

Head of Planning Services  
Pathfinder House  
St. Mary's Street  
Huntingdon  
Cambridgeshire PE 29 3TN

Application Number: 01/02801/OUT Case Officer Geoff Crocker  
**Proposal: Residential development (5.2 hectares)**  
**Location: Former Jewsons, Former Lordgate, LEL & Adjoining Land London Road St. Ives  
Cambridgeshire**

**Observations of Hemingford Grey Town/Parish Council.**

We recommend refusal on the following grounds:

Currently classified for industrial/business use, Your authority has not proposed reallocation for housing in the revised local plan.

Hemingford Grey has not been proposed for large housing estates either in the current or revised structure plan.

The site is within the flood plain so any extensive building would increase the risk of flooding elsewhere.

We already have considerable concerns over the adequacy of the current sewage system; additional 182+ houses would hopelessly overload it.

The site would be even more isolated from social amenities such as shops, schools etc than existing developments.

As a result of the isolation, cars would be used extensively both for commuting and normal domestic use, exiting on what is already at certain times of the day a very busy road.

The resulting creeping development of London Road will result in a large community of village size but with no suitable infrastructure or identity.

.....*M. K. Lutmore*.....Clerk to Hemingford Grey Town/Parish Council.

Date: 15/1/02

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

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# HEMINGFORD GREY PARISH COUNCIL

(Huntingdonshire District)

CHAIRMAN: Mr Stan Rees

CLERK: Mrs Gail Stoehr  
30 West Drive  
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Mr Crocker  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon  
Cambridgeshire  
PE29 3TN

5 February 2007

Your Ref: GFC/0102801OUT

Dear Mr Crocker

**RE: Proposed residential development land at London Road (former Jewson & Lordgate Engineering)**

Thank you for your letter of 5 December 2006. The Parish Council has split its response into two sections, the Planning Application and the Section 106 contributions.

## **Planning Application**

Hemingford Grey Parish Council supports the proposed development in principle because:

- it includes a high proportion of affordable housing
- it is a sensible location for a development of this size and style
- it would represent a considerable improvement to the quality of the landscape.

However this support is subject to concerns about the following topics:

Surface water flooding: The Parish Council assume that the Environment Agency will advise on flood risk. It is concerned that the minimum ground level requirement for this site should not increase the risk of flooding for neighbouring properties (ie St Ives Motel and properties in The Brambles).

Sewage flooding: The Parish Council assume that sewage from the new development will be routed through the sewerage system in the Hemingfords to Godmanchester. There is already occasional sewage flooding in Hemingford Grey when the water table is high and we would ask that the sewerage system in Hemingford Grey is enhanced to cope with the extra load.

Traffic in London Road: The Parish Council believe that the development will add to the existing traffic problems in London Road between the Hemingford Road roundabout and Marsh Lane. The Parish Council feel strongly that the Marsh Lane junction is already dangerous and that there should be improved road safety provision at this junction – including extension of the 40mph speed limit - before the new development takes place.

Contamination: The Parish Council understand that parts of the site have been contaminated with creosote in the past. All necessary steps must be taken to remove this contamination before the development starts.

Integration with Hemingford Grey: The Parish Council believe there is great scope to integrate the development with Hemingford Grey. In particular the Parish Council believe that a cycle track / footpath should be developed between the western edge of the development and the Daintree Green open space, a distance of approximately 400m. This would connect up with the track across Daintree Green and would provide children from the new development (and from Elizabeth Court and Greenfields) a completely off-road route to Hemingford Grey Primary School and Playgroup. It would also provide access to the new play area currently being planned for Daintree Green. The Parish Council also believe that the existing Footpath No 8 (from Marsh Lane to London Road) should be diverted so that its northern end is at the western end of the development to provide access from the new properties to the Marsh Lane Walk and to provide residents of Hemingford Grey with improved access on foot to St Ives. As discussed below, the Parish Council believe that some Section 106 funding should be allocated to these items.

Layout and design of development: As this is an outline planning application The Parish Council has not commented on layout and design issues, and it will address these issues when the detailed application is submitted.

### **Section 106 funding**

With regard to the projected S106 contributions The Parish Council assume that the total amount of funding is commensurate with the size of development and comment as follows:

1. The Education provision of 15 nursery places and 39 primary school places: Please can you confirm that this increased provision will be provided within the Parish.
2. The contribution to the St Ives Market Town Strategy: The Parish Council feel that while the route along London Road to St Ives does not have a clearly defined cycle/pedestrian footpath, the route by its nature is already fairly safe and would not need a significant investment to upgrade. In view of this the Parish Council feel consideration should be given to two alternatives.
  - a) A new cycle/pedestrian footpath from the development to Daintree Green would provide an extremely safe route to school for the occupants of the new development and would again be beneficial to the people living at Greenfields and Elizabeth Way. An additional benefit would be to provide a feeling of inclusion and integration with the village of Hemingford Grey.
  - b) Alternatively, though only if a) turns out to be impossible, a cycle/pedestrian footpath could be created on the south side of St Ives/Hemingford Road from Armes Corner to the School - part of which already exists. This would provide a safe route to school for those living on the new development and Greenfields/Elizabeth Court.
3. Regarding the provision of play equipment, the Parish Council again feel Daintree Green has a part to play. Its recommendation is for the provision of one children's play area (LAP) the remaining funding being directed to providing a large and exciting play area at Daintree Green. The upgrade of the children's play area on Daintree Green is currently under review by the Parish Council. A substantial S106 contribution would be extremely beneficial. It would also again, provide the all important feeling of inclusion and encourage integration of the new community within the village.
4. The off site adult/youth play. The Parish Council has noted your comments and look to further discussions at a later stage.
5. The existing bus shelter on the west side of London Road requires re-siting as it currently blocks the footway.
6. Your comments concerning maintenance are noted. The Parish Council will look to further discussions at a later stage.

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**Location: Former Jewsons, Former Lordgate, LEL & Adjoining Land London Road St. Ives  
Cambridgeshire**

**Observations of Fenstanton Town/Parish Council.**

**REFUSED** on the grounds that:

- It is contrary to Policy H20 in the current Huntingdonshire Local Plan and is premature to the results of the Local Plan inquiry.
- This land has a recognised and accepted industrial usage.
- A development of this magnitude will exacerbate flooding and sewerage problems at nearby residential properties.

*J. Benetor* ..... Clerk to Fenstanton Town/Parish Council.

Date: 15/01/02

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The Parish Council thank you for the opportunity to comment on the proposed development and the Section 106 contribution and it looks forward to receiving your comments and further information concerning this project in due course.

Yours sincerely

Handwritten signature in black ink, appearing to read "LG Row".

Mrs Gail Stoehr  
Clerk

*Cc Cllrs Bates and Stephens*

Inset map showing site location

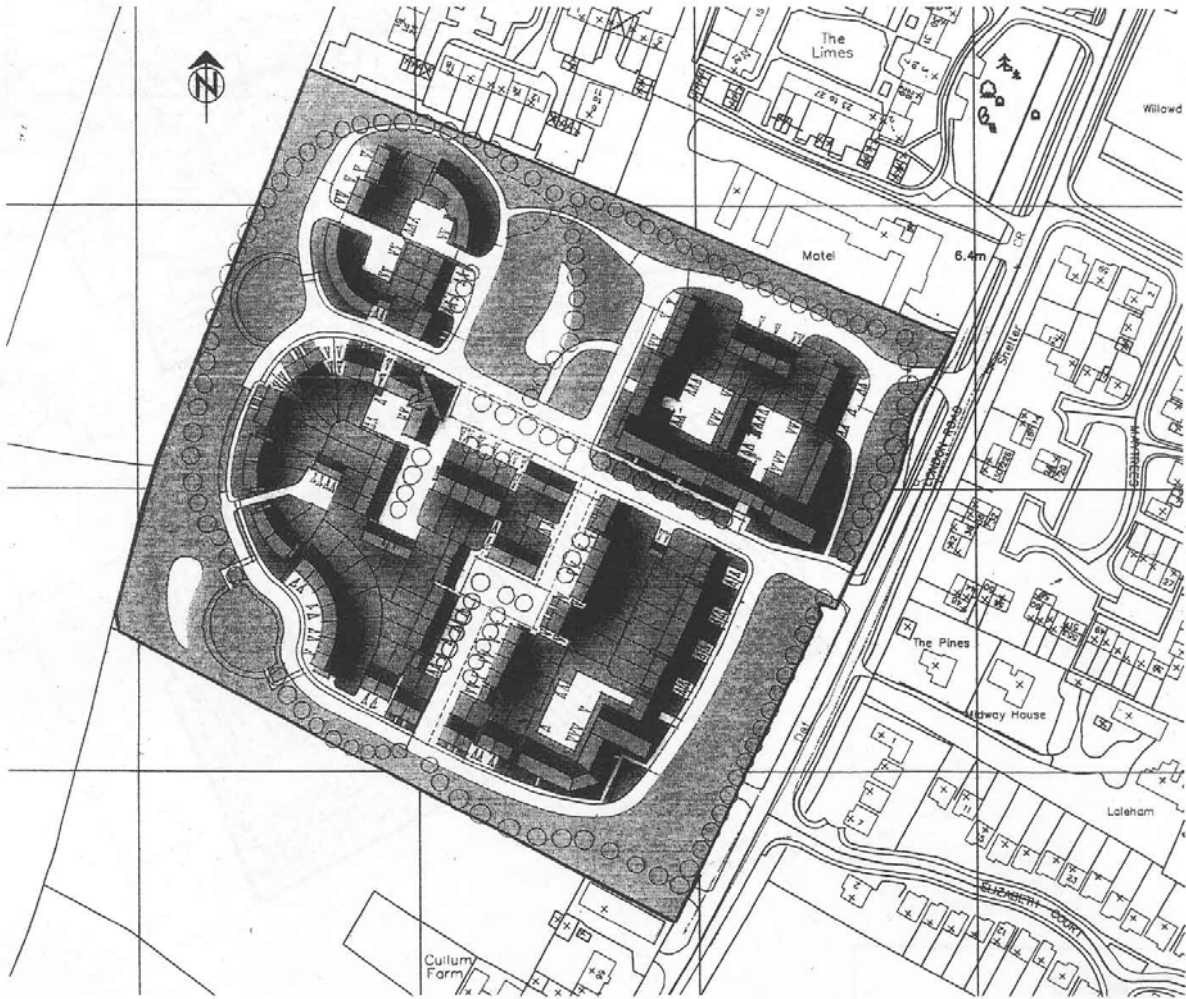


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	<p><b>Huntingdonshire</b> DISTRICT COUNCIL</p>	<p>Parish: St Ives</p>	<p>Co-ordinates: E: 530639 N: 270196</p>
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# Design Brief Layout



St Ives