

ANNEX 1

PATHFINDER HOUSE, HUNTINGDON 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
CABE	1	Tower Building 11 York Road London SE1 7NX	1	Welcome aspirations for excellent architecture	Noted	3
			2	Both indicative block plans too complicated	Only one, simplified block plan to be shown in the revised document.	1
			3	It should be made clear that the block plans are indicative and will not shape the architecture	Text added: 'The layout plan is indicative only; it does not prescribe a Council requirement. It is offered without prejudice to the guidance offered within the Framework document and the determination of any planning application. '	1
Mr. J. Skerry	2	15 Nursery Road, Huntingdon	4	May well be sensible to rebuild rather than repair the existing building	It is not financially viable to refurbish the existing building	3
			5	Development on bus station site is not appropriate in terms of height and promotion of public transport	Development on the bus station site does not fall within the remit of this document. Proposals to site office buildings on the bus station site form part of the Princes Street/George Street UDF. In any case, the decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	2
			6	No need to provide all Council services in the town centre. A small office and council	This would not allow adequate provision of services and access for the public to	3

				chamber in the town for public access would suffice	staff	
			7	Small office and council chamber could be accommodated in Princes Street development or in the Town Hall	This would not allow adequate provision of services and access for the public to staff	3
			8	Main office could be relocated to Godmanchester depot site.	This would not allow adequate provision of services and access for the public to staff	3
			9	Keep development to maximum 3 storeys	Appropriate heights will depend upon context and design. Text added to para 6.2 'buildings above 2.5 storey height will be subject to assessment of their scale, design and impact on the skyline - and the setting of Castle Hill House.'	1
			10	Keep bus station open.	Not within the remit of this document. However, the decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	2
CPRE	3	13 West Street Huntingdon PE29 1WT	11	Agree that Pathfinder House is dominant building	Noted	3
			12	Document does not state where the DC offices would be if Pathfinder House were demolished. Possible sites should have been considered.	This is not within the remit of this document. The UDF seeks only to establish parameters of development if Pathfinder House were to be demolished	3
			13	Oppose any relocation to a Greenfield site	Noted	3
			14	If offices to relocate the bus station site then the building would need to be of suitable scale and design to reflect adjacent buildings.	Agreed. This is the intention of the document	3
			15	No indication where the bus station would finally be sited	The decision has been taken by Cabinet not to relocate the bus station.	1

					Reference to its temporary relocation on this site has therefore been removed from the document.	
			16	Important to prioritise public transport usage and to ensure drop off-pick up points in the town centre.	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
			17	Welcome residential uses on the site	Noted	3
			18	Recommend that part of CHH is used as a museum to highlight the role of the building as HQ for the Pathfinder Force	Noted and comment passed to CCC Museum Service	1
			19	Agree that parking should be limited and preferably located below ground	Noted.	3
			20	One cycle storage facility per dwelling is required	Noted. A requirement for cycle storage will be appropriate on this site.	3
			21	All trees on the site should be preserved	Tree retention will depend upon quality and condition to ensure that trees are retained meaningfully and in good health.	3
			22	Good proportion of the site should be allocated to affordable housing	Affordable housing would be provided at 29% to accord with Council policy.	3
			23	Support layout 6.1 but would retain all the trees	Tree retention will depend upon quality and condition to ensure that trees are retained meaningfully and in good health	3
			24	Support 6.2, 6.3, 6.4, 6.5 and 6.6 but call for the development to be of EcoHomes following Breeam Standards.	The Council will require development to meet good practice in terms of sustainable construction.	3
			25	Site should be developed as an ecological exemplar eg BedZed.	The Council will require development to meet good practice in terms of sustainable construction.	3
			26	Refer to Cambridgeshire & Peterborough Sustainable Development Round Table on 'Building in the face of climate change'.	The Council will require development to meet good practice in terms of sustainable construction.	3
P & M Askew	4	5 St Mary's Street	27	Concerned at proposals to relocate bus	The decision has been taken by Cabinet	1

		Huntingdon PE29 3PE		station here, causing noise and disruption particularly in the morning and evening.	not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	
			28	Prefer to see direct access from the ring road.	This would not be acceptable to the County Council's Highway engineers, on safety grounds	3
			29	3 storey height detract from outlook, sun and light to property. This does not conform with statement to ensure 2.5 storeys as a maximum in St Mary's Street and will not achieve a varied skyline.	The document offers development at a maximum height of 2.5 storeys along St Mary's Street	3
			30	Insufficient parking provision, putting more pressure on residents' parking. Suggest exploring residents parking on North side of St Mary's Street.	Parking would be provided in accordance with national and local standards	3
			31	Suggest developing the site around the centre rather than around the edges. This would give a greener appearance and improve the streetscene in St Mary's Street.	It is important that the development provides interest in public views. Grouping buildings in the centre would be unlikely to achieve this and would result in expanses of under-used land around the edges (probably used only for parking). This would not improve the existing situation	3
			32	Surprised that there are no Tree Preservation Orders – especially the cedar. Concerned about potential loss.	The site is within a Conservation Area which provides protection for the trees	3
			33	It would be helpful to know how the traffic flows associated with this development will relate to the Transport Strategy and proposals for St Mary's Street.	Any proposals for re-development would provide transport assessments which would be assessed by the County Council in the context of the Market Town Transport Strategy	3
CGMS Consulting	5	7 th Floor Newspaper House 8-16 Great New	34	Unlikely that a range of uses can be accommodated on this site due to the constraints of the site.	Agreed. An over-complicated mix of uses could cause difficulties, but this is not implied by the UDF	3

		Street London				
			35	Uses that require large footplates will not be appropriate due to the sensitive environment.	Agreed. The UDF makes reference to appropriate layout, mass and bulk	3
Mrs M Hare	6	Manor House 66 Main Street Hartford PE29 1YA	36	The co-ordination of these three sites is ignored, making it difficult to judge the final impact.	The Urban Design Framework relates to a single site and its immediate context.	3
			37	Impact of Princes Street and Pathfinder sites on Walks East and Archdeaconry Library is not considered.	There is no significant impact on these locations, other than issues of linkage and skyline, both of which are considered.	3
			38	Consultation on the future siting of the bus station is being glossed over. The bus station is in the correct place already. Object s to proposals to move it.	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
			39	Tall buildings are not appropriate to this area. The addition of further tall buildings will not enhance the traditional small town centre and will have a detrimental impact on the setting of listed buildings and will dominate the skyline.	The appropriate height of new buildings is considered within the document.	3
			40	Objects to development of bus station site for office accommodation, due to loss of privacy to The Walks East, loss of light and detrimental impact on this area caused by tall commercial property.	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
			41	Objects to siting of offices opposite 1 The Walks East, which would suffer severe loss of privacy.	Proposals to site office buildings on the bus station site form part of the Princes Street/George Street UDF. In any case, the decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed	2

					from the document.	
			42	Enhancement of Castle Hill House is laudable but the same standards should be applied to the town centre as a whole.	Noted	3
Ms. M, Russell	7	4 The Walks East Huntingdon PE29 3AP	43	To pull down Pathfinder House and build offices on the bus station would be an act of folly. The offices can be anywhere within walking distance of the town.	Proposals to site office buildings on the bus station site form part of the Princes Street/George Street UDF. In any case, the decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	2
			44	The bus station should be left where it is	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
			45	High rise building on bus station site is inappropriate. There should be no development here.	Proposals to site office buildings on the bus station site form part of the Princes Street/George Street UDF.	2
County Council Archaeologist	8	Shirehall Cambridge	46	Much more work will be needed in due course to adequately account for the likely amount of archaeological interest in the area.	This is acknowledged in the document under para 5,5	3
			47	This site has the greatest potential for undamaged, well preserved archaeology due to its undeveloped nature over the last 200 years.	Noted	3
			48	Suggest that evidence of the northern extent of the Saxon castle can be expected on this site.	Noted	3
			49	Amend telephone number to 01223 717436 or 717078	Number amended	1
			50	Planning applications should be accompanied by a report outlining the results of a pre-determination archaeological field	This is already stated in para 5,5	3

				evaluation.		
Mrs. M. James	9	24 Evans Close, Brampton	51	Bus station should remain in confines of ring road and preferably where it is now.	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
CCC Highways	10		52	Para 6.6 – amend to read ‘...adverse impact on the transportation infrastructure, and improve the existing provision to promote sustainable modes of travel.	Amended as proposed.	1
Huntingdon Town Council	11	1 Trinity Place, Huntingdon	53	Council welcomes improvements to the town centre	Noted	3
			54	Bus station or any replacement facility should remain within the ring road.	Noted	3
			55	Due consideration should be given to the quality of building materials, including surface materials.	Agreed. The importance of high quality materials is noted in para 6.3.	3
			56	Proper consideration should be given to parking within the development	This is considered within the document	3
Questionnaire responses	12		55	Size and scale of development not in keeping with the town centre	The documents have been prepared with the intention to achieve appropriate scale of development. Not agreed.	3
	13		56	Sympathetic buildings and quality of design will attract good buyers	Agreed	3
	14		57	Bus station should stay where it is	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
	15		58	Administration of the Council should be moved to India	This would not provide the best service for council tax payers	3
	16		59	The world does not revolve around cars	Agreed. Town centre sites offer the best access to public transport and enable car use to be reduced. This is one such site where the Council will encourage	3

					reduced car usage	
			60	We want access to council services not a call centre	Noted	3
			61	Keep our bus station	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
	17		62	Moving the bus station to this site would inconvenience people, especially the elderly	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
	18		63	Bus station needs to be within easy access of the shops	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
	19		64	Better traffic management is needed now to allow residents proper and safe access to their homes	Improved transport management forms part of the Market Town Transport Strategy to which this development would contribute.	3
	20		65	Pathfinder House site should not be a bus station	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
	21		66	Huge danger that new development will be far too large in scale – not in keeping with Huntingdon's status as a market town. The town centre does not want 4/5 storey buildings.	The document intends to secure appropriate building heights and scale	3
	22		67	Essential that bus station is kept central	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on	1

					this site has therefore been removed from the document.	
	23		68	Strongly protect against relocation of bus station	The decision has been taken by Cabinet not to relocate the bus station. Reference to its temporary relocation on this site has therefore been removed from the document.	1
	24		69	Recommend alternative energy sources, and 21 st century building materials	The Council will expect high standards of sustainable construction and efficiency	3
Environmental Health Officer	25	HDC	70	Issues of noise and air quality need to be incorporated into the document and reflected in the indicative layout.	Text added and graphics revised accordingly	1
English Heritage	26	Brooklands 24 Brooklands Avenue Cambridge	71	Welcome proposals to reduce the barrier effect of the ring road	Noted	3
			72	Historical research ignores intervening Saxon and roman period.	Noted but it is intended for further desk and site archaeology to provide additional information	3
			73	Consider locating built form according to former building positions and uses. eg St Mary's Street garden wall	This is an important and interesting consideration but the benefits of providing potential frontage and activity onto St Mary's Street are considered to outweigh replication of a built element of which no evidence exists.	3
			74	Consider reinstatement of 'orangery' to Castle Hill House	The potential for this addition is now shown in the indicative layout	1
			75	Question intention for 2 storey buildings adjoining Castle Hill House.	The 2 storey reference is to ensure that any rebuilt elements are no taller than the existing.	3
			76	Consider showing indicative heights on blocks	Indicative heights added to blocks	1
			77	2 storeys will be a maximum on the south side of St Mary's Street	Accepted, but we include a reference to 2.5 storeys for exceptional elements	1

			78	Indicative block plan create difficult left-over triangles of land.	Layout amended to reduce this effect	1
			79	More work needed to consider importance/significance of western boundary	Clear definition to the western boundary is restricted by the desire to retain important trees. The development of Centenary House will assist in the future.	3
			80	Limited consideration of land uses	Land use elements expanded accordingly	1
Urban Design Officer	27	HDC	81	Improve graphics in Figure 7, 9, 12 and indicative plans.	All graphics improved accordingly	1
			82	Update text and graphics o reflect decisions made by Council since May 2004.	Text and graphics updated accordingly	1