

Annex 1

Alfred Hall Memorial Field / Eynesbury Rovers FC Design Brief

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:	Respondent no.	Nature of Comment	Response	Action
HDC Housing Services	1	Para 6.2 Amend slightly to read		
		'29% of the total housing must be provided as affordable housing. Our Housing Needs Survey continues to show that by far the greatest need is for social rented housing and it is therefore likely that the majority of the units will be provided to this tenure. However, some shared ownership units may also be incorporated. A plan showing.....'	Agree	1
		For the location plan (which you mention twice) you show 2 individual units, I would prefer small groupings.	Agree	1
		The statement about quality could be	Agree	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
		misinterpreted (specification and space standards could well be better than the private). I think this needs tweaking to say something like - similar in design and materials		
CCC Highways	2	No comments		3
HDC Transport Team	3	Need to create an emergency access onto Hardwick Road, consisting of a cycle way and a footpath, 4.1 metres wide.	Agree	1
Environment Agency	4	Agree with principles contained in the development brief, but cannot provide any further information until a Flood Risk Assessment is produced. Unable to agree to the principle of development at this location until it has been established that there is adequate floodplain compensation available on the site for the development to go ahead.	Flood risk assessment will be part of any outline planning application the landowner makes.	3
2 Hall Road	5	4 main concerns. 1) Should be more than one access to the site for motorised traffic. 2) Parking for flats in Hall Road is inadequate, and the garages associated with the flats are used by	Advice from HDC Highways suggests that Hall Road is adequate to serve new housing development subject to minor engineering works, but that an emergency access into the site from the north should be designed in.	3

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>people from other nearby streets.</p> <p>3) At a meeting held in the Council Chamber in May, assured that there would be traffic calming in the area.</p> <p>4) How will service vehicles access the site whilst it takes place, or is Hall Road going to be used for all the works traffic?</p> <p>Asserts that the need for the development has had precedence over the feelings of the local community, and that none of their concerns over the traffic problems have been addressed.</p>	<p>Investigate opportunity to access site though school grounds when outline planning application is considered.</p>	
4 Hall Road	6	<p>4 points</p> <p>1) Proposal to enter the new development through Hall Road counters the previous proposal for a supermarket a few years ago.</p> <p>2) Should be a second entrance at the 'top' of the development into Hardwick Road. This second exit would give people a choice of exit and separate the traffic levels into more manageable levels at congestion points.</p> <p>3) Parking in Hall Road is barely</p>	<p>See previous response.</p>	3

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>adequate. If Hall Road needs to be widened then parking bays will be eliminated thus reducing the width of the road that has been widened.</p> <p>4) Where will the route of the contractors' vehicles to the site be?</p> <p>Development seems to have been forced through without taking into consideration the feelings of the people living in the immediate vicinity.</p>		
52 The Broadwalk	7	<p>1) Surface Water Drainage – improvements will need to be made to Ridgeway Brook. It needs reinstating where it has been filled where it enters Ernulf School Playing Fields.</p> <p>2) Sewerage – It is well known that the area has sewerage pumping problems. During heavy rain infiltration in the sewer system does cause problems.</p> <p>3) Vehicular movement – Site movement of vehicles is planned via Hall Road only. Is this wide enough and if not, increased width will be necessary which may include compulsory land</p>	<p>This will be addressed by the Environment Agency when they comment on any Outline Planning Application.</p> <p>This will be addressed by Anglian Water when they comment on any Outline Planning Application.</p> <p>This document only addresses design principles for this site. When an Outline Planning Application is presented to the District Council to consider, this will include a transport assessment for the site, and look at any implications for highway improvements this may have.</p>	3

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>purchase from some private owners. An improved junction arrangement would also need to be designed between Hall Road and Hardwick Road, and between Hardwick Road and Barford Road.</p>	<p>The Design Brief has been altered to show the extent of adopted highway.</p>	
			<p>Also general layout improvements to document, maps and minor typos.</p>	



