

Annex 1

Longsands Quarter Urban Design Framework and Masterplan

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 Interim Planning Guidance
- 3 No action required

Comment by:	Respondent no.	Nature of Comment	Response	Action
HDC Housing Services	1	Would like to investigate the possibility of looking at housing for specific needs (possibly older people), once they are clearer on timescales.	Noted	3
		Is there some chance that by the time this masterplan comes on line our policies may	Noted. Comments regarding Local Development Core Strategy added to annex	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
		have changed? If things go to plan we will move to 40% affordable housing – do we need to explain this?		
HDC Transport Team	2	<p>Page 45 – chapter 6.2 refers to the LTP 'highlighted elsewhere'. It is not mentioned elsewhere.</p> <p>Page 52 –Links between the car park and the Health Centre need to be reinforced.</p> <p>Page 62 and 63 – Idea 1and 2. New parking is shown either side of the extension of Almond Road. This is not good and may need to conflicts with reversing vehicles. Not sure that this will really reduce traffic flows along Almond Road. There is too much potential for traffic to use Almond Road rather than the new access road. Much of the new development</p>	<p>Noted. Add details of LTP to annex</p> <p>Agree</p> <p>Noted. Make changes to suggested parking areas at the extension of Almond Road. Propose introduction of traffic flow measures at end of Almond Road (pinch points etc).</p>	<p>1</p> <p>1</p> <p>1</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		should better served off the new access road.		
Cllr Paula Longford	3	<p>1. Objects to reliance of using the car park in Priory Park. Does not believe it is a realistic proposition. I would like to know how many staff would be employed there. Unlikely that all service users are going to use the car park, as this is a short walk away. Experience of other surgeries indicates that both patients and delivery vehicles will park directly outside.</p> <p>Suggests that car parking areas for both the Regional College and Infant school appear to have been significantly reduced.</p>	<p>Disagree. It is considered that the dual use of a car park for the proposed health centre and for the existing park users is a sensible approach. The health centre would use the car park during the week, and the park users would use the car park predominantly (but not exclusively) at the weekend. The current car park has the capacity for 42 spaces. The proposal indicates a car park with the capacity for approximately 100 spaces, in line with the Primary Care Trust's initial request. A more detailed design would show the exact number. The plan does show the main entrance to the surgery being adjacent to the car park, so this should be close enough.</p> <p>Noted. The car parking for the College and school need to be clarified on plans. Their parking spaces have been separated, whereas previously they shared one large expanse of tarmac.</p>	<p>3</p> <p>1</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>Further demand for car parking in Priory park will be created by any replacement swimming pool.</p> <p>Does not believe that the car park will be complementary at certain times of the day and not just weekends.</p> <p>Any extension of the car park will result in loss of areas for football pitches.</p> <p>2. Page 50 paragraph 7.4 Objects to option d, proposing a link road with Kings Lane, as would encourage traffic, including coaches, to cut through established residential areas which are completely unsuitable for</p>	<p>Noted. It would be hoped that the demand for any leisure facility would be met by local residents and that they should be walking and cycling, particularly as it would be used primarily in the summer.</p> <p>Disagree. Believe that this will be complementary for most of the time.</p> <p>Noted. The junior football pitches that would be lost could be easily replaced elsewhere within the park.</p> <p>Noted. This option was not pursued.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>higher traffic volumes.</p> <p>Welcomes the promotion of the new access road to be used for the Regional College and infant school, but the plan does not address how this will be accomplished.</p> <p>3. Concerned that illustrates an option where the Regional College re-locates. This would be a significant loss to the community if this were to happen.</p> <p>4. PPG17 states that “proposed development only affects land which is incapable of forming a playing pitch (or part of one)”. The green area to the north of the Regional College is occasionally used as a playing pitch by</p>	<p>Noted. New access road to be used primarily for Infant school, with new road to be built with sufficient width for coaches to pass easily. Responsibility of Infant school to ensure that coaches use this route. Opportunity for Almond Road to be traffic calmed.</p> <p>Noted. HDC have highlighted this option because the Regional College have indicated that this is a possibility. A 3rd option will be produced in response to the Regional College’s comments later in the report (respondent 8).</p> <p>See Sport England’s comments (respondent 9).</p>	<p>3</p> <p>3</p> <p>3</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>Longsands College for sports such as rounders. This policy may also apply to the proposal for extending the car park in Priory park.</p>		
<p>St Neots Town Council (as Trustees of the St Neots Swimming Pool Trust)</p>	<p>4</p>	<p>Broadly welcome the draft plans in terms of a cohesive vision that seeks to bring together the various disparate elements, functions and parties in this important area of the town.</p> <p>Have qualified support for 'Idea 2' set out on page 63 of the draft plan.</p> <p>The Trustees do have some concerns and reservations. The relocation of the old swimming pool and / or the creation of a new and attractive leisure facility in this neighbourhood are vital; since the Trust land is the key to the whole implementation of the</p>	<p>Noted</p> <p>Noted</p> <p>Discussions ongoing between the District Council and the Town Council on this matter.</p>	<p>3</p> <p>3</p> <p>3</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>Masterplan, provision has to met for a replacement facility, and its siting in Priory park seems and obvious and attractive solution.</p> <p>Trustees are also concerned that allocating their land as a new clinic will give them problems in realising sufficient funds for a replacement pool in Priory park.</p>	<p>This is a masterplan that provides a vision for this part of St Neots and does not comment on individual land values. It is accepted that a new health centre is needed for this part of St Neots, and that this site is the most appropriate.</p>	3
St Neots Youth Town Council1	5	<p>Fully supports the provision of a swimming pool. There is a demand amongst young people to re-build the outdoor pool, and Priory park would be an ideal location. The location would draw in more people to use the facility. The provision of a greater car parking facility was also welcomed as an improvement.</p> <p>Concern over lack of pathways, particularly access from the new housing development to</p>	<p>Noted</p> <p>Will clarify what new footpaths have been created in the document.</p>	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
		the bowling alley site.		
Principal at Longsands College	6	<p>Achieving a coherent vision for the development of this area of St Neots can only be in the best interests of our students and the community.</p> <p>While there are still major decisions to be made or confirmed, supports the spirit and intention of this work.</p>	<p>Noted</p> <p>Noted</p>	<p>3</p> <p>3</p>
Headteacher at Priory Park Infants School	7	<p>4 main concerns.</p> <p>1) Parking. The density of housing and the availability of parking is a concern as most of the houses around will undoubtedly have one or two cars. If lower cost houses have no garages then I have concerns that they will use</p>	<p>Will clarify parking arrangements within the masterplan site. Any management of new school car parks will be a matter of detail.</p>	<p>1</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>our parking area to leave their vehicles.</p> <p>2) Flow of traffic. The access to the school brings everyone into a bottleneck. We have transport to the school for all the children from Hail Weston. This may be a taxi or may be a coach. If a coach, it has to negotiate the access road and turn, I fear this may cause congestion while the parents are arriving and leaving at school by the same route. This may be compounded by Longsands pupils arriving by car. Currently this is happening as Longsands have restricted parking on the road outside their school and parents use our site to drop off and pick up. I have 230</p>	<p>The new access road will be wider and designed to cater for a coach. As the new access road will only have housing on one side it is anticipated that congestion will be a lot less than is currently experienced along Almond Road.</p> <p>It is accepted that traffic will use both Almond Road and the new road to get to the school, but by only providing parking if parents use the new road, then there will be two routes to school and therefore less congestion.</p> <p>Clarify width of road and car parking requirements in the document.</p>	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>children at this school, if half drive I have a major organisation of traffic in and out of the site.</p> <p>3) I would think it more appropriate to have a one way system in and out to ensure free flow of traffic. If there are pinchpoints along the route it will restrict flow of traffic as cars negotiate them, or stop to offload passengers. ie Longsands</p> <p>4) The college anticipate building to accommodate more courses thus reducing their parking. Play group and Out of school club also have parents dropping off and collecting and they must be included in the plans.</p>	<p>One way traffic would be problematic here as it would still mean a large volume of traffic entering Almond Road. Pinchpoints are useful devices to restrict the speed of traffic, particularly near to schools.</p> <p>Refer to the Regional College's comments.</p> <p>With reference to the play group and out of school club it is assumed that the majority of the parents will be the same people as those using the infant school. Also it is assumed that parents picking up children from the out of school club will be parking at a different time from the</p>	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
			main school, therefore reducing the congestion problem.	
Huntingdonshire Regional College	8	<p>1) Would like to see further reference in the narrative to the role that the college is now playing in the town. In particular the important development of the Skills Campus at its site on Almond Road, providing skills training and qualifications for the Construction sector to meet the significant skills shortage and demand in St Neots and Cambridgeshire.</p> <p>2) The College is likely to need to rebuild its centre in St Neots in the next 5-10 years, so will need an alternative site, as it will not be appropriate to rebuild on its current site. The governors' preference remains a road front site</p>	<p>Add details in document.</p> <p>Accept. Produce a third option in the document that shows the Regional College on the former swimming pool site, with the assumption that the new health centre would go elsewhere.</p>	<p>1</p> <p>1</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>similar to the location shown for a new health centre. The College would therefore like to see the area currently designated for the new health centre to also be designated for a new college.</p> <p>3) Concerned about inadequate parking for the schools, College and health centre.</p>	<p>Clarify parking requirements for all the disparate uses on the site.</p>	<p>1</p>
Sport England	9	<p>Document needs to reflect Sport England's role with regard to the land use planning system with regard to the protection of playing fields.</p> <p>Needs to refer to the following issues:-</p> <p>1) Sport England's statutory consultee status.</p>	<p>Noted.</p> <p>Add these comments to the annex.</p>	<p>1</p> <p>1</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>2) The Town and Country Planning Playing Fields (England) Direction 1998, requiring local authorities to refer applications affecting playing fields to the Secretary of State, where the local authority is minded to approve any proposal contrary to the recommendation of Sport England.</p> <p>3) Sport England's policy 'A Sporting Future for the Playing Fields of England' which sets out the policy framework for considering planning applications affecting playing fields.</p> <p>Document must include any relevant data relating to a PPG17 assessment of playing field provision in the catchment area.</p> <p>Development on any existing playing field must satisfy either identifying a surplus of playing</p>	<p>Add this information to the document. A certain amount of work has already been undertaken assessing the playing field provision in St Neots.</p>	1

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>fields in the catchment or providing adequate replacement playing fields.</p> <p>With regard to creating any new indoor or outdoor facilities (such as swimming pools or all-weather pitches) on existing playing fields, these could be supported, but only where it is demonstrated that the benefits to sport outweigh any detriment caused by the loss of the playing field.</p> <p>Sport England happy to take part in further discussions relating to these proposals.</p>	<p>Agree. Add sentences to the document demonstrating the benefits of the proposals.</p> <p>Noted</p>	1
CCC Planning	10	<p>Concern about how parents will drive to school and how this will impact upon Almond Street.</p> <p>Need to stress sustainability side of construction.</p>	<p>Clarify position regarding parking and drop off for school parents.</p> <p>Noted. Will add details to chapter 9.</p>	1 1

Comment by:	Respondent no.	Nature of Comment	Response	Action
		Need to stress opportunities to provide additional footpaths and cycleways.	Noted. Footpaths and cycleway links have been strengthened in the document.	3
CCC Archaeology	11	Area is located in an area of high archaeological potential to the north east of the historic core of the town. It is likely that important archaeological remains survive in the area and that these would be severely damaged or destroyed by any development.	Add details of archaeological evidence to chapter 9. Noted.	1 3
CCC Youth Work Manager	12	Youth Worker's Consultation with young people at Longsands College (mostly years 7,8 and 9). Strong feelings from young people that they would want another outdoor pool as they feel that facilities have been taken away without being replaced.	Noted	3

Comment by:	Respondent no.	Nature of Comment	Response	Action
127 Huntingdon Street	13	<p>Would like to have further detailed plans as to where the roundabout would be located on Huntingdon Street by the Eat ' n' Bowl entrance. Live opposite the entrance to the bowling alley and have recently had vehicular access put in from Huntingdon Street. A roundabout could potentially block access to our house if located directly outside.</p> <p>Concern about the amount of traffic that could build up with a roundabout so close to driveway.</p>	<p>Document does not go into detail about the exact layout of any junction on Huntingdon Street, other than to indicate that this is the most obvious location for this junction.</p> <p>Roundabouts are designed to allow a freer flow of traffic than other junction designs.</p>	<p>3</p> <p>3</p>
62 The Crescent	14	<p>1) Concerned about the size of the car park in Priory Park</p> <p>2) What will be built on the area between the proposed new road and the sorting</p>	<p>Will need to be enlarged to cater for both a new health centre and increased demand at the park.</p> <p>Nothing is proposed to be built here.</p>	<p>3</p> <p>3</p>

Comment by:	Respondent no.	Nature of Comment	Response	Action
		office overlooking Huntingdon Street 3) Where will the pelican crossing be? 4) What parking will be available for the new houses 5) What parking facilities are there for the proposed sports area	This will be subject to detailed design. Either on plot or in parking courts, to the Council's parking standard. The proposed sports area will be part of Longsands College, and will be accessed off Longsands Road.	3 3 3
3 Greenfields	15	1) Siting of the kitchen / performing arts hall is considerably nearer properties in Greenfields 2) Increase in noise and activity from the new performing arts facility 3) No mention of the height of new buildings	All these comments refer to plans for Longsands College. These plans were shown for information only in this document. Proposals for the rebuilding of Longsands College will go through a separate planning process via the County Council.	2
22 Swallow	16	Oppose building on the park. Feels strongly	New building in the park will consist of a leisure facility	3

Comment by:	Respondent no.	Nature of Comment	Response	Action
Court		that the park is exceptionally beautiful and that its integrity should not be compromised and that any new building is in danger of being the 'thin end of the wedge'.	(potentially a new pool) and will complement other leisure uses within the park. A new changing room / pavilion has recently been granted planning consent.	
16 Kings Road	17	Page 43 – Kings Street is called Kings Road	Amend	1
Susan Drury (by email)	18	<ol style="list-style-type: none"> 1) The proposed leisure centre was a blue square on the park, and would it be larger changing room or a new swimming pool 2) New houses would increase the traffic problem therefore presenting school children with additional risks 3) Future growth at the Regional College would be severely restricted with the possibility that the householders on the proposed housing estate would 	<p>Blue square highlighted a general location for a proposed leisure site</p> <p>Noted</p> <p>Noted</p>	

Comment by:	Respondent no.	Nature of Comment	Response	Action
		<p>complain about the college traffic and evening classes.</p> <p>4) She was not leafleted informing her about the exhibition.</p>	<p>Many local residents were leafleted.</p>	
			<p>Also general layout improvements to document, maps and minor typos. Greater clarity for design guidance for the potential residential area.</p>	

