

ANNEX 2

ST NEOTS CONSERVATION AREA BOUNDARY REVIEW, CHARACTER ASSESSMENT AND DESIGN CODE CONSULTATION RESPONSES

Item 27 in the response table (Annex 1) requests that further justification for the inclusion of Priory Park and Infant School area is provided in the Boundary Review and Character Assessment. This additional wording is provided below and will be added to the final documents:

A. In the Boundary Review Document, add the following on page 3 under 'Cd':

"The southern section, adjacent to and including part of area 'Ca' there are relict closes of an early date created prior to the main 18th century enclosure of the Common Fields. There was always a high degree of public access to this area, maintained to the present day despite the later development of the built environment. This area is historically significant as a transitional zone between the built environment and the open rural aspects surrounding the town."

B. In the Character Assessment, add on page 15 under Priory Park at the end of, or after paragraph one:

'The area to the north of the late 19th and early 20th century development of Kings Road remained undeveloped until the 1950s and allowed public access between the town and Priory Park. This site, now occupied by the primary school and Huntingdonshire Regional College, still provides a visual as well as a physical link which should be maintained.

The pattern of footpaths in this part of St. Neots has remained virtually intact since at least the 1750s. They not only survived the later expansion of the town in the 19th and early 20th centuries, but actually determined much of the pattern of development (for example, house plots were tailored to fit around Shady Walk and Piper's Path).

Shady Walk fed into the footpath that until the development of the close post 1950 cut diagonally across the site (when it was diverted along its western edge). It remains a significant element of the historic morphology of this part of St. Neots.

The curtilage boundaries in this area also have historic significance and were possibly determined originally following the redistribution of land at the Reformation. The site of the primary school and college of further education was part of the Earl of Sandwich's estate from 1631. It belonged to Longsands, part of Rowleyside Open Field, and was enclosed (probably) about or just prior to 1770. The enclosure to the north of

it within which is now situated the fine avenue of trees was (in the 18th century) part of Sir Stephan Anderson's Estate and was known as Peacharles.

Both these areas are significant in terms of the wider landscape/townscape of St. Neots. Together they form an important transitional zone both in terms of actual access for pedestrians, but also visually. The post 1950's development did not materially detract from that and future development (if any) should maintain this element. Ideally, any future schemes for development of this area should be seen as an opportunity to strengthen and enhance these aspects.'