to safety</p>	<p>1</p> <p>3</p> <p>1</p>

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		<p>personal security as well as being convenient.</p> <p>The current layout of the site includes provision for the no. 475 bus service (term-time AM/PM only) to enter the site to drop-off/pick-up. This is a desirable arrangement to continue and potential exists to develop the waiting facilities to provide a safe environment for passengers.</p> <p>Apart from the no. 475 bus service the site does not have its own stop to enable the public transport network to be accessed. Two bus services pass the site along Barford Road, namely the no. 461 and the no. 463. The nearest stop from the main entrance are approximately 350m, which is within acceptable walk distance, but a site of this nature that attracts a high number of person trips should ideally be served by its own stop.</p> <p>Figure 7 on Page 5 – map does not detail the footpaths and cycle routes from the St Neots Market Town Strategy accurately. Map A8.20 refers.</p> <p>Figure 12 on Page 7 – the yellow arrows</p>	<p>Add comment relating to bus access into site</p> <p>Add comment</p> <p>Change document</p> <p>Change</p>	<p>1</p> <p>1</p> <p>1</p>

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		should refer to pedestrian and cyclist access.		
Sport England	4	<p>Section 4 (Planning policy) Will be consulted on detailed proposals, and will base their consideration on their policy 'A sporting future for the playing fields of England', which identifies where exceptions will be made to the general presumption against development on playing fields. Para 15 of PPG17 confirms this.</p> <p>Section 4.3 (Planning constraints) Playing fields should be identified as a specific constraint</p> <p>Other comments as follows:- a) Sports Facilities Sport England support the general aim of the brief to improve the quality of sports facilities on this site and to make them a focus for community development within the town. Sport England can offer technical guidance in relation to any new facilities such as sports halls, synthetic turf pitches and grass sports pitches. The range of new sports facilities required should be identified through the PPG17 audit and needs assessment.</p>	<p>Agree</p> <p>Add comment</p>	<p>3</p> <p>1</p> <p>3</p>

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		<p>b) Informal Recreation- Sport England supports the twin objectives identified in Para.2.5 of safeguarding the Sustrans long distance cycle route and highlighting the potential of the River Great Ouse as a landscape and leisure corridor.</p> <p>c) Planning Implementation - Sport England has recently published an on-line guidance document called 'The Planning Obligations Kitbag' which seeks to help local authorities secure planning contributions towards new sport and recreation facilities. This guidance can be downloaded from the Sport England website www.sportengland.org/getresources</p> <p>d) Phasing- Sport England policy in relation to playing fields requires any replacement playing fields to be available for use prior to the loss of the existing facility (exception E4). This is directly relevant to the proposals in relation to Eynesbury Rovers FC.</p>		<p>3</p> <p>3</p> <p>3</p>
HDC Transport	5	Para 2.5 Development should safeguard and contribute	Agree	3

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Team		<p>to the implementation of the Sustrans route and sustainable transport infrastructure within the St Neots Market Town Transport Strategy</p> <p>Para 5.4 The capacity design/ adequacy/ safety record of the Barford roundabout and Hall Road and off-site junctions to cater for eventual form of development needs to be appraised by means of a multi-modal transport assessment (MMTA).</p> <p>Para 5.5 Again, pedestrian and cycle routes within MTTTS should be reflected in the development proposals; the river bridge is also a major financial commitment for HDC (500k). The development of the bridge and the walking cycling network will provide major benefits for area wide sustainable transport for leisure/ shopping/ commuting trips, and not just enable children to access the school.</p> <p>Para 6.4 Any new development proposals should complement the existing "and proposed" road, pedestrian and cycle networks; again, the</p>	<p>Agree – to be addressed when detailed proposals come forward</p> <p>Agree</p> <p>Agree</p>	<p>3</p> <p>3</p> <p>3</p>

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		<p>development should contribute to these financially and in terms of land commitment as appropriate.</p> <p>Para 7.1 Bullet point 2: to be encouraged, but should not compromise practical capacity and safety issues; capacity of car parking should be addressed in the MMTA, and should reflect multi purpose demand/ shared use of parking in relation to differing use classes and peak demands of site uses.</p> <p>Para 7.2 Bullet point 1: adequacy of Barford Road roundabout must be tested as per 5.4 above.</p> <p>Bullet point 5: site must integrate into broader sustainable transport links in MTTs; again, HDC is a major partner in the river bridge proposal.</p> <p>Final para: again, the adequacy of Hall Road and off-site links and junctions to cater for the development density should be tested in any MMTA.</p>	<p>Agree, but the new car park is primarily serving the same uses as currently, ie school and leisure centre. The only new use is the football club, and this will have a limited number of visitors and will primarily be used when the school is not open.</p> <p>Agree, but housing no longer to be accessed off roundabout. Football club to use roundabout at different times to the school.</p> <p>Agree</p> <p>Agree but ditto point above</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p>

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CCC Environmental Quality Officer	6	<p>Public rights of way Para 2.5 Reword to say "To safeguard the Sustrans long distance cycle route and protect and enhance the local public footpath network and the Ouse Valley Way long distance footpath through the site".</p> <p>Figure 7 fails to correctly show the existing Public Rights of Way network as shown on the definitive map. Check with Camilla Haggett (01223 718406).</p> <p>Figure 10 shows footpath no4 being subsumed within the school estate. A possible solution might be to divert the public footpath.</p> <p>Accessibility Better to have high profile cycle facilities that are covered, secured and well lit rather than one or two 'pepperpotted' in key locations.</p> <p>Also need to have good cycle park provision for users of the Performing Arts centre and football club.</p>	<p>Agree</p> <p>Agree, changes made to figure 7</p> <p>For detailed proposals to address</p> <p>Agree – change wording</p> <p>For detailed proposals to address</p>	<p>1</p> <p>1</p> <p>3</p> <p>1</p> <p>3</p>

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		<p>Biodiversity Welcomes protection and enhancement of the green corridor along the River Great Ouse.</p> <p>Open space Open space provision should be through creating the Country Park and Pocket park and not the playing fields.</p> <p>Planning Implementation Section 9 – read “Public Rights of Way- a Guide for Planners and Developers” and “Biodiversity by Design: A Guide for Sustainable Communities”</p> <p>Annex 1 also needs to include policies from the Structure Plan Chapter 7</p>	<p>Agree</p> <p>Agree</p>	<p>3</p> <p>3</p> <p>1</p> <p>1</p>
County Council Archaeology Department	7	Located in an area of high archaeological potential, as demonstrated by the excavations of the ritual complex to the immediate south		3
Countryside Agency	8	No comments		3
Environment Agency	9	Agree with principle that residential development within this area may be appropriate if floodplain compensation can be	Make clear that this wording is added to document	1

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		<p>found in the vicinity but have not had the opportunity to consider the Flood Risk Assessment.</p> <p>Any proposed development of any new football club facilities must also consider flood risk and be accompanied by a Flood Risk Assessment.</p>	Add comment	1
Anglian Water	10	No objections in principle but reinforcement to provide additional capacity would be necessary. They have no comment to make with regard to drainage.		3
Woodfine Leeds Smith (acting on behalf of Trustees of the Banks and Clements Family Settlements)	11	<p>Section 2.6 Town Council wish to spend s106 moneys arising from Barford Road housing scheme to provide changing rooms. If these are to be used by Eynesbury Rovers, then this will not be in the intention or spirit of the gift of the land.</p> <p>Section 7.1 The land is shown as school playing field. Change to read 'Banks Field'.</p>	<p>No comment</p> <p>Change</p>	<p>3</p> <p>1</p>
Robinson + Hall (acting on	12	Encouraged by proposals, but disappointed that the draft UDF fails to include their land.		

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behalf of landowners to west of site)		<p>Opportunity to create further leisure related development on their land. Should be looking for these proposals to provide the necessary funds to create a much needed improvement to the landscape between the college and the river.</p> <p>Their client is prepared to have the land included in an overall comprehensive scheme subject to a recognition of the role of this land in enabling other development to occur which would directly benefit the local community.</p>	Agree to expand the area within the 'potential country park' to include their client's land.	1
Eynesbury Hardwicke Parish Council	13	Supports the proposals		3
Eynesbury Rovers Football Club	14	Support the proposals		3
19 Flint Way	15	Happy to see Astro turf 5 a side football pitch to move off Barford Road		3
20 Bodiam Way	16	As an active member of the football club, supports the proposals		3

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13 Pepys Road	17	As an officer of the football club, supports the proposals		3
2 Hall Road	18	Inadequate access to new housing site off Hall Road. Junction with Hall Road / Hardwick Road and Hardwick Road / Barford Road are dangerous now.	Advice from HDC Highways suggests that Hall Road is adequate to serve new housing development subject to minor engineering works. However an extra access onto Hardwick Road should also be investigated.	3
16 Hall Road	19	Hall Road inadequate to cater for all traffic from new development. Suggested alternative access via the roundabout to the school.	Suggested alternative access via roundabout discounted due to potential conflict with school children.	3
4 Hall Road	20	Hall Road unsuitable for higher traffic volumes that would result from the development. More sensible solution would be to use roundabout by the school.	See previous two responses.	3
7 Humberly Close	21	Object due to poor accessibility for new housing on football ground site. Also object to new position of football ground due to proximity to houses in Hardwick Road.	New housing development can be accessed via Hall Road. Football ground will be at least 60 metres away from houses in Hardwick Road, further away than it currently is from existing houses on Hall Road. It will be enclosed by a 2m high fence and the floodlighting will be of an improved design that creates less light pollution.	3 3

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42 Ridgeway	22	<p>Object</p> <p>Concerns include:- will there be affordable housing ?</p> <p>will the trees be left along Barford Road ?</p> <p>will the track by Ridgeway Brook to the south of the development be kept ?</p> <p>landscaping ?</p> <p>traffic impacts along Hall Road ?</p>	<p>There will be affordable housing in accordance with Planning Policy.</p> <p>All trees will be left wherever possible.</p> <p>The track to the southern arm of Ridgeway Brook will be kept.</p> <p>Will be an integral part of any development proposals.</p> <p>Hall Road is capable of being used for access to the development.</p>	3
101 Hardwick Road	23	<p>Object</p> <p>Concerns include:- Location of play area – isolated and has no overlooking</p> <p>Relocation of football pitch would damage the visual amenity of these properties and also light and noise pollution</p>	<p>Agree – remove</p> <p>Football club will be further away from housing than it currently is to other properties off Hall Road. Area between new football ground and Hardwick Road properties can become landscaped open land.</p>	<p>1</p> <p>3</p>

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		<p>Hall Road unsuitable for access to new housing development</p> <p>Not enough community involvement</p> <p>Site should be addressed during the creation of the Local development framework.</p> <p>Using up land that would prevent future school expansion.</p> <p>More consultation once amendments have been made.</p>	<p>Hall Road is suitable.</p> <p>A public exhibition was held to show the proposals and invite comment.</p> <p>This is essentially a windfall development.</p> <p>The framework carefully ensures that school expansion will not be constrained.</p> <p>The opportunity to comment further will be possible when planning applications are made for specific developments.</p>	<p>3</p> <p>3</p>
97 Hardwick Road	24	<p>Object</p> <p>Grave misgivings about the effect that noise and light pollution would have on residents.</p>	<p>Light pollution will be reduced with new and improved floodlights, and noise pollution was not considered an issue.</p>	3
95 Hardwick Road	25	<p>Object</p> <p>Grave misgivings about the effect that noise and light pollution would have on residents.</p>	<p>See previous comments.</p>	3
91 Hardwick Road	26	<p>New location of football club could be in a more appropriate location</p>	<p>This is the most appropriate location. Land to the west needs to remain open.</p>	3

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87 Hardwick Road	27	Object Noise and light pollution Worsening problem of people using the right of way adjacent to this property	See previous comments. This will be tidied up when if land to the west becomes part of a potential Country Park.	3
71 The Broadwalk	28	Football location should be located in a separate location, away from homes, like the St Neots Football Club.	The football club must be in Eynesbury, and there is no other land available.	3
52 The Broadwalk	29	Access to new football ground must not be through existing or new housing estates. New location of the football ground would create problems for residents The foul drainage system is known to be overloaded.	See previous comments See previous comments See response 10.	3
19 Barford Road	30	Concern over new junction opposite his house The football ground is owned by a Trust to be held as a 'Recreation Ground' for the residents	Any highways issues will be addressed through planning applications. That is for the Trust to answer.	3

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		<p>of Eynesbury. Why is it necessary for this status to be altered.</p> <p>The main beneficiaries of the ground moving appear to be the football club and not the residents of Eynesbury.</p> <p>Are any trees to be removed?</p> <p>There will be a general increase in traffic.</p> <p>Would like to be kept informed of progress</p>	<p>The Trust have indicated that they will be providing a new community facility for the community.</p> <p>Only the row of leylandii on the northern boundary to the football club.</p> <p>Yes</p> <p>Following adoption of the framework, further planning applications will come forward, and members of the public will be kept informed and will have the opportunity to comment.</p>	
50 letters of support from members of the football club	31			
			Also general improvements to maps and graphics to show neighbouring housing context, and minor typos.	