

# Huntingdon West Area Action Plan: Statement of Consultation

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation



	Introduction	1
1	Consultation on the AAP	1
	<b>Community Engagement</b>	<b>1</b>
	<b>Initial Issues and Options</b>	<b>1</b>
	<b>Consultation on Options</b>	<b>6</b>
	<b>Consultation on Preferred Approach</b>	<b>16</b>
2	Developing the AAP	23
	<b>Vision</b>	<b>23</b>
	<b>Objectives</b>	<b>24</b>
	<b>Sustainable Travel</b>	<b>26</b>
	<b>Vibrant Growth</b>	<b>31</b>
	<b>Healthy and Green</b>	<b>37</b>
	<b>High Quality Environment</b>	<b>41</b>
	<b>Infrastructure, Phasing and Implementation</b>	<b>43</b>
■	Appendices	
1	Evidence Base and Supporting Documents	47
2	Preferred Approach Responses	51
■	Annex A	
	Soundness Self Assessment	72
■	Annex B	
	Legal Compliance Assessment	81
	<b>Stage 1: Inception</b>	<b>81</b>
	<b>Stage 2: Plan Preparation Frontloading</b>	<b>83</b>
	<b>Stage 3: Plan Preparation Formulation</b>	<b>85</b>
	<b>Stage 4: Publication</b>	<b>88</b>
	<b>Stage 5: Submission</b>	<b>89</b>

# Contents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Introduction

When preparing documents which form part of the Local Development Framework, local planning authorities must carry out consultation and engage with communities and stakeholders. The minimum requirements which authorities must achieve are set out in regulations<sup>(i)</sup>.

The Statement of Community Involvement (SCI) explains when consultation will take place, who will be consulted and what will be done to engage different groups and the general public at each stage. The guiding principle of the Council's SCI is to ensure that everyone with an interest in the District has access to early and effective opportunities to get involved in planning issues that affect them. The Huntingdonshire SCI was adopted in November 2006.

The Council has adopted its own Community and Consultation Strategy which underlines the role of community views in the delivery of Council services. The Sustainable Community Strategy (SCS) sets out a shared vision for the future of the District which was developed from extensive consultation with local communities and an action plan describing the outcomes that need to happen to achieve this vision. The SCS plays an important role in the delivery of the Council's services as it enables the Council to better understand community needs and provides an integrated approach to development in the District.

This Statement of Consultation sets out the detail of consultation and engagement undertaken during the preparation of the Huntingdon West Area Action Plan and how this was taken into account in the preparation of the Proposed Submission document. It is published in accordance with Regulation 24<sup>(ii)</sup>.

This document is divided into two sections dealing with the consultation stages and the preparation of the Proposed Submission document.

### Consultation on the AAP

The consultation stages for the Huntingdon West Area Action Plan have been:

1. Consultation on Issues and Options - May to July 2007
2. Consultation on Initial Sustainability Appraisal - May to July 2007
3. Consultation on the Sustainability Appraisal Scoping Report (update) - September to October 2007
4. Consultation on Options - May to June 2008
5. Consultation on Preferred Approach - May to July 2009
6. Consultation on Preferred Approach Draft Final Sustainability Appraisal - May to July 2009

Also of relevance is consultation which has taken place for the production of the Core Strategy and Development Management DPD. For more information on Core Strategy engagement please see the Submission Core Strategy 2008: Statement of Consultation. A Statement of Consultation for the Proposed Submission Development Management DPD is in preparation at the time of writing.

Documents such as the Huntingdon Town Centre Vision 2006 and the earlier Vision and Strategy for Growth and Quality 2000 both prepared by the Civic Trust were also subject themselves to consultation processes which are detailed in those documents.

Key source documents have been noted and have been available on the Council's website since production of the Preferred Approach in May 2009.

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i Town and Country Planning (Local Development) (England) Regulations 2004 as amended  
ii Town and Country Planning (Local Development) (England) Regulations 2004 as amended by Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

# Introduction

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Developing the AAP

Section 2 presents details of how the Proposed Submission document has been developed. This includes details of the analysis of reasonable alternatives considered and summaries of the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) processes. It also provides explanation as to why the Council is proposing certain policies.

Each topic is set out as follows:

Summary of Consultation	A summary of the issues, options and questions raised in the Issues and Options consultation documents is presented along with a summary of the responses, including levels of support or opposition.
Summary of Sustainability Appraisal	A summary of the conclusions of the Initial, Draft Final and Final Sustainability Appraisal Reports.
Assessment	Detail of the assessment of consultation responses, the evidence gathered and the alternative approaches.
Policy	Cross-reference to the relevant policy in the Proposed Submission document. Also presented are the policies and objectives of the Core Strategy that the Area Action Plan policies support.
Proposals Map (where applicable)	Where there is a need for a designation on the Proposals Map, this is identified. Reference should be made to the Proposed Submission Proposals Map.

## Soundness Self Assessment

One of the main assessments of any proposed submission document is whether the document passes the Tests of Soundness. To enable planning authorities to assess whether their plans are sound the Planning Advisory Service has developed a soundness test. The Soundness Test has been completed for the Huntingdon West Area Action Plan and is presented in Annex A.

## Legal Compliance Assessment

The other main assessment of any proposed submission document is whether the document is legally compliant. To enable planning authorities to assess whether their plans are legally compliant the Planning Advisory Service has developed a legal compliance tool. The Legal Compliance Tool has been completed for the Huntingdon West Area Action Plan and is presented in Annex B.

## 1 Consultation on the AAP

### Community Engagement

**1.1** Prior to June 2008 the 2004 Regulations [footnote full ref] determined the process that planning documents had to go through. These regulations were amended in June 2008 by the 2008 regulations [footnote full ref]. These amendments removed the specific requirement for the Preferred Options Stage of consultation, instead placing more emphasis on public engagement as part of the Issues and Options stage. The regulation amendments also separated the publication and consultation from submission to the Secretary of State, which introduced the opportunity for review and amendment before plans are submitted.

**1.2** As the public engagement for the Huntingdon West Area Action Plan started under the original 2004 regulations with the Issues and Options Consultation in May 2007 the preparation of the AAP has been subject to both the original and the amended regulations. For each stage of the consultation process we have therefore identified the regulations that were applicable at the time.

### Initial Issues and Options

**1.3** The Issues and Options report was drawn up under the original 2004 regulations and was made available for comment between 15 June and 27 July 2007. All consultees and agents listed on the Council's Limehouse database were notified, together with statutory groups, local town and parish Councils and other interested groups. During this time the document was available at the Council offices at Pathfinder House, the Huntingdon Library and via the Council's website.

**1.4** On 27 June there was a display in Huntingdon Market Place. Between 10am and 1pm planning staff were available for people to talk to about the Area Action Plan and what it could mean for the area.

**1.5** Before and during the consultation event summary leaflets were distributed and were available. These leaflets were available at the Huntingdon Railway Station and Hinchingsbrooke Hospital as well as the Council Offices, Huntingdon Library and at the public display.

**1.6** The following press release was issued:

#### **Press Release June 2007**

#### **HUNTINGDON WEST AREA ACTION PLAN ISSUES AND OPTIONS CONSULTATION**

A vibrant new quarter could be created for Huntingdon over the next 15 years. The Huntingdon West Area Action Plan aims to promote and shape rejuvenation of this part of town. There will be many opportunities for change including potential new housing, new employment and new community facilities. Huntingdon West offers the ideal opportunity for promoting environmentally friendly development, providing homes, work and leisure close together, linked by excellent pedestrian, cycle and public transport.

Residents, businesses and organisations need to think about how we can:

- Make the most of previously developed land
- Give everyone a chance to find a home that's right for them
- Get better shops within walking distance of the town centre
- Provide more community and leisure facilities in the area
- Make the most of changes to the road network in the area

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Councillor Peter Bucknell, Executive Councillor for Planning Strategy said “Huntingdon West development will offer lots of opportunities for exciting and significant change in Huntingdon. We want people’s opinions right at the beginning to help us produce the best possible plan for this important part of town’s future.”

A consultation document on the issues and options that we need to think about has been produced. This is your chance to tell us what you would like to see happen in this area. We will then look at everything you have to say before we produce the ‘official’ consultation plan by the end of the year which will set out how we would like to see the area change.

The Issues and Options consultation period runs from Friday 15th June to Friday 27th July 2007.

The Huntingdon West Area Action Plan Issues and Options paper is available on the Council’s website [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk). The document can also be viewed at Huntingdonshire District Council, Pathfinder House, St Mary’s Street, Huntingdon and at Huntingdon Library.

ENDS.

Notes for Editor:

The Huntingdon West Area Action Plan Issues and Options paper is part of the Council’s ‘Local Development Framework’. This will replace the existing Huntingdonshire Local Plan as a result of legislation introduced last year. Instead of one plan, a number of documents will deal with different aspects of the area’s future.

Full details of the Huntingdon West Area Action Plan Issues and Options paper will be available on the council’s web site [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk) from 15 June 2007.

Media Contacts: Richard Probyn (Planning Policy Manager) 01480 388430

**1.7** The [summer 2007 issue](#) of the Council's quarterly magazine 'District Wide', that is issued to every household in the district, contained the following article:



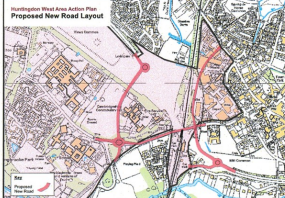
**Figure 1.1 District Wide Summer 2007 - Huntingdon West Area Action Plan Article**



**Figure 1.2 Issues and Options Consultation Leaflet Page 1**

**We need your views on the following issues:**

- 1 How can the Area Action Plan contribute towards achieving sustainable development and re-using previously developed land?
- 2 How can the Area Action Plan contribute towards providing housing for all members of the community?
- 3 How can the Area Action Plan contribute to the provision of employment opportunities?
- 4 How can the Area Action Plan contribute to future shopping opportunities in the town?
- 5 How can the Area Action Plan address the reconfiguration of the road system to meet the needs of Huntingdon West and the wider town?
- 6 What additional infrastructure is needed in Huntingdon West?



**How to find out more?**

The Issues and Options paper sets out what we might need to tackle in the AAP. No decisions have been made yet. This is your chance to say what you would like to see happen in this area.

The Huntingdon West AAP Issues and Options report is available to view on line at [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk) following the links to Planning Policy.

Alternatively, the documents can be seen at District Council Offices, Pathfinder House, Huntingdon or Huntingdon Library.

**How to have your say?**

The easiest way to make a representation is online at [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk) following the links above and click on the interactive version of the document.

Alternatively, you can email comments to [ld@huntsdc.gov.uk](mailto:ld@huntsdc.gov.uk) or pick up a form from District Council Offices, Pathfinder House, St Mary's Street, Huntingdon.

We will be preparing the AAP over the next 2 years. There will be at least two more chances to give your opinions on the AAP as the plans for the area take shape.

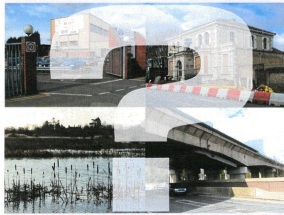
**If you wish to discuss any issues raised or would like further information on how to comment on the AAP please contact the Development Plans Team**  
☎ 01480 388431/2/3/5

**Huntingdon West Area Action Plan**

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**Consultation on Issues & Options**

*15th June to 27th July 2007*



**We need your views!**  
Help to decide the future of Huntingdon West.


Planning Services  
**Huntingdonshire**  
DISTRICT COUNCIL

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.3 Issues and Options Consultation Leaflet Page 2

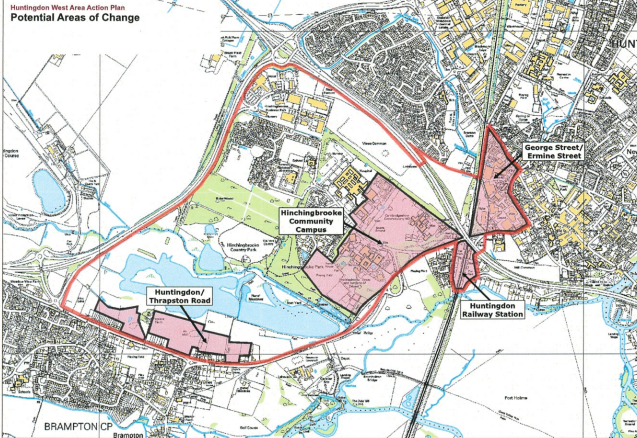
**Huntingdon West Area Action Plan**



**What is an Area Action Plan (AAP)?**  
Area Action Plans (AAPs) guide development for a specific area. They are produced where significant levels of change are expected or conservation measures are needed.

**Why does Huntingdon West need an AAP?**  
Huntingdon West is likely to change dramatically over the plan period of 15–20 years. Re-routing of the A14 and possible demolition of the flyover offer tremendous opportunities for environmental improvement and new development. We need to be ready to make the best of this.  
The AAP will ensure transport and planning issues are dealt with together. We hope it will help shape the most sustainable future land uses for Huntingdon and its town centre.  
New housing, shops, employment and community facilities could all be part of this area. Huntingdon West AAP offers the ideal opportunity for promoting sustainable development. It could contain environmentally friendly homes, work and leisure facilities linked by excellent pedestrian and cycle routes and decent public transport.

**Huntingdon West Area Action Plan Potential Areas of Change**



**We want to know how we can shape different areas within Huntingdon West:**

**Ermine Street/ George Street**

- How can we redevelop land in the Ermine Street/George Street area?
- Should we extend the town centre into this area to provide better shops and help the town's economy grow?
- How can we provide more homes which are affordable near the town centre?
- Do we need additional car parking in this area?

**Railway Station Area**

- How can we create more effective links to other parts of the town, better car parking and new business opportunities?

**Hinchingbrooke Community Campus**

- How should we guide development in the area of Hinchingbrooke Community Campus?
- Should we improve community facilities like extending the Country Park to Huntingdon/Thrapston Road, Brampton?

**Huntingdon/Thrapston Road Area**

- How do we balance development opportunities with keeping Huntingdon and Brampton separate?

Table 2 Respondents on Issues and Options

1.	Allan Brocklebank
2.	Church Commissioners Mr Ian Smith(Smiths Gore)
3.	Churchmanor Estates Company Plc Ms Caroline Dawson(Planning Potential)
4.	Colin Luscombe (Cambridgeshire Police Authority)
5.	Connolly Homes Plc, David Wilson Es Mrs Stacey Rawlings (Bidwells)
6.	David Hufford
7.	David Woods (Hinchingbrooke Health Centre Care NHS Trust)
8.	Gareth Ridewood (CPRE Cambridgeshire )
9.	Gary Parsons (Anglian Water Services Ltd)
10.	Geoff Keeble (Highways Agency)
11.	Huntingdon (Two) Ltd Mr Edward Ledwidge (Blue Sky Planning)
12.	Ian Burns (Cambridgeshire PCT)
13.	Ian Stapleton (Great & Little Gidding Parish Council)
14.	Iram Parwaiz (Huntingdon Youth Town Council)
15.	Janet Innes-Clarke (Brampton Parish Council)
16.	John Chase (Buckden Parish Council)
17.	John Dadge (Landro Ltd) John Dadge (Barker Storey Matthews)
18.	Katherine Fletcher (English Heritage)
19.	Louise Lovegrove (DLP Planning Ltd)
20.	Maydo Pitt (GO-East)
21.	Mrs Debra Parker-Seale
22.	Mrs Sandra Mitcham (Holywell-cum-Needlingworth Parish Council)
23.	Ms Karen Cameron (Huntingdon Town Council)

24. Nigel, Alison & Frances Wood
25. P Blewett (Somersham Parish Council)
26. Paul Cronk (HBF)
27. Persimmon Homes East Midlands Miss Sinead Morrissey (Pegasus Planning Group)
28. Richard Meredith (Huntingdon and Godmanchester Civic Society)
29. Rohan Wilson (Sustrans Ltd)
30. Stewart Patience (Cambridgeshire County Council)
31. Tim Fryer
32. Ashley Pollerd (Network Rail)

## Summary of Representations

**1.8** There were a total of 32 different groups and bodies that submitted comments on the document, with over 700 individual comments. Key submitters on the document broadly fell into two groups; a number of landowners who were seeking redevelopment of their land for housing and commercial development and other submitters, such as parish councils and CPRE, who were cautious about development.

**1.9** There was general agreement on the need for an area action plan, but a number of questions were raised about the evidence base and relationship to wider strategies. In particular it was considered necessary to ensure that the area action plan did not prejudice the Core Strategy, which was in early development at the time.

**1.10** The decision on the future route of the A14 was seen as being particularly important when making decisions on land use in this area. The timing of the area action plan in relation to the announcements from the Highways Agency was questioned.

**1.11** A number of respondents sought encouragement of sustainable travel modes and pointed to current deficiencies in pedestrian and cycle links. There was concern that a number of proposals could exacerbate existing traffic problems and also lead to further traffic problems. Transport evaluations of different options were sought.

**1.12** There was widespread support for housing development at a reasonably high densities and for providing for small businesses. However, there was concern about new retail development beyond the ring road as this was thought to be potentially detrimental to the town centre and plans for redevelopment at Chequers Court. Some submitters were opposed to retail development and considered it best to keep the retail centre compact.

**1.13** A high quality of design featuring sustainable construction methods was generally identified as an important objective. Some respondents were uncomfortable with the concept of seeking landmark buildings which they thought might result in inappropriate buildings.

**1.14** Respondents sought the protection and improvement of the Country Park, Views Common, existing playing fields and other areas of green space. Several specifically sought the extension of the Country Park to the south.

**1.15** The Thrapston Rd/ Huntingdon Rd area was not generally considered to be suitable for development due to being largely within the floodplain; being greenfield and poorly related to existing development in Brampton. There was also concern about the impact on high levels of traffic on the road and dual use footpath/cycleway. Only the Church Commissioners who own some land in this location were supportive of development.

**1.16** Respondents sought further detail on implementation and monitoring as it was limited in the document.

## Representations on Initial Issues and Options

**1.17** Full detail of all comments are available on the Council's [Consultation Portal](#).

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Consultation on Options

**1.18** Following on from the Initial Issues and Options further consultation was undertaken on options between 8 May 2008 and 5 June 2008 (under the original 2004 regulations). The consultation document was a leaflet with an associated questionnaire which was distributed and made available at the Council Offices and the Huntingdon Library.

**1.19** The following press release was issued:

### Press Release May 2008

#### OPTIONS FOR THE FUTURE IN HUNTINGDON WEST

Options for the future of land west of Huntingdon town centre are currently being considered by Huntingdonshire District Council --- and the area is likely to change dramatically over the next 20 years. Re-routing of the A14 and demolition of the flyover could offer tremendous opportunities for environmental improvement and new development.

The options are part of the continuing process of preparing the Huntingdon West area action plan. In 2007 an 'issues and options' document stimulated debate and responses have helped produce the options.

Huntingdon West offers the opportunity for promoting environmentally friendly development providing homes, work and leisure close together, linked by excellent pedestrian, cycle and public transport routes. Three options have been drawn up:

**Option A** prioritises finding land for employment for offices, light industry and similar use. Land for retail could be provided in the George Street/Ermine Street area. Residential use and public car parking is also envisaged.

**Option B** suggests that most of the land should be used for housing, with a smaller proportion for employment, but a similar amount for retail and public car parking as in option A.

**Option C** intends for all currently open land to be kept that way. There would be housing and a slightly smaller area of land for retail, and a very small amount for employment.

Comments on these options, or alternatives, perhaps combining elements of the options, are being sought during May.

Details of the options together with a questionnaire on which to submit responses can be found on the council's website, [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk).

ENDS.

Notes for Editor:

Media Contacts: Heather Gilling (Communications and Marketing Manager) tel 01480 388033

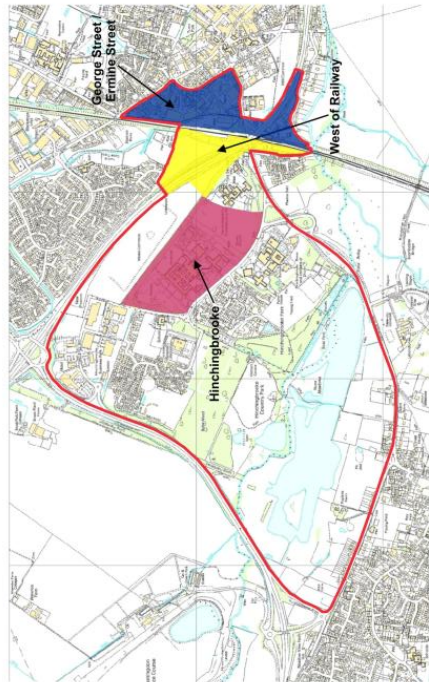
**1.20** There was press coverage in local newspapers and in the Huntingdon Live magazine of June/July 2008.

Figure 1.4 Consultation on Options Leaflet page 1



## Huntingdon West Area Action Plan

### Consultation on Options



Huntingdonshire District Council is preparing an Area Action Plan for land west of the town centre as part of the Local Development Framework for the whole District. This leaflet continues the consultation process that began with the Issues and Options document in June 2007.

Your comments are sought on three options about how the Huntingdon West area could change in the future. The options have been prepared following a detailed analysis of the area and use information gained from major landowners and other interested parties. The viability of the options and transport and traffic issues are also being considered as part of the process.

Each option relates to three key land areas and promotes a different priority. Some aspects are common to all options such as the desire to improve accessibility to the railway station, education and hospital services and to improve facilities at Hinchingsbrooke Country Park.

Let us know your views by completing the questionnaire. Your opinions will help us prepare a Preferred Option for consultation.

Figure 1.5 Consultation on Options Leaflet page 2

### Why Prepare an Action Plan?

The reasons for preparing an Area Action Plan are unchanged from those set out in the Issues and Options document but this stage is now able to be based on an almost complete Regional Plan for the East of England and the Council's own Core Strategy: Preferred Options.

The Regional Plan and the Core Strategy: Preferred Options set out how Huntingdon and its adjoining settlements need to provide for significant growth over the next twenty years. To achieve this, additional land needs to be identified for a range of different activities.

Huntingdon West is an area of opportunity, with potential for living, working, education, leisure and shopping, with the setting of Hinchingsbrooke Country Park and the town centre adjacent, and the railway station at its heart. There is land in the Ermine Street / George Street area that has been in industrial use that is now ripe for redevelopment. Other Brownfield land is also underused and there may be some Greenfield land opportunities.

Utilising land in the Huntingdon West area has the potential to reinforce the town's principal employment and retail functions due to its close proximity to the town centre. Development here will enable better linkages with the railway station. The Area Action Plan can also help address current problems with congestion on the ring road, pollution and car parking capacity by providing for a new road link between George Street and Ermine Street, additional car parking, and improving pedestrian and cycle linkages. Development contributions can also be used to improve existing parks and create additional public open spaces.

The proposed realignment of the A14 provides an added impetus to get to grips with the area and bring together all the individual proposals within one plan. Development will be phased over a period up to 2026 in recognition of the opportunities that arise from the road changes.

### The Options

Options A, B and C focus on the parts of Huntingdon West where most change is expected. Particular parcels of land which might be developed with new activities are identified with a darker shade of colour. Pie charts show proportions of differing types of land uses, split between areas in order to give a picture of where the different sorts of land uses might be located.

The first area is called George St / Ermine St. The options show it in blue. This area is a mix of industrial and commercial, alongside residential activities. Constraints include poor access, noise and contamination. Comprehensive redevelopment in this area could see the replacement of large old industrial buildings with new activities which respect the existing residential areas and built heritage.

The title of the second area is West of the Railway. The options show it in yellow. This area includes the part of Views Common that will be changed as a result of the A14 re-routing proposals. It also includes former railway sidings.

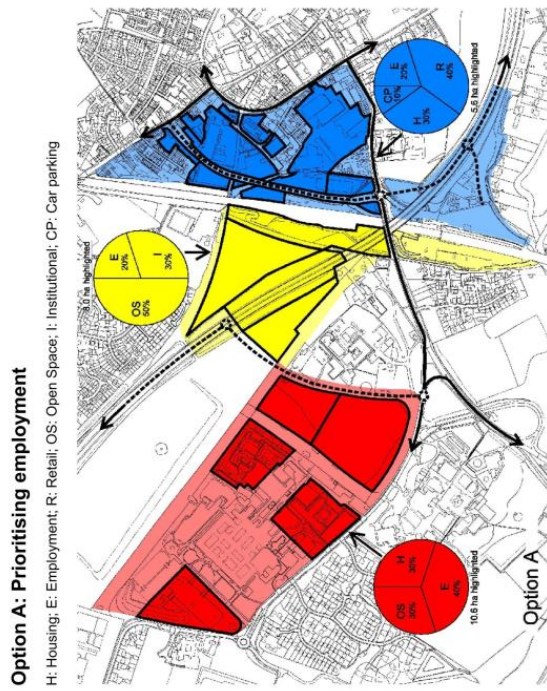
The final area is named Hinchingsbrooke. The options show it in red. This is the Hinchingsbrooke Hospital and the area of land that was the Police Headquarters sports grounds. The highlighted areas of land have been identified as having potential for new activities.

The proposed road pattern is shown on each of the Options drawings. The proposed realignment of what is currently the A14 and the new road link between George Street and Ermine Street are shown in dashes.

# Consultation on the AAP

## Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.6 Consultation on Options Leaflet page 3



This option gives priority to finding land for employment purposes. Almost 7 hectares of employment land could be provided. This is a considerable amount of additional land available for offices, light industry and similar uses. To encourage new business, there may need to be some public sector involvement in something like an 'innovation centre' which enables small businesses to set up. This option provides the greatest chance to increase the opportunities for residents to work close to home.

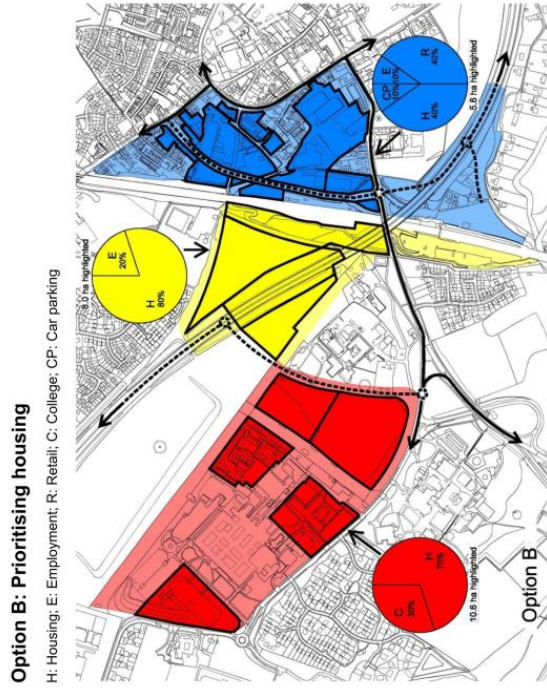
Over 2 hectares of land for retail could be provided in the George St/ Ermine St area. This would allow for up to 8,000m<sup>2</sup> additional retail floorspace together with associated car parking.

Around 5 hectares is identified for housing, with the potential for more housing to be built in association with retail or employment premises. At housing densities of around 40 dwellings per hectare in the Hinchingsbrooke area and 80 per hectare in the George St/ Ermine St area this could result in almost 300 homes.

This option also provides for the possibility of an institutional use in the area west of the railway. In common with other options, public car parking is envisaged in the George St/ Ermine St area for some 300 vehicles.



Figure 1.7 Consultation on Options Leaflet page 4



This option suggests that most development land should be used to provide housing. 16 hectares of land could be provided, meaning that over 700 homes could be built in this option if densities of 80 per hectare in George St/ Ermine St and 40 per hectare elsewhere are achieved. The option involves housing on part of Views Common accessed from the new road after the A14 is re-routed. This option has the greatest potential to provide for housing need in this convenient location close to the town centre.

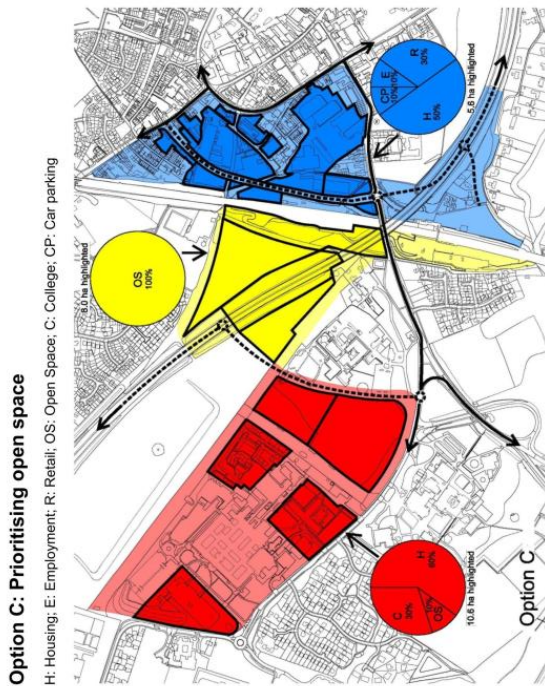
Over 2 hectares of land for retail would, as with Option A, allow for at least 8,000m<sup>2</sup> additional retail floorspace with associated car parking in the George St/ Ermine St area.

Around 2 hectares of additional employment land is envisaged. This is in the George St/ Ermine St area and land west of the railway. Offices are the most likely uses in these areas.

In common with other options, additional public car parking is expected. Provision is also made in this option for Huntingdonshire Regional College to relocate to the Hinchingsbrooke area.



Figure 1.8 Consultation on Options Leaflet page 5



This option intends for all currently open land to be kept as open space - that is the land west of the railway, and land in Hinchingbrooke apart from provision for the Huntingdonshire Regional College. This option therefore does not involve any new Greenfield development.

Over 9 hectares of land can be provided for housing. Almost 500 homes could be provided if densities of 80 per hectare in George St/ Ermine St and 40 per hectare elsewhere are used.

A slightly smaller area of land for retail is envisaged than the other options. This could result in less retail floorspace than the other options, or the same amount, if some of the development or associated car parking is on more than one level.

The total amount of additional employment land would be only half a hectare, limited to some land in the George St / Ermine St area. This would not make a significant contribution to the need to provide more jobs in Huntingdon.

In common with other options, additional public car parking is expected.



Open Space

Figure 1.9 Consultation on Options Leaflet page 6

### Your Comments and How We Have Responded

**“The Area Action Plan should not precede the Core Strategy”**

The Core Strategy: Preferred Options was produced by Huntingdonshire District Council in November 2007. This sets out draft principles, strategy and policies which set the overall spatial strategy for the district. There are a number of policies 2, 7 and 8 that relate to the West Area. Draft employment and retail floorspace will be provided in a significant mixed use development. The amount of development in the area covered by the Huntingdon West Area Action Plan, Area Strategy: Preferred Options is not specified in the wider Huntingdon Area Action Plan. The area of employment land and 9,000sq.m of goods and the like) as well as possibly a portion of 4,000sq.m of convenience retailing (grocery shops) required over the district as a whole.

**“Retail in this area has the potential to adversely affect the town centre”**

The Core Strategy: Preferred Options draft policy 8 promises retail growth within town centres in accordance with government guidance. Proposals for Huntingdon West are for additional, complementary retail developments to be pursued after redevelopment opportunities in the town centre have had time to be taken up. The type of retailing and the amount to be located in the town centre will be critical to the long term viability of the area. It is complementary to, and expressly beneficial to, the overall health, vitality and viability of the existing town centre as a retail location. The amount suggested in all the options would allow for comparison retailing, perhaps of the large format type. The small amount of convenience retailing required by the Core Strategy: Preferred Options suggests that an additional supermarket is not needed in this location, although it is possible that an existing supermarket could relocate from the town centre and make way for additional comparison goods retailing in the town centre.

**“The Area Action Plan should not precede a decision on the future route of the A14 and there should be transport evaluations of development proposals”**

A Preferred Route for the A14 was announced by the Highways Agency in October 2007. Although there is still some time before the route is finalised, we are able to progress the Area A14 will be re-routed and the railway flyover on a future road greater certainty that the existing flyover. Future land uses are therefore based on a future road pattern that includes a new link road between George Street and Ermine Street to be achieved through development. Transport evaluations are being carried out of the options in this leaflet.

**“More car parking should be provided in this area”**

A draft Car Parking Strategy and Action Plan was produced by Huntingdonshire District Council in November 2007. The Action Plan identifies the need to find additional car parking for long stay users. Car parking options for the Huntingdon West area are proposed in the options that are the intention of providing for that use as well as that associated with new development.

**“New landmark buildings could affect the historic character of the area”**

The new Huntingdon Conservation Area boundary was adopted in December 2007 and extends over key parts of the Huntingdon West area. The Core Strategy: Preferred Options draft Policy 1 also includes the conservation of buildings, sites and areas of architectural or historic importance. The additional contents of Conservation Area designation and the draft policy will help to ensure that proposals are appropriately considered in relation to the historic character of the area. All new buildings and developments will be required to display a high level of design quality and all new or altered landmark buildings even more so.

Figure 1.10 Consultation on Options Leaflet page 7

**“The Ermine St / George St area has a number of constraints that may affect development”**

The Issues and Options document noted contamination from former industrial uses and noise from the railway. Barack Brook flows in a culvert also present a constraint of the land and this will recognise existing development of heritage value. These constraints will be considered in preparing development proposals.

**“There should not be commercial development on land on the northern side of Thrapston Rd / Huntingdon Rd”**

The proposal for commercial development is not being taken forward and the area is not shown on the options. Public car parking to serve the Country Park could possibly be provided on some land.

**“Views Common is important as it is an historic open space”**

The A14 decision involves removing the railway flyover which currently crosses Views Common and this will significantly alter the way the land is viewed in the locality. The land could be accessible from the new road to be built once the flyover is removed. Some options therefore provide for development on the eastern parts of Views Common.

**“The hospital management seeks to redevelop land in their ownership for housing”**

The options reflect the land which is likely to be surplus to the hospital’s requirements.

**“Network Rail advised that where their land becomes it surplus to requirements for a range of uses. However, they will continue to require a large area of land for car parking”**

The road pattern will be amended as a result of the realignment of the A14. However, no options are shown at this stage for the railway station as it is expected for car parking.

**“Landro Ltd, owners of land adjacent to the railway and Views Common seek commercial office development on that land”**


Redevelopment of the Water Tower was approved in December 2007 and this land is now not shown in these developed concepts for offices on the land between the railway and Views Common. Some of the options provide for such employment activities on the Landro Ltd owned land.

**“Greater detail on the phasing of projects and the scope of planning contributions is needed”**

Greater detail on phasing and planning contributions will be provided in the Preferred Option document. The Core Strategy: Preferred Options, the Draft Car Parking Strategy and the approved Affordable Housing Supplementary Planning Document (all released in November 2007) all provide some additional detail to help identify the requirements for planning contributions. It is expected that in addition to normal requirements for contributions there will be the need for additional specific contributions in this area to bring about the following:

- Ermine Street to George Street Link Road
- Improvements to Hinchingsbrooke Country Park
- Improvements to Views Common
- Safer crossings of the ring road linking this area with the town centre
- Improvements within the wider area linking housing areas to the town centre
- Footpath and cycleways improvements across the railway bridge linking areas east and west of the railway.

Figure 1.11 Consultation on Options Leaflet page 8



**Next steps**

Please take the time to complete the questionnaire and return it by **5 June 2008**

For a copy of the questionnaire electronically and for further information about the process to date, including copies of the initial sustainability appraisals of the Issues and Options document and these Options, go to: <http://www.huntsdc.gov.uk/Environment+and+Planning/Planning+Policy/>

The questionnaire aims to get your views on the relative priorities of the three options in the different coloured areas. You may wish to pick different options for each area of land, or suggest alternative splits of different activities. Please also send us your views on anything else about these options in the general comments section. You may wish to comment, for example, on the boundaries of the areas identified, the suggested housing densities, or how development contributions should be used.

The questionnaires will be analysed and the results will be used to inform the production of a Preferred Option document. We intend to publish the Preferred Option later in 2008 for a six week public consultation period. Consultation responses on that document will be considered prior to the production of an Area Action Plan for submission to the Secretary of State. Representations will then be called for and considered by an independent inspector.






Figure 1.12 Consultation on Options Questionnaire page 1



## Huntingdon West Area Action Plan Options Questionnaire

1. Which option do you prefer for the George St / Ermine St (blue) area? *(please tick box)*

A  B  C  Alternative

Please provide an explanation of your choice or any alternative you suggest here.

2. Which option do you prefer for the West of Railway (yellow) land?

A  B  C  Alternative

Please provide an explanation of your choice or any alternative you suggest here.

3. Which option do you prefer for the Hinchbrook (red) land?

A  B  C  Alternative

Please provide an explanation of your choice or any alternative you suggest here.

Figure 1.13 Consultation on Options Questionnaire page 2

4. Which option do you prefer in general?

A  B  C  Alternative

Please provide an explanation of your choice or any alternative you suggest here.

5. Do you have any further comments on the leaflet?

Please provide any general comments here.

### Your contact details

Name

Organisation

Address

Post Code

Email

Telephone

Post in the reply paid envelope by 5 June 2008 or email to: [ldf@huntingdonshire.gov.uk](mailto:ldf@huntingdonshire.gov.uk)  
If you have any queries, please telephone: 01480 387 069 or 01480 388 431

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**Table 3 Consultees and Bodies Notified of Options Leaflet**

<p>Members, and adjoining Town and Parish Councils as follows were emailed:</p> <p>Abbots Ripton Parish Council, Alconbury Parish Council, Alconbury Weston Parish Council, Barham &amp; Wooley Parish Council, Brampton Parish Council, Broughton Parish Council, Buckden Parish Council, Easton Parish Council, Ellington Parish Council, Fenstanton Parish Council, Godmanchester Town Council, Grafham Parish Council, Great &amp; Little Gidding Parish Council, Hemingford Abbots Parish Council, Hemingford Grey Parish Council, Holywell-cum-Needingworth Parish Council, Houghton and Wyton Parish Council, Huntingdon Town Council, Kings Ripton Parish Council, Kings Ripton Parish Council, Offord Cluny Parish Council, Offord D'Arcy Parish Council, Old Hurst Parish Council, Somersham Parish Council, St Ives Town Council, The Stukeleys Parish Council and Woodhurst Parish Council.</p> <p>Landowners/ Those with an interest in land highlighted in Options were emailed:</p> <p>Cambridgeshire County Council – Property, Network Rail, First Capital Connect, Highways Agency – A14 proposals, Landro Ltd, Cambridgeshire Police Authority, Hinchingbrooke NHS Trust, Huntingdonshire Regional College, Stanton Retail Developments Ltd, Sainsburys, Royal Sun Alliance, Ruston's Engineering, Freemen of Huntingdon, Travis Perkins and Project Ferry (No 2) Ltd</p> <p>Other stakeholders/ those with an interest in land that is not highlighted were emailed:</p> <p>Cambridgeshire County Council – Policy &amp; Transport departments, GO-East, Highways Agency – policy, Hinchingbrooke School, Church Commissioners, Godwin House, Speedy Hire, Old Post Office &amp; George Hall, Churchmanor Estates Company, Freshwater Estates (UK) Ltd, Huntingdon Town Council, Brampton Parish Council, The Stukeleys Parish Council, Huntingdon Town Centre Partnership, Federation of Small Businesses, Greater Cambridgeshire Partnership, Friends of Hinchingbrooke Country Park, Environment Agency, Home Builders Federation, English Heritage, CPRE and Anglian Water Services.</p> <p>Other previous submitters were emailed:</p> <p>Buckden Parish Council, Great &amp; Little Gidding Parish Council, Nigel, Alison &amp; Frances Wood, Mrs Debra Parker-Seale, Allan Brocklebank, Holywell-cum-Needingworth Parish Council, Connolly Homes Plc, David Wilson Estates, Persimmon Homes East Midlands, Sustrans Ltd, Huntingdon and Godmanchester Civic Society, Tim Fryer, Somersham Parish Council, Huntingdon Youth Town Council, David Hufford, John Dillistone, Nerys Baker, James Searle, The Wildlife Trust, Sport England, Mr J Fowler (Sports and Fashions), Michael Lees, Penny Shaw, Mrs Jacky Jenkins, AWG Property Ltd, Brampton Youth Forum, Huntingdonshire Local History Society and Flagship Housing.</p> <p>All Limehouse registered consultees and agents were automatically notified.</p> <p>All households in the George St/ Ermine St area were dropped a leaflet, questionnaire and letter.</p> <p>All households in the Hinchingbrooke area were mailed a leaflet, questionnaire and letter.</p>
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**Table 4 Respondents on Options Leaflet**

<ol style="list-style-type: none"><li>1. Michael Lees</li><li>2. Allan Brocklebank</li><li>3. McMullan</li><li>4. McKenzie, Connexions</li></ol>
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# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

5. Bryan Houghton
6. Dance
7. Singh
8. Woolen & Freeman
9. Mr Tim Johnson, Kinnaird Hill
10. BLANK
11. Mrs Sandra Mitcham, Parish Clerk Holywell-cum-Needingworth Parish Council
12. BLANK
13. Juliet Good
14. Nick Tulip
15. Giorgio Martinelli, White Young Green
16. Kenneman
17. Kathleen Sims
18. Cromwell Park School, Cromwell Park Primary School
19. A Witherspoon
20. Paul Thornton
21. Schanki
22. Linda Francavilla
23. Capito
24. Rice
25. Mark Barry
26. Paul Osborne, Hapa Laetus
27. Jones
28. Mr John Nunn, The Card Gallery
29. Miss Rachel Pateman, Assistant Conservation Officer The Wildlife Trust
30. Mr Colin Dunlop
31. Quine
32. Lisa Osborne
33. Mrs A Morrell
34. B Dickinson
35. Miss Maydo Pitt, Government Office for the East of England
36. David Kemp
37. Mrs Owen
38. Mr A Moate
39. Rosalind Bates
40. Wilkins
41. Cathy Taylor, Cambridgeshire County Council
42. BLANK
43. Alan Matthews, Barker Storey Mathews
44. Dr H Perera
45. S Batty
46. M McCandless
47. Sue Billingham
48. Robert Scadding, Planning Potential Ltd
49. Ms Karen Cameron, Town Clerk Huntingdon Town Council
50. Gillian Tordoff
51. Nicola Eves
52. Mrs D.A. Mulley

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

53. Cornish
54. Andrew Pawley
55. Lynne Manley
56. Mrs T Turner
57. Alan Greenbank
58. Sue and Simon Chapman
59. Brenda Eade
60. Mrs Jo Haddigan
61. Jonathan Barlow
62. Tom Gilbert-Wooldridge, Territory Planner (East) English Heritage
63. Mr Tim Fryer, Councillor Brampton Parish Council
64. Mr Trevor Payne
65. John Retallic
66. Haggett
67. Jenkins
68. Grayston
69. Ghosh
70. Pattison
71. Barker
72. Julia Hendron
73. Ben Woodthorpe
74. Tredennick
75. Mattadeen
76. Ward
77. Alan McInroy
78. Towers
79. Richard Dyson
80. Thorogood
81. Sinclair
82. Mr. Paul Ryan, Councillor The Stukeleys Parish Council
83. Kett
84. Boatwright
85. Lewin
86. Sefton
87. Ayto
88. Klokkaris
89. P Bryant, Parish Clerk Somersham Parish Council
90. Bobby Billinghamurst
91. White Hovan
92. Tuohy
93. Given
94. Mrs H Molyneux
95. Mr David H Woods, Hinchingsbrooke Hospital
96. Peter Windmill
97. David Cutter
98. Mr T Keohane
99. Jill Boxnall
100. Tony Lambord

101. Mr B Morar
102. B Radford
103. Andy Greaves
104. Geoff Keeble, Senior Development Control Manager Highways Agency
105. BLANK
106. Mr C Jordan
107. Mr David Kerr, Clerk Huntingdon Freeman's Charity
108. Jonty Bell, Huntingdon Youth Town Council
109. Clive Wille
110. Mr and Mrs Curtis
111. D Solman
112. Ian Scotney
113. Catherine Moulton
114. Mrs J. A. Elliott
115. Mr and Mrs Leahy
116. Stephen Cole
117. BLANK
118. Mr James Campbell
119. Hinchingsbrooke Water Tower Ltd
120. Colin Luscombe, Cambridgeshire Police Authority
121. Sainsburys Supermarkets Ltd
122. Maurice Dixon
123. Mr B Dickinson
124. Drew
125. Mara Bogdanovic
126. Elizabeth Bradford
127. Mr Lea
128. Summers
129. Catherine Adams
130. Dr Keith Barker
131. Lucy Mason
132. Adele Dant
133. C Tivolle
134. John Fielding
135. Mr Stewart Patience, Cambridgeshire County Council
136. Judi Ingram, East of England Ambulance Service
137. Michael Nunes
138. St Ives Town Council

## Summary of Representations

**1.21** There were a total of 134 representations including 8 which were received after 5 June but were accepted.

**1.22** Some 100 of the people who made representations live in the Hinchingsbrooke area. The planning application for Huntingdonshire Regional College was current at the time and there was considerable local interest in this, which influenced results in favour of the one option which did not include provision for Huntingdonshire Regional College – Option A, and to a lesser degree the option of suggesting an alternative.

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**1.23** In respect of the question about what option was preferred overall, of those who answered this question 48% preferred Option A (employment), 6% preferred Option B (housing), 14% preferred Option C (open space), and 32% preferred an alternative.

**1.24** In respect of the George St/ Ermine St area of those who answered this question 50% preferred Option A (employment), 17% preferred Option B (housing), 12% preferred Option C (open space), and 21% preferred an alternative.

**1.25** In respect of the West of Railway land of those who answered this question 25% preferred Option A (employment), 22% preferred Option B (housing), 33% preferred Option C (open space), and 20% preferred an alternative.

**1.26** In respect of the Hinchingsbrooke area of those who answered this question 40% preferred Option A (employment), 10% preferred Option B (housing), 24% preferred Option C (open space), and 26% preferred an alternative.

**1.27** This indicates that prioritising employment development may in general terms be favoured. The level of housing development proposed in Option B may be considered excessive. In respect of the west of railway land, there was little difference between levels of support for each option, although the most preferred was Option C which showed the whole area as open space.

**Table 5 Summary of Responses**

	<b>George St/ Ermine St</b>	<b>West of Railway</b>	<b>Hinchingsbrooke</b>	<b>Overall</b>
A (Employment)	50%	25%	40%	48%
B (Housing)	17%	22%	10%	6%
C (Open Space)	12%	33%	24%	14%
Alternative	21%	20%	26%	32%

## Representations on Consultation on Options

**1.28** The details of all comments made are available on the Council's Consultation Portal [Consultation Portal](#).

## Consultation on Preferred Approach

**1.29** The Preferred Approach was made available for comment between 29 May and 10 July 2009. Prior to the release of the Preferred Approach contact had been made with key stakeholders regarding the proposals and a number of responses received during February and March 2009 were used to help inform the preparation of the document. A presentation was also made to Town and Parish Councils on 31 March 2009 then the Huntingdon Town Partnership on 20 May 2009 to introduce the document and to the Huntingdon Town Council on 18 June 2009.

**1.30** The Preferred Approach document was made available at Council offices and the Huntingdon Library, and was available together with a number of supporting documents and key sources on the Council's website. A display covered a wall of the Hinchingsbrooke Country Park Visitors Centre/Cafe during the entire time and posters were displayed at Hinchingsbrooke Hospital.

**1.31** The following flyer was available and ran on the screen in the Council's Customer Service Centre during the period:

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.14 Preferred Options Consultation Flyer Outside



Figure 1.15 Preferred Options Consultation Flyer Inside

## Huntingdon West Area Action Plan

### Preferred Approach Consultation 2009

The Council has produced a draft plan to enable sustainable development to take place west of Huntingdon.

**The plan includes:**

- Sites for new jobs, shops and houses in the area currently occupied by warehouses and factories, between George Street, Ermine Street and the railway.
- A new link road between George Street and Ermine Street, that will connect with the proposed A14 improvements and a potential future link road in Hinchingsbrooke.
- Sites for jobs and houses in locations around the hospital and the police headquarters.
- A major extension to Hinchingsbrooke Country Park and improvements to Views Common.
- New footpath and cycle links.

Don't miss this opportunity to have your say. Visit our website for details: [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk)

### The Vision

George Street / Ermine Street area transformed by regeneration into a mixed use area to complement the town centre and act as a 'bridge' to link the Hinchingsbrooke area with the town centre.

New and improved transport routes and more sustainable transport patterns.

Development of the Hinchingsbrooke 'community campus' for educational / training / economic development purposes.

Hinchingsbrooke Country Park enhanced and enlarged and Views Common improved.

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**1.32** The following press release was issued together with a copy of the Vision diagram. There was press coverage in local newspapers and the Huntingdon Live magazine of June/July 2009.

## **Press Release May 2009**

Views are invited on Huntingdonshire District Council's proposals for the western area of Huntingdon. Consultation begins next week (Friday 29 May 2009) and runs until Friday 10 July.

The area action plan covers land west of the town centre, including the railway station and Hinchingsbrooke area.

It is expected that much of the underused industrial land will be regenerated and brought back into more productive use. Provision is made for a mix of uses including new shops, employment and homes. There is also potential for additional long stay public car parking.

In the Hinchingsbrooke area, additional development potential has been identified to enhance the 'community campus' uses and its character. Development in this area is expected following the creation of new road infrastructure associated with the A14 changes.

A major extension to Hinchingsbrooke Country Park is proposed in order to meet the needs of our growing population. Development should meet all the latest environmental standards. High quality design, recognising the existing heritage and promoting biodiversity will be required.

Councillor Doug Dew, executive councillor for planning strategy, said: 'This is a key stage for people to get involved by commenting on the approach set out in the document. While development may be affected in the short term by the recession, this document sets out our plan for the next 15 years during which we hope to enable Huntingdon West to become a vibrant quarter of the town'.

The document is available on the council's website with an online response form which can be accessed using the link on the right.

It is also available at local libraries, our customer service centres, and access points.

**1.33** The following article was included in the Council's 'District Wide' magazine in **May 2009**:



**Figure 1.16 District Wide Article  
May 2009**



## Persons Notified

**1.34** The people notified of the Preferred Approach were largely the same as those notified of the Options leaflet as follows:

### Table 6 Consultees and Bodies Notified of Preferred Approach

<p>Neighbouring authorities and statutory bodies were sent a letter:</p> <p>East Northamptonshire District Council, East Cambs District Council, English Heritage, Fenland District Council, Government Office for the East of England, Highways Agency, Mid Beds District Council, Natural England, Peterborough City Council, South Cambs DC, Network Rail, Cambridgeshire County Council, Cambridgeshire PCT, East of England Strategic Health Authority, East of England Regional Assembly, Environment Agency</p> <p>1000 flyers were sent to households within the area together with a letter.</p> <p>Local Members were emailed and local Town and Parish Councils sent a letter with a flyer.</p> <p>A letter and in some cases a follow up email was sent to the following stakeholders:</p> <p>Network Rail, First Capital Connect, Highways Agency, Landro Ltd, Cambridgeshire Police Authority, Hinchingbrooke NHS Trust, Huntingdonshire Regional College, Santon Retail Developments Ltd, Sainsburys, Royal Sun Alliance, Ruston's Engineering, Freemen of Huntingdon, Travis Perkins, Project Ferry (No 2) Ltd, Church Commissioners, Mr &amp; Mrs Armstrong, Mr &amp; Mrs Jackson, John Sewell, Harry Raby, Hinchingbrooke School, Cromwell Park Primary School, Godwin House (Kurland Estates), Speedy Hire, Old Post Office &amp; George Hall, Churchmanor Estates Company, Freshwater Estates (UK) Ltd, Cambridgeshire Fire and Rescue, Town Centre Partnership, Federation of Small Businesses, Greater Cambridgeshire Partnership, Friends of Hinchingbrooke Country Park, Home Builders Federation, CPRE, Anglian Water Services, Alconbury and Ellington Drainage Board, Stagecoach, Hinchingbrooke Business Park (Agent)</p> <p>All Limehouse registered consultees and agents were automatically notified.</p>
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# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Representations on Preferred Approach

**1.35** There were 92 representations from the following 58 parties:

**Table 7 Respondents to Preferred Approach**

Mr Barry Dickinson
Dr Jan Axmacher
Mrs Deborah Urwin
Phyllis Gibson
Mr Adam Ireland, Planning Liaison Officer Environment Agency
Allan Brocklebank
Eric and Grace Sellens
Peter Windmill
Ben Woodthorpe
Anglian Water, Planning Liaison Manager, Anglian Water Services Ltd
Jamie Parker
Kathleen Sims
Sarah Burgess, Commission For Architecture and The Built Environment
Mrs Catherine Owen
Mr and Mrs AD and WJ McHale
Sue and Simon Chapman
Miss Rachael Bust, The Coal Authority
Dr Katherine Bowers
Mr Gareth Ridewood, CPRE Cambridgeshire
Mr Martin Baker, The Wildlife Trust
Ignis Asset Management
Mr Malcolm Lyons, FSB Huntingdonshire
Penny Bryant, Somersham Parish Council
Mr Richard Meredith, Chairman Huntingdon and Godmanchester Civic Society
Katy Sismore, Huntingdon Town Centre Manager, Huntingdon Town Centre Partnership
Mr Neil Wild, Director The Colin Sanders Innovation Centre (Project Ferry No 2)
Mr Eric Hall, Britten Investments Ltd (In Administration)
Caroline Dawson, Planning Potential Ltd (for Churchmanor)
Mr Paul Ryan, Councillor The Stukeleys Parish Council
Mr David H Woods, Hinchingsbrooke Health Care NHS Trust
Mr Philip Raiswell, Senior Planning Manager Sport England
Janet Nuttall, Planning and Conservation Advisor Natural England
Mr Paul Belton, Senior Planner The Fairfield Partnership
Mrs Jacky Homer
Mr Andrew Greenway, Capital Project Manager Huntingdonshire Regional College
Rose Freeman, Planning Assistant, The Theatres Trust
Mr. Peter Downes
Dr Michael Gregory
Mr Stewart Patience, Policy Officer (Development Strategy) Cambridgeshire County Council
Janet Innes-Clarke , Clerk Brampton Parish Council
Mr Neil Crosby
Helen De La Rue, Assistant Planning Officer, East Of England Regional Assembly
Guy Gredley, Hinchingsbrooke Water Tower Ltd & Landro Ltd
Tom Gilbert-Wooldridge, Territory Planner (East), English Heritage
Jockey Club Racecourses
Sainsburys Supermarkets Ltd, C/O DPP LLP
Karen Crowder-James, Tesco Stores Ltd

Sandra Besant  
Miss Maydo Pitt, Go East  
Mr Derek Norman  
Ruston's Engineering Co Ltd, Ruston's Engineering Co Ltd  
Mr Mark Norman, Planning Manager Highways Agency  
Henry Bletsoe  
Nerys Baker, Brampton Bridleway Group  
Mr David Kerr, Clerk Huntingdon Freeman's Charity  
Mr Graham Lewis, Alconbury and Ellington Internal Drainage Board  
Ms Karen Cameron, Town Clerk Huntingdon Town Council  
Colin Luscombe, Cambridgeshire Police Authority

## Summary of Representations

**1.36** Of the 58 groups or individuals who responded, 20 were local residents, 12 were key stakeholders owning land, and 19 were interested groups.

**1.37** Compared to the previous options consultation fewer local residents responded reflecting the lack of a current issue as the Huntingdonshire Regional College had been approved, and the fact that the consultation was more open-ended rather than questionnaire based. It is noted however that all residents in the area received a form to guide their response and reply-paid envelope.

**1.38** Respondents generally supported the area action plan although most had particular points to suggest as potential improvements to the plan. A couple of respondents raised questions on whether the plan was flexible enough to deal with changes over time.

**1.39** Existing traffic and the potential for additional traffic was raised by many. There was support for the West of Town Centre Link Road – one response indicated this was essential to the success of the regeneration of this area and another response noted that this would help with traffic on the one way system. In respect of the Highways Agency proposals to change the A14, some concerns were raised particularly about the road crossing Views Common and the potential for delays at intersections. There was a split view on the idea to investigate a further road across Views Common with some supporting this to ease traffic in the Hinchingsbrooke area and others concerned at the need for this and the impacts on Views Common. Two respondents put forward alternative road layout ideas.

**1.40** Proposals to improve pedestrian and cycle routes were supported although some respondents considered that pedestrians and cyclists had not been given sufficient priority. There was support for improved pedestrian crossings of the ring road, with signalised crossings suggested. A safe crossing on Brampton Road was also requested. Respondents also suggested further reference to public transport such as the incorporation of bus priority measures where possible to enhance access.

**1.41** Three respondents specifically mentioned support for the proposal for an additional public long stay car park. Two respondents noted that new car parking should be subject to the same charges as the town centre.

**1.42** Some respondents opposed further development at Hinchingsbrooke, primarily due to traffic issues but also because of a concern with the character of the area. Three respondents specifically opposed the proposal for housing on the hospital land. The hospital owners supported development at the hospital but noted that they could not put a timescale on development due to the land all being required for operational purposes at present.

**1.43** Redevelopment in the George St/ Ermine St area was supported. It was noted that necessary remediation of contaminated land would need to be carried out and the link road developed quickly. Some respondents sought additional provision for leisure activities and a hotel to help make the area vibrant.

# Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**1.44** The proposals for retail development in the George St/ Ermine St area resulted in some detailed comments. It was stated that the policy should be clear that shopping in this location must not be at the detriment of the existing town centre, particularly the development of Chequers Court. The type of retail was commented on with most noting that there should be only a single development, not a shopping mall or street. However the proposal to identify the square metres of possible retail in the policy was argued against. One respondent objected to the proposal for the George St end to be the location for retail development, arguing that the Ermine St end was also suitable.

**1.45** Five respondents made specific mention of Barracks Brook and supported the proposal for a sustainable drainage system that might involve the removal of the culvert and establishment of a green linkage. There was some concern that further investigation of flood risk may be needed prior to allowing development.

**1.46** The proposed extension of Hinchingsbrooke Country Park received support. Suggestions were made that the policy should refer to biodiversity and informal recreation. There was some concern at the proposal for a car park along Huntingdon Road in Brampton, particularly if it was hard surfaced and used for more than special events only. One respondent asked for land along Thrapston Road to be identified for development.

**1.47** The proposed design policy received little comment, what comment there was being generally supportive of the need to protect character and local distinctiveness. There was also support for renewable energy, such as combined heat and power installation, and passive techniques to reduce energy use.

## Representations on Preferred Approach Consultation

**1.48** Full detail of all comments are available on the Council's [Consultation Portal](#) and a summary with a note on the outcome or answer to each response is contained in Appendix 2 (LINK).

## 2 Developing the AAP

### Vision

#### Summary of Consultation

**2.1** A draft vision contained in the Issues and Options 2007 attracted significant opposition on some points. Of the 23 responses to the questions about the vision, 16 clearly indicated that they did not support it as proposed.

**2.2** The main concern with the Issues vision was the fourth paragraph about development in the Thrapston Rd /Huntingdon Rd area in Brampton. The reasons for opposition to this were due to the land being largely within a floodplain; having significant landscape value; being greenfield and poorly related to Brampton; and affected by high levels of traffic on the road and dual use footpath/cycleway. Only the owners of some of the land supported development for a mix of uses.

**2.3** There was comment about the green gateway reference in the Issues vision as it was considered more appropriate to refer to links with existing strategic green space. There was also comment that the Issues vision did not specifically address road changes within the area and the need for additional car parking. There was general support for the transformation of the George St / Ermine St area but some concern about provision for retail because of the potential to adversely affect the town centre.

**2.4** The Options 2008 did not include a revised vision, although it noted that there would be changes based on the comments received on the earlier document. Proposals for business development in the Thrapston Road / Huntingdon Road area were not taken forward in light of reasons highlighted in consultation responses. It was also noted that new documents had been released including the Core Strategy: Preferred Options November 2007, the Preferred Route for the A14 October 2007, the new Huntingdon Conservation Area boundary December 2007, and a draft Car Parking Strategy and Action Plan November 2007.

**2.5** The revised draft vision of the Preferred Approach 2009 sought to enhance the area to create a thriving and vibrant quarter of Huntingdon boosting the town's viability and vitality. The vision referred to the changes in transport routes and locations for particular change. The vision also set out how Huntingdon West should lead the way in sustainable development and use innovative technologies.

**2.6** The Preferred Approach vision attracted little comment with most respondents indicating general agreement with the approach as set out. However, it is noted that one respondent sought provision to allow for development of some land along Thrapston Rd. This representation is considered in more detail in the part of this Statement of Consultation relating to Hinchingsbrooke Country Park.

#### Summary of Sustainability Appraisal

**2.7** The Initial Sustainability Appraisal (SA) on the Issues and Options 2007 did not assess the vision as such, instead assessing the objectives and themes included in the document.

**2.8** The overall conclusion of the Initial SA 2007 was that there was a strong and consistent theme of sustainability running through the topics collectively. The Initial SA noted that a location based policy such as promoting employment and housing in the George St / Ermine St area and encouraging appropriate development in Hinchingsbrooke aim to exploit synergy in concentrating development in the most accessible locations. This approach reflects government guidance on sustainable communities and aims to maintain a critical mass of services, amenity, employment and housing that are mutually supportive.

**2.9** The Initial SA 2008 assessed the objectives and three options and concluded that the options have different sustainability strengths. Option A had the greatest potential for reducing the need to travel in that it offered the most employment opportunities. Option B offered the most additional decent and affordable housing. Option C minimised the use of greenfield land and best respected the historic landscape character. Overall Option C scored

# Developing the AAP

better in the sustainability appraisal. Nevertheless, it was considered that a value judgement was needed on the relative merits of the different strengths and the results of the consultation would help to identify this and lead to the preferred option which may be a mixture of the options presented.

**2.10** The Draft Final SA on the Preferred Approach 2009 made no recommendations for change in respect of the vision. It noted positive effects such as maximising development on brownfield land, promoting sustainable transport, and creating an attractive environment. The effect of the Preferred Approach vision was less certain in respect to sustainability objectives regarding climate change and reducing emissions of greenhouse gases and other pollutants although it was noted that it is envisaged that the area will showcase emerging technologies in renewable energy production and promote sustainable methods of construction and that buildings will be designed to be adaptable.

## Proposed Submission Vision

**2.11** The Proposed Submission vision is largely unchanged from that in the Preferred Approach 2009, although significantly changed from that in the Issues and Options 2007 to take account of responses received to the consultations. It does not envisage development in the Thrapston Rd / Huntingdon Rd area. It is consistent with visions set out in the East of England Plan 2008 and Core Strategy 2009.

**2.12** The vision recognises the need for change in the Huntingdon West area. It seeks to enhance the area to create a thriving and vibrant part of Huntingdon which will help to boost the town's viability and vitality. It identifies areas where the most change is expected to occur and sets out ways in which improvements to the public realm can be made. Fundamental to this are the changes to transport routes which will make the area more accessible.

**2.13** Development is not intended to be average or mediocre. The vision sets out how Huntingdon West should lead the way in sustainable development, and use innovative technologies.

**2.14** The Vision supports delivery of Core Strategy Objectives 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

**2.15** The Proposed Submission Vision can be found on page 6 of the Proposed Submission document.

## Proposals Map

**2.16** The Vision does not require any designations on the Proposals Map. The Vision is illustrated by Map 2 on page 7 of the Proposed Submission document.

## Objectives

### Summary of Consultation

**2.17** 16 objectives were set out in the Issues and Options 2007 about sustainability, function, local distinctiveness, accessibility and implementation.

**2.18** Response to the objectives was evenly split. Of the 15 respondents, 7 clearly indicated support and 8 objected. However, one respondent in their support noted that the objectives were phrased in such general terms that they were obviously acceptable. The respondent representing the government (GO-East) stated that the objectives were too broad and Council could develop objectives that were more detailed and focused for the development and regeneration needs of Huntingdon West. Another respondent also stated that some of the objectives were too broad and needed rewording. Other representations raised concerns on the wording and one stated that they thought the objectives and vision inconsistent.

**2.19** Objectives were not set out in the Options leaflet 2008.

**2.20** The Preferred Approach reduced the number of objectives to five about sustainable travel; a vibrant new quarter; healthy and green; a high quality environment; and infrastructure, phasing and implementation. By reducing the number it was intended that the objectives would be targeted to the significant issues that the area action plan is addressing, while retaining the essential elements sought in the Issues and Options objectives.

**2.21** This approach was generally supported with little comment specifically about the objectives received. A couple of respondents in respect of the first objective on sustainable travel considered it unclear and noted that it did not appear to deal with the entire area. Another respondent queried the reference to a 'new quarter' pointing out that development will largely be on brownfield land and therefore the area was not 'new' and that the area was not perceived as a 'quarter' as development will be not only in the George St / Ermine St area but also in Hinchingsbrooke.

## Summary of Sustainability Appraisal

**2.22** The Initial SA in 2007 and the Initial SA of the Options in 2008 both assessed the 16 objectives as they appeared in the Issues and Options document against the sustainability objectives. The sustainability objectives had been refined in between the two assessments to reduce the number of these from 22 to 18.

**2.23** Both assessments revealed that the objectives mostly had a positive relationship or no relationship at all. Tensions that were obvious related to both protecting the environment and maximising development. Strong links were found between objectives encouraging development, open space, and improving linkages.

**2.24** The Draft Final SA 2009 included a compatibility matrix for the Preferred Approach objectives in relation to the sustainability objectives. The objectives have few links with the sustainability objectives relating to reducing waste and encouraging re-use and recycling; minimising flood risk; reducing greenhouse gas and other pollutants; maximising renewable technologies; and inequalities. These issues are expected to be dealt with by the Development Management DPD in a more general way across the district than the specific Huntingdon West Area Action Plan.

**2.25** Strong links were found between objectives encouraging development, open space, and improving linkages as would be expected in respect of this area action plan.

**2.26** The first objective for sustainable travel was questioned in relation to its potential impact on the character of the environment but it was noted that improved pedestrian and cycle routes have the potential to encourage healthy lifestyles. The new roads and improved accessibility were consistent with the aim of improving the ability of the local economy to compete and adapt to change.

**2.27** It was noted that the second objective should help improve local services, providing additional housing and employment and improving the economy.

**2.28** While the third objective was identified as potentially having the effect of maximising opportunities for biodiversity, it was noted that the emphasis was on healthy and active lifestyles for people.

**2.29** The fourth objective was aimed at protecting and enhancing the built environment and historic landscape character by high quality and sustainable design.

**2.30** It was noted that the fifth objective would help towards the sustainability objectives aimed at providing additional infrastructure and affordable housing and ensuring that the local economy is as efficient and competitive as possible.

## Proposed Submission Objectives

**2.31** The objectives or aims of this development plan document must be consistent with the overarching objectives set out in the Core Strategy. The objectives have been reduced in number from those in the Issues and Options document to become more focused and directly related to the amended Vision.

# Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**2.32** Promoting sustainable travel is a key objective of the area action plan. In line with responses received on the Preferred Approach the objective has been revised to be simpler and clear that it covers the entire area. Mention is now made not only of the need to encourage walking and cycling, but also the use of buses and trains.

**2.33** Huntingdon West offers considerable opportunities to contribute towards meeting the District's requirements for retail, employment and residential development. To meet the requirements of the Core Strategy, a mixture of complementary uses is envisaged within the area. In accordance with a consultation response the objective has been slightly revised to delete reference to a 'new quarter'.

**2.34** The Proposed Submission Objectives support the Core Strategy Vision and help achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

**2.35** The Proposed Submission Objectives can be found on page 8 of the Proposed Submission document.

## Proposals Map

**2.36** The Objectives do not require any designations on the Proposals Map.

## Sustainable Travel

### New and Enhanced Local Road Networks

#### Summary of Consultation

**2.37** The Issues and Options 2007 included a map indicating the proposed new road layout resulting from the removal of the viaduct over the railway. It noted that traffic flow is seen as a significant issue on Hinchingsbrooke Park Road, particularly at peak times for all developments that the road serves. Question 10 asked whether the reconfiguration of the road network could create an opportunity for improvements to traffic flows along Hinchingsbrooke Park Road.

**2.38** The new west of town centre link road was also shown on the proposed new road layout map and it was noted that the link would enable two-way traffic flow, unlike the ring road, thereby providing some relief to traffic flows on the ring road. Question 9 asked whether the link road is essential for redevelopment of the George St / Ermine St area.

**2.39** There was a degree of concern expressed within the consultation responses at the Issues and Options stage about how a new road layout would improve Huntingdon West and the surrounding area.

**2.40** Comments in favour of the new road layout were that it should better distribute traffic through and around the town and potentially better manage traffic flows. However some respondents were concerned at the potential for the changes to detrimentally affect access from areas to the west, such as Brampton. One respondent asked that a further linkage between Hinchingsbrooke Park Road and the de-trunked A14 be considered. In respect of Hinchingsbrooke Park Road, it was also noted that better drop-off points for the hospital and school could be beneficial. A park-and-ride facility for commuters to prevent current parking in the Hinchingsbrooke area was also suggested. Another respondent considered that a transport evaluation of options was required prior to selecting a preferred approach.

**2.41** A majority of the 12 respondents commenting on the link road agreed that it was essential, or at least desirable, to enable redevelopment of the George St / Ermine St area. Some of the remaining respondents raised points such as the need to consider alternatives or were concerned about the detail of the exact road alignment.



**2.42** The Options leaflet 2008 indicated the new road layout, unchanged from the Issues and Options 2007, in all the options. It noted that the Preferred Route for the A14 was announced by the Highways Agency in October 2007 indicating that the existing A14 was proposed to be re-routed and the viaduct over the railway removed and the creation of a new local road network in its place. It also noted that transport evaluations were to be carried out of the options in the leaflet.

**2.43** Representations on the Options revealed a high degree of concern about traffic. In particular, as the proposed application for the relocation of Huntingdonshire Regional College was subject to a formal planning application at the time, there was significant concern expressed about traffic flows on Hinchingsbrooke Park Road.

**2.44** Proposals for additional roads were again raised, such as a suggestion for a new road between Hinchingsbrooke and the de-trunked A14 through or in the vicinity of the Hospital, or a road linking Stukeley Meadows to the area over Views Common, or a road over Views Common linking the town centre via a new crossing of the railway.

**2.45** A transport evaluation was carried out in respect of the Options 2008 by Atkins Transport Planning. It compared development both with and without the Link Road and concluded that the proposed changes would result in overall improvements to traffic flow. It raised concerns about levels of development in some of the options, noting that further local impact analysis would be required.

**2.46** The Preferred Approach included Draft Policy 1 aimed at supporting the network emerging from the proposed A14 changes and the provision of the West of Town Centre Link road to promote better accessibility and relieve traffic. One of the suggestions for new roads identified in representations was also taken on board with text and a map indicating that a new link through to the de-trunked A14 from Hinchingsbrooke Park Road should be investigated.

**2.47** Responses indicated general support for a policy recognising the importance of road changes in this area. There were some concerns with the proposed roads, notably about intersections and the potential for additional traffic. Some respondents supported the idea of an additional link in and out of Hinchingsbrooke Park Road while others were concerned about whether there is a need for this and the potential for adverse impacts on Views Common.

**2.48** Two respondents put forward a proposal for an alternative road layout which creates a road in the vicinity of the tree belt along the southern edge of Views Common effectively in parallel with Hinchingsbrooke Park Road. From this road could be created access into the Cambridgeshire Constabulary land and access onto what would by then be a de-trunked A14 along the western edge of Views Common adjoining the Hinchingsbrooke Business Park land. As a result more of the current A14 could be removed than is currently proposed by the Highways Agency.

### Summary of Sustainability Appraisal

**2.49** The Initial SA 2007 indicated that the West of Town Centre Link road is needed on the basis that it will improve traffic flow, enhance vitality and viability in the town centre, provide access and make land redevelopment viable. The changes to the road network proposed by the Highways Agency as part of the A14 proposals were not specifically assessed.

**2.50** The Initial SA 2008 included positive comments about new roads creating improved accessibility and opening up the area thereby reducing the fear of crime. However the new roads were not differentiated between the options and therefore the assessment did not target their impacts.

**2.51** The Draft Final SA 2009 noted that the new road proposals have the potential to help maximise the use of brownfield land, improve access and help the local economy. However, there is also the potential to detrimentally affect existing open space, biodiversity, archaeology and built heritage. It was also noted that there was no specific reference to footpaths and cycleways.

# Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Proposed Submission Policy HW1

**2.52** Proposed Submission Policy HW1 has been amended from Draft Policy 1 in the Preferred Approach in order to make the relevance to redevelopment as well as accessibility clear, and to list the main elements of the road proposals. Supporting text has been added noting that better provision for pedestrians and cyclists is expected as part of the proposals.

**2.53** The road proposals are unchanged from the Preferred Approach. The proposed alternative layout raised in representations has not been taken on board as the Highways Agency is proceeding with their proposals following the publication of the Draft Side Road Orders. The Council endorsed these in principle prior to the Highways Agency Preferred Route Announcement in October 2007 and will consider its formal response to the Draft Side Road Order process in December 2009. It is also noted that the alternative layout proposed would appear to have a significant impact on the tree belt and the intersection to this new road along Brampton Road appears to be too close to the other roads and junctions being created as part of the new network.

**2.54** Policy HW1 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 4, 5, 7, 15, & 17.

**2.55** The Proposed Submission Policy HW1 can be found on page 10 of the Proposed Submission document.

## Proposals Map

**2.56** Policy HW1 does not require any designations on the Proposals Map.

## Pedestrian and Cycle Links

### Summary of Consultation

**2.57** The Issues and Options 2007 mapped existing and future walking and cycling links within the area and linking to the Huntingdon West area. It indicated that the area action plan would include new and improved walking and cycling links and asked at Question 14 whether there were other areas which needed to be improved.

**2.58** There was universal support for improved walking and cycling opportunities, with one respondent adding that provision for bridleways was also needed. Several respondents pointed to other opportunities: a link from the Country Park to Portholme; and further links to Stukeley Meadows, the Stukeleys and the proposed Northbridge development.

**2.59** The Options 2008 mentioned that the area action plan would help address issues such as road congestion with improved pedestrian and cycle linkages however the options did not include information on this.

**2.60** Although pedestrian and cycle links were not covered in the Options leaflet, 6 respondents specifically mentioned the need for them in their responses.

**2.61** The Preferred Approach 2009 included Draft Policy 2 aimed at supporting pedestrian and cycle links. In addition to the linkages previously identified at the Issues and Options stage and in the Huntingdon & Godmanchester Market Town Transport Strategy, an additional cycletrack/footpath was suggested along Brampton Road in the vicinity of the railway station. It was indicated that this might be required if a high quality link across the railway could not be provided within the current bridge as a result of the Highways Agency proposals. The need for improved crossing points on the Huntingdon ring road was also specifically highlighted on the map.

**2.62** The draft policy for better pedestrian and cycle routes was supported by respondents who generally considered this a high priority. Improved crossings of the ring road were supported with signalised crossings suggested. A safe pedestrian crossing of Brampton Road where it meets the new proposed roads was also considered important.

## Summary of Sustainability Appraisal

**2.63** The Initial SA 2007 supported pedestrian and cycle routes as being clearly sustainable and consistent with national guidance including reducing vehicle emissions and the need to travel by private car and well as being a healthy form of travel. Indirectly, improvements to footpaths and cycleways can also enhance biodiversity as routes can act as biodiversity corridors, therefore helping to reduce habitat fragmentation. It noted that developer contributions may be required to help fund these routes.

**2.64** The Initial SA 2008 noted that there is the potential for improved cycleways and footpaths within all the suggested options. However it noted that the option with the least development (Option C) might have the least potential to promote sustainable living. Nevertheless, even in Option C development could significantly contribute towards new and improved cycle and pedestrian routes.

**2.65** The Draft Final SA 2009 was supportive of Draft Policy 2 as it would create opportunities to enhance the distinctiveness of the built environment by creating a more understandable urban form, promote a modal shift to more sustainable forms of transport, and improve access to open space.

## Proposed Submission Policy HW2

**2.66** Proposed Submission Policy HW2 is largely unchanged from Draft Policy 2 except that it has been clarified that the pedestrian and cycle links shown on the map should be safeguarded from development and provided within the plan period. Provision, as detailed later in the infrastructure chapter, is subject to funds coming forward.

**2.67** Policy HW2 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 14, 16, & 18.

**2.68** The Proposed Submission Policy HW2 can be found on page 12 of the Proposed Submission document.

## Proposals Map

**2.69** Policy HW2 does not require any designations on the Proposals Map.

## The Railway Station

### Summary of Consultation

**2.70** The railway station was one of the areas particularly identified as a potential area of change in the Issues and Options 2007.

**2.71** The proposed changes to the A14 will result in new accesses for the railway station and change the car parking layout. The Issues and Options 2007 noted the potential for additional car parking provision and that land to the north of Brampton Road could be used for this purpose. The document also noted the potential for additional development, for example a commercial building on the road frontage of the railway station site. Questions 41 and 42 asked about car parking while Question 43 asked whether this would be an appropriate location for a landmark commercial building.

**2.72** 5 out of 10 respondents supported the potential for additional levels of car parking at the railway station, while the remaining half registered concerns about this. Some respondents felt that commuters and other rail users should be provided with improved access to the station by other means than private car, so that increased levels of car parking would not be required, or that priority should be given to utilising the land for sustainable modes of transport such as a bus interchange.

**2.73** 5 out of 6 respondents supported the potential for land north of Brampton Road to be used for car parking, with the one dissenting respondent again concerned at the sustainability implications.

# Developing the AAP

**2.74** There was some concern raised in the representations about the potential for a landmark commercial building, although most respondents were in favour.

**2.75** Network Rail provided comments supporting the provision of car parking at the station, noting that people are more likely to use the rail network if they are able to leave their cars at the station in a safe, secure environment, and continue their remaining journeys by train. They noted that this is preferable to completing the whole journey by car, and clearly facilitates more sustainable travel patterns. Network Rail also noted that they would support redevelopment of land which is surplus for a variety of purposes, but had not declared any land surplus to their requirements.

**2.76** The station forecourt underwent significant improvements during 2007 to improve public transport facilities with the provision of a Bus/Rail Interchange, improved taxi rank, short-term pick-up/drop-off parking, as well as public transport connections to Brampton Road and improved cycle parking at the railway station. This was delivered as a jointly-funded scheme by the District and County Council through the Market Town Transport Strategy, working with both Network Rail and First Capital Connect. Revised bus services were also introduced across Huntingdon by Stagecoach. These resulted in greater numbers of bus services accessing the railway station including a number of bus services which are designed to await the arrival of particular trains.

**2.77** No options were shown in the Options 2008 for the railway station land as it was expected, following the representation from Network Rail, that the land would be primarily needed for car parking. The suggestion of a landmark commercial building on the railway station site was therefore not pursued and the railway station was not highlighted as an area in which to allocate land for development. However, a small area of land just north of Brampton Road, owned by Network Rail, was identified as an area for development. The document indicated a range of uses possible on this land in common with other areas.

**2.78** Network Rail did not comment on the Options 2008, although First Capital Connect provided a comment that the Options leaflet did not address the changes to the station facilities. A couple of other respondents noted that the railway station was not mentioned in the Options leaflet as much as the Issues and Options document. Several respondents supported additional public car parking, and car parking to service activities such as the railway station in the area.

**2.79** The Preferred Approach 2009 included Draft Policy 3 to support proposals for development which enhance the railway station, better link it to the surrounding area and provide additional car and cycle parking. A map was included identifying the context of the station and proposals for additional car parking nearby. During 2009 a temporary car park was established to the north of the railway station on private land, and Network Rail established a car park on former coal yard land on the western side of the railway line.

**2.80** The proposal in the Options 2008 for development of land immediately to the north of the railway station on land owned by Network Rail was not pursued. This small area of land adjacent to other land used for operational purposes associated with the railway line is not suitable for development due to the topography and the difficulty of gaining road access from the proposed West of Town Centre Link Road.

**2.81** One respondent, affected by the Highways Agency proposals for changed access to the railway station objected to those proposals noting its potential intrusiveness and effects on heritage and wildlife. However there was little other direct comment from respondents about the railway station with most supporting the proposals for additional car parking. One respondent noted that there was a need to promote not only car parking but also sustainable transport for example to further improve access via foot, bicycle and public transport.

## Summary of Sustainability Appraisal

**2.82** The Initial SA 2007 was largely supportive of the proposal for additional car parking on the basis that there was particular pressure on the station car park which was leading to overspill onto residential streets and Council-controlled public car parks. It noted that visual intrusion would be a particular matter to consider if a decked structure was proposed.

**2.83** The Initial SA 2007 noted that a landmark commercial building could contribute to the vitality of Huntingdon and help people find their way around given that the area around the railway station is an important gateway to Huntingdon.

**2.84** As the Options leaflet did not concentrate on the railway station, and all options for the George St / Ermine St area included 10% car parking, there was no assessment of relevance in the Initial SA 2008.

**2.85** The Draft Final SA 2009 supported Draft Policy 3 noting that the railway station is a listed building at the heart of Huntingdon West and proposals to enhance it and encourage use of trains will help to make the local economy competitive.

### **Proposed Submission Policy HW3**

**2.86** Some changes to the Railway Station map have been made from the Preferred Approach reflecting the creation of new car parks during 2009. There still remains the possibility of additional car parking on the railway station land, for example in a decked structure, and supporting text makes it clear that further improvements to access the western car park will be sought with any proposal for additional car parking in this area.

**2.87** Policy HW3 differs from Draft Policy 3 to the extent that it has been clarified that the Council will need to work with the landowners and other key stakeholders to develop and enhance the railway station; and in response to the representation on this issue it has been clarified that the railway station should better integrate with other modes of travel such as walking, cycling and bus services.

**2.88** Policy HW3 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 14, 16, & 18.

**2.89** The Proposed Submission Policy HW3 can be found on page 14 of the Proposed Submission document.

### **Proposals Map**

**2.90** Policy HW3 does not require any designations on the Proposals Map.

## **Vibrant Growth**

### **George Street/ Ermine Street**

#### **Summary of Consultation**

**2.91** The Issues and Options 2007 set out the opportunities and constraints for the George St / Ermine St area including contamination of land from industrial use, noise from the railway and roads, and the environmental and built heritage including listed buildings and tree preservation orders. It then asked a number of questions regarding land use (Questions 28 to 40). These questions referred to residential and business uses as well as the potential for live/work units.

**2.92** Responses to the questions about the George St / Ermine St area on the Issues and Options 2007 revealed a large degree of support for mixed use. In answer to the question on whether the primary function should be residential or business, most respondents indicated that neither should overly dominate. However, there was some support from four respondents for a primarily residential area, one respondent indicated it should focus on business but not retail and three respondents particularly supported an extension to the town centre including retail.

# Developing the AAP

**2.93** With regard to residential development, the Issues and Options 2007 asked about housing densities. Of the 12 respondents to this question, only one suggested moderate or lower densities, the rest supporting high (described as 80 dwellings per hectare) or very high densities. Some of these respondents however noted the need for good quality design, and sought the development of appropriate forms of housing such as mews type developments which would fit in well with existing residential developments.

**2.94** All 8 respondents on the issue of whether live/work units should be located in the George St / Ermine St area agreed that they should be.

**2.95** Of the 14 respondents answering a direct question about whether there should be retail development in the area, 6 supported retailing, 2 indicated there should be only a limited amount of small scale retailing, 5 opposed retailing and 1 indicated that there was a need for site specific investigations. Of the type of retail sought, there was a wide divergence of opinion between the 6 who responded on that point with some seeking small scale retail and others seeking larger scale.

**2.96** The Options 2008 set out in detail the likely development sites and asked whether employment, housing or open space should be prioritised in the area.

**2.97** All options provided for varying proportions of retail, employment and housing, with public car parking expected to take up 10% of the land. Employment varied from 10%-20%, retail varied from 30% - 40%, and housing was 30%, 40% or 50%.

**2.98** In respect of the George St / Ermine St area of those who answered this question 50% preferred Option A (employment), 17% preferred Option B (housing), 12% preferred Option C (open space), and 21% would like an alternative.

**2.99** Those who preferred the employment option often commented indicating that Option A appeared to provide a good mix of employment, retail and housing.

**2.100** As regards retail, there were some 27 respondents who made positive statements about providing retail in this location. Six respondents had concerns about retailing, two specifically opposing it in this location because of a concern about the town centre. One respondent sought that development of Chequers Court be completed first. The comments on retailing were somewhat different from the 2007 consultation where there was a higher degree of concern about retail. The difference may be that this questionnaire was responded to by more of the general public – there were over 100 respondents at this stage instead of approximately 30 at the initial stage. Members of the general public responded with comments such as: ‘We need more shops in the area’.

**2.101** The Preferred Approach 2009 included Draft Policy 5 to enable redevelopment of vacant and under-used industrial land in George St / Ermine St area in order to facilitate the sustainable and organic growth of the town centre. The Draft Policy indicated that the land should be redeveloped according to a masterplan using the concepts on the included map.

**2.102** The Draft Policy indicated that approximately 4,500m<sup>2</sup> of additional retailing might be provided in this area. It was noted that this figure was based on a proportion of the amount of additional retailing identified in the Core Strategy, with other additional retailing in Huntingdon being expected with redevelopment of Chequers Court. The Draft Policy and supporting text indicated that any retail proposals would have to demonstrate how they would help boost the vitality of Huntingdon town centre by complementing existing retail provision and choice and acting as a positive factor in terms of the overall regeneration and enhancement of the town centre. The ‘George St end’ of the area was identified as the most appropriate for retail as it will have access from the new link road, is close to existing retailing in the town centre and will help to facilitate improved linkages between the town centre, the railway station and the Hinchingsbrooke area through the site.

**2.103** Draft Policy 5 also made provision for between 170 and 230 homes made up of 20 to 40 at the George St end and 150 to 190 at the northern end around Ferrars Road. It was noted that this northern end is not considered suitable for retailing as it is not as close to the existing town centre and the railway station as the George St end. The existing residential development in this area also lends support to increasing housing in a manner which fits in with the townscape given the Conservation Area status of part of the land.

**2.104** Provision for office employment activities was also provided for in the policy, as well as alternative town centre uses such as live/work units, restaurants, a hotel or a leisure facility.

**2.105** The Preferred Approach 2009 also included Draft Policy 4 which provided for a new public car park on land between the West of Town Centre Link Road and the railway. Provision for this would meet the need for long stay car parking avoiding the need for those travelling from the north and west to travel on the ring road.

**2.106** Consultation responses indicated widespread support for redevelopment in the George St / Ermine St area. A variety of housing, employment and town centre uses was considered appropriate. It was noted that a hotel or leisure activity could help make the area vibrant.

**2.107** The part of Draft Policy 5 identifying the amount of possible retailing attracted some detailed comment. There was concern about the figure identified for this location, particularly in comparison to the amount that might be possible at Chequers Court. As with the previous consultation, one respondent sought that Chequers Court be redeveloped first. Some respondents emphasised the need for the policy to be effective in ensuring that retail development in this location supports rather than competes with the town centre. One respondent sought that the concept plan and supporting text identify that retail could be located anywhere in the area rather than only at the George St end.

**2.108** Draft Policy 4 was also supported by respondents. Two respondents noted that the car park provided for in this policy should be subject to the same charges as the town centre.

### Summary of Sustainability Appraisal

**2.109** The Initial SA 2007 found that the George St / Ermine St area offers a sustainable location for business and residential development. It recommended that the local economic, social and environmental pressures be taken into account before identifying a primary function. Any development would require careful mitigation measures during construction to limit impacts on adjacent residential and business areas. A relatively high density of residential development was considered appropriate given the location near the town centre.

**2.110** The Initial SA 2008 indicated that development in the George St / Ermine St area scores particularly well in respect of some of the sustainability objectives. High density development in this area represents efficient development of brownfield land and promotes the use of sustainable forms of transport given its location. Development in this area will also help improve the efficiency, competitiveness, vitality and adaptability of the local economy. Options which proposed more development had better potential to reinforce the standing of Huntingdon's town centre although care would be needed to ensure that there were no threats to the vitality or character of the town.

**2.111** The Draft Final SA 2009 supported Draft Policy 5 noting that development in this location minimises the need for greenfield development elsewhere. It noted that regeneration was likely to lead to enhancement of the area, but nevertheless agreed that a masterplan was necessary and appropriate safeguards needed to be in place to ensure that development was appropriate to the character of the area.

**2.112** In respect of Draft Policy 4, the Draft Final SA noted that a car park was unlikely to have particularly positive effects on the environment although mention could be made of the need for high quality design. It was also noted that if need for the car park disappeared alternative land uses could be considered.

# Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Proposed Submission Policy HW4

**2.113** Policy HW4 seeks redevelopment in this sustainable location in the same way as the Preferred Approach.

**2.114** Amendments have been made from Draft Policy 5 in respect of the provision for retail. Policy HW4 does not contain any figure for the amount of retail development - instead it focuses on the need for any retail proposal to be complementary to the town centre and not jeopardise the delivery of Chequers Court. This phrasing takes on board not only the consultation responses but also the way in which the Adopted Core Strategy 2009 deals with this issue. The issue of retail development and the importance of Chequers Court was a matter which was considered by the inspector on the Core Strategy during 2009. The supporting text and map has not changed from the Preferred Approach in respect of the preferred location for retail which is the George St end due to its relationship with existing retailing in the town centre and the potential to facilitate improved linkages between the town centre, railway station and Hinchingsbrooke area.

**2.115** Draft Policy 4 has been incorporated into Policy HW4. As the proposed car park is within the George St / Ermine St area it makes sense to include reference to this within the larger policy rather than have a stand-alone policy. Including it within the larger policy also helps address the concerns raised in representations about the need for good design, as the introduction to the policy refers to a masterplan guiding development. As the policy does not refer to the amount of land or spaces needed, if the need for the car park (identified in the Huntingdonshire Car Park Action Plan 2008-2011) reduced, then a smaller car park could be provided. Supporting text has been added noting that this car park should be subject to charges in the same way as other Council car parks.

**2.116** Policy HW4 supports the HWAAP Vision and Objective 2. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 10, 13, 15, 17 & 18.

**2.117** The Proposed Submission HW4 can be found on page 16 of the Proposed Submission document.

## Proposals Map

**2.118** Policy HW4 requires the allocation of a mixed use area encompassing some 7.8ha on the Proposals Map.

## Hinchingsbrooke Campus

### Summary of Consultation

**2.119** The Issues and Options 2007 coined the term 'Hinchingsbrooke Community Campus', identifying as a potential area of change, land encompassing the Police Headquarters, part of Hinchingsbrooke Hospital, the Fire Service, Hinchingsbrooke School and the historic core around Hinchingsbrooke House.

**2.120** Opportunities in this area listed in the document included the potential for some land surplus to the requirements of public bodies to be available for new institutional uses. Constraints included the landscape setting and built environment.

**2.121** Questions 44 to 52 asked about this area, in particular about the future types of land use that should be provided for.

**2.122** Of the 16 responses about what sorts of uses should be provided in this area, 6 supported a mixture of uses, 3 supported primarily institutional uses and others had concerns about further development. Although the Issues and Options document focussed on the potential for new institutional uses, 5 out of 10 respondents on the question about residential development supported the possibility of new housing in the area.

**2.123** The Options 2008 indicated a change in the area of land under consideration for development. At this stage, consideration was given to a parcel of land west of the railway, parts of Views Common, some land that is proposed to not be required for road, some of the Police Headquarters land and an additional part of the



Hinchingbrooke Hospital. Some of the land included in the Issues and Options was taken out such as the Hinchingbrooke School. These changes were made on the basis of discussions with landowners, the Strategic Housing Land Availability Assessment 2008 and further research on what were the likely areas of land to be made available for development.

**2.124** The Options 2008 divided this into two areas 'West of Railway' and 'Hinchingbrooke'. The options provided for varying amounts of open space, employment, institutional use, and housing. Particular provision was made for the Huntingdonshire Regional College in two of the options as there was a planning application lodged for that development at the time of the consultation.

**2.125** In respect of the West of Railway land of those who answered this question 25% preferred Option A (employment), 22% preferred Option B (housing), 33% preferred Option C (open space), and 20% would like an alternative.

**2.126** In respect of the Hinchingbrooke area of those who answered this question 40% preferred Option A (employment), 10% preferred Option B (housing), 24% preferred Option C (open space), and 26% would like an alternative.

**2.127** The consultation responses showed a preference for retaining Views Common as open space and adding to it when the land under the viaduct and embankment is no longer needed for the A14 and suitably reinstated.

**2.128** Approximately 100 respondents lived in the Hinchingbrooke area and responded following the leaflet and questionnaire having been mailed to households in the area. Many of these respondents opposed the proposal to relocate the Hinchingbrooke Regional College to the Police Headquarters land, a planning application which has since been approved. Option A did not provide for the Regional College and received 40% support from respondents. The option of providing primarily for more housing in the area received only 10% support.

**2.129** A number of landowners provided specific comments about their land generally supporting development. The owners of Views Common however responded that they intend for the land to remain as open space and were not interested in proposals for development.

**2.130** The Preferred Approach included Draft Policy 6 providing for development on four parcels of land as follows: 1.9ha west of the railway line adjoining Views Common for employment; 1.1ha of Police Headquarters land for employment; 1.2ha of Hospital land for employment; and 1.9ha of Hospital land for housing.

**2.131** Three areas previously identified at the Options 2008 stage were excluded. Views Common was excluded due to the consultation responses (including that from the landowner) which indicated a desire to maintain this as open space. There was less land identified at the Hospital as the areas were refined in discussions with hospital management and further to consultation responses it was considered that too much land had been identified at the Options stage. A second part of Police Headquarters land was also excluded as it had received planning consent for redevelopment as the Huntingdonshire Regional College.

**2.132** Some respondents opposed the development in the Hinchingbrooke area identified in the Preferred Approach. Opposition was generally based on concerns about traffic, but there was also a concern about the character of the area. Four respondents indicated their continuing opposition to the Huntingdonshire Regional College the planning consent for which has not implemented due to problems with funding. Three respondents specifically opposed the proposal for 60 to 85 new homes on the hospital car park land. The hospital management supported development at the hospital but noted that they could not put a timescale on development due to the land all being required for operational purposes at present. The owners of the Police Headquarters land sought provision for a wide range of uses, including provision for alternative uses should the proposal for the Huntingdonshire Regional College not proceed.

# Developing the AAP

## Summary of Sustainability Appraisal

**2.133** The Initial SA 2007 noted that any development in the Hinchingsbrooke area will need to sit in comfortably and respond to the context (character and setting) of the area. It noted that while the area is currently dominated by institutional uses, well designed residential or employment schemes could also respond well to the character of the area. Employment use was considered the most sustainable use.

**2.134** Option C which proposes no development on Views Common scored well on the Initial SA 2008 on the basis that it promotes open space. There was concern that development on Views Common could lead to the existing landscape not being protected. Generally, options A and B by prioritising employment and housing were seen as having better potential than Option C to improve access to work and reinforce the standing of Huntingdon's town centre.

**2.135** The Draft Final SA 2009 raised a concern about the Draft Policy 6 in relation to the sustainability objective seeking improved health services. While the policy could open up hospital land to other local health services, it was recommended that there be clear evidence that the land was not required by the hospital for health services. Given the historical and landscape importance of the Hinchingsbrooke Estate it was also recommended that the policy be clear on how the character of the area would be protected.

## Proposed Submission Policy HW5

**2.136** Proposed Submission Policy HW5 allows for redevelopment on two parcels of land: 1.9ha west of the railway line adjoining Views Common for employment; and 1.1ha of Police Headquarters land for employment. These two sites are unchanged from the Preferred Approach. However it is no longer proposed to allocate land at the Hospital due to there being no certainty that this land will not be needed for health services during the plan period. The Policy HW5 does however note that consideration will be given to alternative uses on the hospital should the land not be required for hospital use due to reconfiguration of the facilities on site.

**2.137** Specific mention is made of the current permissions for the Huntingdonshire Regional College and the Water Tower conversion. If these do not proceed, alternative office or institutional uses will be considered.

**2.138** The Policy is clearer than the draft in respect of design issues, requiring landscaped grounds that reflect the context and contribute to the 'community campus' identity. A masterplan is to be prepared to direct development and safeguard the important features of the area.

**2.139** Policy HW5 supports the HWAAP Vision and Objective 2. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 4, & 15.

**2.140** The Proposed Submission Policy HW5 can be found on page 23 of the Proposed Submission document.

## Proposals Map

**2.141** Policy HW5 requires the allocation of the following on the Proposals Map: 1.5ha for employment and 1.1ha for employment.

## Healthy and Green

### Hinchingbrooke Country Park

#### Summary of Consultation

**2.142** The Issues and Options 2007 described Hinchingbrooke Country Park and noted that it is important for biodiversity and contains a County Wildlife Site - the Hinchingbrooke Gravel Pits. Emphasis was placed in the document on the potential for an extension to Hinchingbrooke Country Park. The document stated that this extension could run south of Alconbury Brook to include an additional section of Hinchingbrooke lakes. Questions 17 and 18 asked about expansion and question 19 asked how the Country Park could be improved.

**2.143** Of the 14 responses on whether the Country Park needs to expand, 11 indicated unequivocally that they agreed with expansion, 1 disagreed, 1 noted that expansion would need to be tied to increased ranger staffing, and 1 noted that expansion would be nice but it wasn't their primary concern – protection of the existing Country Park was.

**2.144** There were a number of suggestions made by respondents on how the Country Park might be improved. Suggestions included cycle tracks, covered cycle parking, a variety of paths, water sports, greater plant and tree diversity, and habitat enhancements. It was also noted that the rural views from within the Park should be preserved.

**2.145** In respect of the Question 56 which asked whether a site in the Thrapston Rd / Huntingdon Rd area might be used as a surface level car park for the Hinchingbrooke Country Park, 7 of the 16 respondents supported the idea. The remaining 9 respondents opposed additional car parking for reasons such as traffic generation, potential conflict with pedestrian and cyclist traffic, and potential to harm the landscape.

**2.146** The Options 2008 did not specifically address the Hinchingbrooke Country Park, noting that its improvement was common to all options. It did however note that the proposal for commercial development in the Options 2007 in the Thrapston Rd / Huntingdon Rd area was not being taken forward, although public car parking to serve the Country Park could possibly be provided on some land.

**2.147** As expected, there was little comment in 2008 on Hinchingbrooke Country Park, with only 3 respondents mentioning that they would like to see improvement to the Country Park. However, there were a number of comments about the need to improve open space generally.

**2.148** The Preferred Approach for the first time mapped an area of land that Hinchingbrooke Country Park might extend to. This land is currently farmed and is largely within the floodplain. Draft Policy 7 indicated that the Country Park should be extended to include some or all the land identified on a map and enhancements made concerning the use of the countryside education centre and visitors centre, lighting and CCTV, footpaths, play facilities, interpretation material, car parking and access. The potential location of an additional car park along Huntingdon Road was also identified.

**2.149** Respondents supported the proposal to extend the Country Park and there were no specific comments on the boundaries proposed. Comments related to the text of the policy, seeking that it refer to biodiversity and informal recreation rather than the detail of particular enhancements. Two respondents raised a concern about the need for a car park along Huntingdon Road, one noting that this would need much more thought before a planning application was prepared.

**2.150** One respondent sought that an area of land along Thrapston Road be identified for development. This is not land included in the proposal to extend the Park. The idea of allowing for development in this location was raised at the Issues and Options 2007 stage but rejected at the Options 2008 following concerns about the character of the area.

# Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Summary of Sustainability Appraisal

**2.151** Expanding the Country Park was considered clearly sustainable and consistent with national guidance in the Initial SA 2007. An expansion of the Park would provide more opportunities for people to access and interact with wildlife, potentially enhance biodiversity and may serve to reduce habitat fragmentation if implemented alongside other green infrastructure initiatives. The option for a surface level car park in the Thrapston Rd / Huntingdon Rd area was also found to be sustainable as it would improve access to the Country Park and promote opportunities for tourism and leisure.

**2.152** It was noted in the Initial SA Options 2008 that as all the options provided for improvements to Hinchingsbrooke Country Park that they were consistent with the objective to protect, maintain, enhance and maximise opportunities for biodiversity and green infrastructure.

**2.153** The Draft Final SA 2009 noted that extending Hinchingsbrooke Country Park will allow for links into other green infrastructure and biodiversity improvements. Additional pedestrian links through the Park will support sustainable modes of transport. An additional car park and other improvements can also improve people's access to wildlife and recreational opportunities. It was noted that the floodplain had not been mentioned in the Preferred Approach text and mention should be made that a Park is an appropriate use for land in the floodplain provided management practices are in place to ensure that activities are not inappropriately at risk from flooding.

## Proposed Submission Policy HW6

**2.154** Policy HW6 differs from Draft Policy 7 in that it is less specific in relation to enhancements. The particular enhancements should be the subject of park management plans and practices instead of this area action plan. Draft Policy HW6 indicates that the Council will work with the landowners in order to include some or all of the land identified in the Country Park in order to enhance the facilities of the Park generally and to provide for biodiversity and visitors. This responds to the representation which considered the draft policy should refer to the biodiversity and recreation.

**2.155** Supporting text to the policy refers to the floodplain, noting that the Country Park will need to have flood management practices in place. Along with the reduced text in the policy there is also a reduction in the detail of the supporting text. However, in line with the text in the Preferred Approach, there is a sentence indicating that it is anticipated that there will be no major development along Thrapston Rd / Huntingdon Rd which will help to maintain the rural outlook of the Country Park. The suggestion by one respondent to identify land in this location for development has been rejected.

**2.156** Policy HW6 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 10, 12, 14, & 16.

**2.157** The Proposed Submission Policy HW6 can be found on page 28 of the Proposed Submission document.

## Proposals Map

**2.158** Policy HW6 requires the allocation of 45ha for country park on the Proposals Map.

## Views Common

### Summary of Consultation

**2.159** The Issues and Options 2007 outlined the importance of Views Common as green space, its current use for cattle grazing and access over footpaths, and the potential for future improvements. Questions 20 to 23 asked about Views Common.

**2.160** All 13 respondents to the question about the importance of Views Common agreed that it was an important green space, and similarly all respondents agreed that it would remain an important space if the A14 viaduct is removed. There was also considerable support for Views Common becoming a public open space, although the method in which this might be achieved (such as purchase by the Council from the Freemen of Huntingdon) was not explored. There was a varied response on the question about potential improvements with some favouring retention of the land as it is for cattle grazing, and others favouring a change in management to improve biodiversity. A detailed comment from Cambridgeshire County Council suggested that more research would be required and improvements on site should take into account the current land use and existing intrinsic value (archaeological, landscape, biodiversity, and recreational).

**2.161** Given that the proposed new road pattern will affect Views Common, the Options 2008 raised the possibility of employment, institutional or housing development on parts of Views Common. It also offered the option of retaining it as open space.

**2.162** While development on Views Common received some support, the Trustees of the Freemen of Huntingdon, as owners of Views Common, responded that they are committed to the preservation of Views Common as open space and therefore did not wish to have development on their land. 9 other respondents strongly supported the retention of Views Common as open space, and Option C (open space) was the most favoured option in respect of the West of Railway area.

**2.163** The Freemen of Huntingdon also noted that when the A14 is re-routed they are keen for the embankment to be removed with the land restored to its original condition and grazing use. They would consider arrangements to return the surplus material to its original location in the northern part of Views Common.

**2.164** The Preferred Approach 2009 indicated in Draft Policy 8 that Views Common should be retained as open space and the land currently banked to support the viaduct over the railway should be returned to open space to enhance the Common. New road proposals should be sympathetically designed in relation to the historic character of the area and disrupt recreational use to the least possible extent. There was no proposal to seek public ownership, but proposals to enhance public access to enable walking and cycling were supported.

**2.165** Eight respondents mentioned Views Common and supported the proposal to maintain this as a significant open space. Three respondents were concerned at the impact of the road proposals. One respondent hoped that grazing would continue on Views Common and two respondents asked that opportunities are looked for to enhance the value of the common for wildlife as well as amenity. One respondent suggested that further consideration could be given to the formalisation of the existing informal but popular public access to the tree belt on the south side of the Views Common.

### Summary of Sustainability Appraisal

**2.166** The Initial SA 2007 supported the idea of making Views Common public open space but noted that the viability of this would need to be examined.

**2.167** The Initial SA 2008 raised questions about the proposals for building on Views Common in that it would be out of keeping with the historic landscape character of that area. Option C which did not propose building on Views Common scored better in terms of heritage and opportunities for recreation.

**2.168** The Draft Final SA 2009 noted the positive benefits of maintaining Views Common and increasing its size. However it also noted that new road proposals would disrupt the Common and in particular could have adverse effects on the landscape and character. It recommended avoiding unnecessary disruption, for example by keeping the required width of new roads to a minimum.

# Developing the AAP

## Proposed Submission Policy HW7

**2.169** The Proposed Submission Policy HW7 is similar to the draft policy in the Preferred Approach in that it supports the retention of the Views Common as a significant open space, added to by the return of land from the A14 viaduct. Given that the proposed roads, footpaths and cycleways have already been considered earlier in the document, under Policies HW1 and HW2, reference to these has been taken from this policy. However mention is made that the Council will work with the owners to enhance public access. Supporting text notes the need to respect the intrinsic landscape and biodiversity values of the Common.

**2.170** Policy HW7 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 10, 14 & 16.

**2.171** The Proposed Submission Policy HW7 can be found on page 30 of the Proposed Submission document.

## Proposals Map

**2.172** Policy HW7 requires the designation of 1.8ha, currently under the A14, as open space on the Proposals Map.

## Other Open Space and Play Areas

### Summary of Consultation

**2.173** The Issues and Options 2007 noted the importance of open space in terms of biodiversity as well as for recreational facilities. Questions 15 and 16 asked about where biodiversity should be enhanced and how much emphasis should be placed on this, while Question 24 asked how people would like to see open space and recreation facilities provided.

**2.174** There was support from all those who responded to the questions about biodiversity for considerable improvements for biodiversity to be made. One respondent noted that national policy guidance promotes and encourages a strong emphasis on the enhancement of biodiversity and creation of habitats as part of development.

**2.175** Sport England provided useful advice on the requirements for open space and recreation facilities. It was noted that development will generate the need for formal and informal open space as well as indoor community sports facilities. The actual level of provision should be determined by local standards.

**2.176** Most respondents pointed to an extension to Hinchingsbrooke Country Park and an improved Views Common as the main areas which would satisfy the needs for open space. Some respondents also noted that there should be a requirement for additional open space in areas of development.

**2.177** In the Options 2008 some of the options suggested open space provision in the identified development areas in Hinchingsbrooke.

**2.178** Although overall Option C which sought to prioritise open space only received 14% support, there was considerable support in individual comments for open space. Many respondents supported Option A in Hinchingsbrooke because it included 30% open space and no regional college. Other respondents suggested an alternative option with additional open space. Overall it was clear that open space was a priority for respondents.

**2.179** The Preferred Approach 2009 included Draft Policy 9 about existing public open spaces and the need for further open space as a result of development. It indicated that open space could contribute to the strategic open space network which includes the River Great Ouse, Views Common and Hinchingsbrooke Country Park and improved linkages between those and other areas of strategic open space will enhance recreation and biodiversity. It was noted that Portholme is an internationally important site near to Huntingdon West and it will be important to ensure that it is not adversely affected by development.

## Summary of Sustainability Appraisal

**2.180** The Initial SA 2007 and the Initial SA 2008 did not specifically deal with other open space issues aside from Hinchingsbrooke Country Park and Views Common. However, in the Initial SA 2008 it was noted that the area action plan would need to make provision for improving the quantity and quality of open space when maximising the use of previously developed land. Option C which sought to prioritise open space had the greatest potential to increase green infrastructure in the area.

**2.181** The Draft Final SA 2009 indicated that Draft Policy 9 had a positive relationship with a number of the sustainability objectives as it would promote biodiversity, help protect the historic landscape character, promote sustainable modes of transport along green linkages and encourage healthy lifestyles.

## Proposed Submission Policy HW8

**2.182** Policy HW8 ensures that existing open space will be maintained and enhanced and further open space obtained with future development. Open space should normally form part of the strategic open space network, although small play areas may also be required. The policy has been made firmer and more positive than Draft Policy 9.

**2.183** More information has been included in the supporting text about the potential for greening the area associated with Barracks Brook. Developers are expected to liaise with the Drainage Board and the Environment Agency regarding the feasibility of whether the stream should be opened up as part of a new green linkage. Particular mention of the re-opening of Handcroft Lane as a green corridor is also made in the supporting text.

**2.184** Policy HW8 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 11, 14, & 16.

**2.185** The Proposed Submission Policy HW8 can be found on page 32 of the Proposed Submission document.

## Proposals Map

**2.186** Policy HW8 does not require any designations on the Proposals Map.

## High Quality Environment

### Design

#### Summary of Consultation

**2.187** The Issues and Options 2007 set out a series of draft design principles and asked about these in Questions 25 and 26. It was also noted with Question 27 that there is an opportunity for the area action plan to designate locations for landmark buildings.

**2.188** The need for renewable and decentralised energy supplies was raised and Question 6 asked about the appropriateness of the area action plan strongly supporting, and if possible, requiring these. The Code for Sustainable Homes was discussed in the document, and Question 7 asked whether compliance should be encouraged.

**2.189** All 9 respondents to the question on whether design principles should be included in the area action plan agreed that they should be. Suggestions for additional principles were made.

**2.190** 9 respondents provided varying responses in respect of the question about landmark buildings. Some accepted that landmark buildings would be desirable in various locations, while others were concerned that landmark buildings could affect the historic character of the area or considered them unnecessary.

# Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**2.191** Of the 12 respondents on the question about renewable and decentralised energy supplies, 11 supported the area action plan on these points with some of these suggesting strong requirements should be in place. Only one respondent raised questions about the suitability of local targets, preferring a national approach.

**2.192** In respect of the Code for Sustainable Homes, 9 out of 10 respondents strongly supported its use, with some suggesting one of the higher targets in the Code. One respondent opposed use of the Code, noting that it was voluntary at the time.

**2.193** Design principles were not included in the Options 2008. However, mention was made of the comments raising concern about landmark buildings and the fact that the Conservation Area boundary had been extended to offer additional controls in relation to the historic character of the area. The document noted that all new buildings and developments will be required to display a high level of design quality and all new or altered landmark buildings even more so.

**2.194** Some respondents on the Options 2008 raised concerns about design. Respondents were concerned about the town's identity and thought that the area action plan should include policies to protect the character of the area.

**2.195** The Preferred Approach 2009 included Draft Policy 10 requiring a high standard of urban design particularly mentioning: sustainability, heritage, area distinctiveness, scale, biodiversity, landscape, materials, and ease of movement. The Code for Sustainable Homes and the potential for renewable energy were discussed in detail in the supporting text but were not specifically included in the policy. The supporting text noted that the Code for Sustainable Homes was now mandatory and that it was expected that developers will investigate the potential for sustainable energy sources. The text stated that Council might set a requirement in the Proposed Submission draft of the area action plan as it was envisaged that a feasibility study regarding sustainable energy would be undertaken in 2009.

**2.196** One respondent asked that Draft Policy 10 add reference to the Code for Sustainable Homes and renewable energy. Another respondent sought that the policy seek to protect heritage assets rather than simply have regard to it. Another respondent sought that the policy include reference to sustainable drainage techniques, particularly given the potential for development around Barracks Brook.

## Summary of Sustainability Appraisal

**2.197** The Initial SA 2007 supported the idea of decentralised renewable energy generation in the Huntingdon West area although noted that its feasibility had not been determined. It also supported the Code for Sustainable Homes being applied in the area in order to encourage exemplary development although at the time the Code was voluntary. It considered that design principles should be applied as the use of these is consistent with national and regional guidance to improve the liveability of public places.

**2.198** In the Initial SA 2008 it was noted that particular care would be needed to ensure that buildings are well designed to meet the objective about maintaining, protecting and enhancing the environment. There may be particular opportunities to promote innovative design and the use of sustainable construction methods in respect of the options which prioritised employment or housing.

**2.199** The Draft Final SA 2009 addressed the fact that the renewable energy, Code for Sustainable Homes and zero carbon development issues raised in 2007 were not included in Draft Policy 10. However, it noted that Draft Policy 10 aims for high quality design consistent with sustainability objectives. It recommended that the policy could be improved by more explicitly referring to the creation of an attractive environment and adding a requirement for renewable energy sources and technologies subject to appropriate safeguards on design.

## Proposed Submission Policy HW9

**2.200** Proposed Submission Policy HW9 has been amended to take on board the recommendations of the Draft Final SA and some of the representations made on the Preferred Approach.



**2.201** Particular reference has been made to the aim of creating an attractive environment as recommended in the Draft Final SA as this helps to make the policy more explicit.

**2.202** The Code for Sustainable Homes is mentioned in the policy, although it was thought at the Preferred Approach stage this might be left out due to government guidance already covering the issue. Adding reference to the Code ensures that in Huntingdon West, particular attention is given to the possibility of exemplar developments which might exceed the Code's requirements.

**2.203** The need to use renewable energy is mentioned in the policy even though the study which was envisaged to cover this area at the Preferred Approach stage has not taken place. Although the feasibility of renewable energy is not known at this stage, supporting text makes it clear that developers will be expected to investigate sustainable energy options.

**2.204** Instead of having regard to the area's heritage, the policy now refers to protecting the area's heritage and particularly mentions listed buildings. Having made these amendments and having made it clear in Policy HW5 that the Hinchingsbrooke parkland setting is to be enhanced, the criterion relating to Hinchingsbrooke's landscape was deleted as it was redundant.

**2.205** A criterion has been added in accordance with a representation that development should utilise sustainable drainage techniques. The importance of a system to manage surface water quality, reduce flood risk and create public open space are best dealt with under Policy HW9.

**2.206** Policy HW9 supports the HWAAP Vision and Objective 4. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 5, 8, 10, 11, 12, 13, 14, & 16.

**2.207** The Proposed Submission Policy HW9 can be found on page 33 of the Proposed Submission document.

## Proposals Map

**2.208** Policy HW9 does not require any designations on the Proposals Map.

## Infrastructure, Phasing and Implementation

### Infrastructure

#### Summary of Consultation

**2.209** The Issues and Options 2007 set out a list of potential infrastructure needs. Amongst the 15 responses about infrastructure there were several suggestions for addition to the list.

**2.210** The Options 2008 noted that in addition to the normal requirements for contributions there will be a need for additional specific contributions in this area to bring about the West of Town Centre Link Road; improvements to Hinchingsbrooke Country Park; improvements to Views Common; safer crossings of the ring road linking this area with the town centre; improvements within the wider area linking housing areas to the town centre; and footpath and cycleway improvements across the railway bridge linking areas east and west of the railway.

**2.211** One respondent noted that contributions should include direct, safe and well-designed pedestrian and cycle links to the railway station, and that contributions are also likely to be required for educational and other community needs by occupants of the housing development. Another respondent questioned what was meant by the reference to improvements to Hinchingsbrooke Country Park. Another 4 respondents specifically mentioned the need for improved footpaths and cycle links.

# Developing the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**2.212** The Preferred Approach 2009 included Draft Policy 11 setting out possible contributions, as well as Appendix 1 on the detail of infrastructure. Specifically mentioned in the policy were the West of Town Centre Link Road; improvements to Hinchbrooke Country Park including its possible extension; public access improvements to Views Common; safer crossings of the ring road linking this area with the town centre; improvements linking Huntingdon West to the town centre including public transport improvements; and sustainable drainage systems.

**2.213** One respondent sought a change to Draft Policy 11 to include residential and workplace travel plans. Another sought particular reference to utility requirements such as renewable energy in Appendix 1. A further response sought provision for contributions towards indoor sports facilities in Appendix 1.

## Summary of Sustainability Appraisal

**2.214** The Initial SA 2007 positively assessed the potential for contributions to improve the environment. For example it noted that improvements to the Country Park and Views Common will enhance open spaces of amenity and recreational value; contributions to public transport and community facilities will improve availability of local services and improve public transport and affordable housing will help improve range of house type, tenure and affordability.

**2.215** The Initial SA 2008 did not specifically address contributions, although it noted a positive assessment in respect of the objective about seeking contributions. It was noted that maximising the use of previously developed land could lead to increases in surface water runoff and particular care will be needed in the vicinity of Barrack Brook.

**2.216** The Draft Final SA 2009 indicated that contributions towards open space could help improve biodiversity and access to green infrastructure.

## Proposed Submission Policy HW10

**2.217** The Proposed Submission Policy HW10 has been simplified from the Preferred Approach Draft Policy 11 and the lists preceding that in the Options 2008 and Issues and Options 2007. Further detail is provided in Appendix 1, which now better correlates to the policy than the Preferred Approach.

**2.218** Residential and workplace travel plans have not been mentioned as requested in one representation as these are not specific to Huntingdon West and is expected to be covered by another DPD. The other requests made in representations have been accommodated with a particular reference to the potential for pooling funds for the creation or improvement of indoor sports facilities and reference to contributions to facilitate renewable energy has been added.

**2.219** Policy HW10 supports the HWAAP Vision and Objective 5. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 2, 3, 13 & 14.

**2.220** The Proposed Submission Policy HW10 can be found on page 35 of the Proposed Submission document.

## Proposals Map

**2.221** Policy HW10 does not require any designations on the Proposals Map.

## Phasing and Implementation

### Summary of Consultation

**2.222** The Issues and Options 2007 set out a schedule of how development might be phased, together with consideration of a construction strategy.

**2.223** The timescale of the area action plan at the time that the Issues and Options was prepared was envisaged to be until 2021 and the phasing schedule was set out as prior to 2015 and post 2015 reflecting the date that the potential A14 works were due to be completed. The schedule envisaged that prior to 2015 the George St/ Ermine St area should be redeveloped; the Link Road should be created; the footpath and cycle network improved; developments at Hinchingsbrooke could take place; Hinchingsbrooke Country Park could be extended and car parking at the railway station could be improved. It also noted that development could occur at Thrapston Rd/ Huntingdon Rd prior to 2015 but that is not a proposal which has been taken forward. After 2015 it was expected that there would be further improvements to the railway station, improvements to Views Common; and the reconfiguration of roads through Hinchingsbrooke.

**2.224** In respect of construction, the Issues and Options document raised the need to consider how to deal with construction waste. The years of industrial processes in the George St/ Ermine St area necessitates considerable decontamination, and any re-use of land in that location will require considerable earthworks. Earthworks will also be required for the A14 and Link Road proposals. It was noted that it was preferable for waste materials to be recycled and used on-site and for spoil to be used for on-site landscaping or transported short distances for appropriate disposal.

**2.225** The phasing schedule received general approval. However, one respondent was concerned at the timeframe of redevelopment in the George St/ Ermine St area prior to 2015 because retail development in that location might prejudice redevelopment of important town centre sites. There were also some questions about extending Hinchingsbrooke Country Park and the timeframe for improvements to the railway station.

**2.226** The suggestion of re-using or recycling waste materials received broad support, although there was some concern about feasibility. The County Council as Waste Planning Authority suggested that there would be a need for a Waste Audit. Consideration should also be given to having an on-site temporary waste management facility to maximise recovery and recycling.

**2.227** Mention was made in the Options leaflet of the need to provide greater detail on phasing and implementation in the next consultation document.

**2.228** Many respondents on the Options consultation were concerned at the time about the then current planning application for the Huntingdonshire Regional College and how the timing of that fitted in with consulting on an area action plan. Some of these respondents were concerned at the apparent pace of change and resulting traffic and other environmental issues which need to be addressed.

**2.229** The Preferred Approach detailed amended timeframes from the Issues and Options stages and established how development would be phased in Draft Policy 12 and Appendix 2. The key matters for phasing were identified as the West of Town Centre Link Road, decontamination, the A14 proposals, and additional measures to avoid adverse traffic effects.

**2.230** One respondent commented that proposed transport linkages should be created as the first phase of development in order to ensure that new residents and employees have sustainable options available and are able to make the appropriate choice of transport when they first occupy a development. Another respondent noted that any development prior to the A14 changes should not be to the detriment of the existing A14. Several comments questioned the phasing of retail development in the George St / Ermine St area.

### Summary of Sustainability Appraisal

**2.231** The Initial SA 2007 and Initial SA 2008 did not specifically consider phasing issues.

**2.232** The Draft Final SA 2009 indicated that there was either no relationship between phasing and sustainability objectives or the effects were neutral.

## Proposed Submission Policy HW11

**2.233** Proposed Submission Policy HW11 has been simplified and, in addition to the road and decontamination issues raised in Draft Policy 12, the issue of retail development being subject to an analysis in relation to suitable town centre sites has been added. Supporting text now makes it clear that where development is proposed in advance of the proposed A14 completion that there will be a 'minimal impact' or 'nil detriment' to traffic flows on the A14. Consideration of the need for other traffic measures has also been made explicit.

**2.234** Policy HW11 supports the HWAAP Vision and Objective 5. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

**2.235** The Proposed Submission Policy HW11 can be found on page 35 of the Proposed Submission document.

## Proposals Map

**2.236** Policy HW11 does not require any designations on the Proposals Map.

# Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Appendix 1 Evidence Base and Supporting Documents

**Table 8 National Planning References**

<a href="#">Code for Sustainable Homes (DCLG 2008)</a>
<a href="#">Green Spaces, Better Places (DCLG 2002)</a>
<a href="#">Growing Awareness – A Plan for Our Environment (HDC 2008)</a>
<a href="#">Making Design Policy Work (CABE 2005)</a>
<a href="#">Manual for Streets (DfT 2008)</a>
<a href="#">Planning for Town Centres: Guidance on Design and Implementation Tools (DCLG 2005)</a>
<a href="#">Planning Policy Statement 1 - Delivering Sustainable Development (DCLG 2005)</a> and <a href="#">Supplement Planning and Climate Change (DCLG 2007)</a>
<a href="#">Planning Policy Statement 3 - Housing (DCLG 2006)</a>
<a href="#">Planning Policy Statement 4 Consultation Draft - Planning for Sustainable Economic Development (DCLG 2007)</a>
<a href="#">Planning Policy Statement 6 - Planning for Town Centres (DCLG 2005)</a> and <a href="#">Proposed Changes to PPS6 (DCLG 2008)</a>
<a href="#">Planning Policy Statement 9 - Biodiversity and Geological Conservation (DCLG 2005)</a>
<a href="#">Planning Policy Statement 17 - Planning for Open Space, Sport and Recreation (DCLG 2002)</a>
<a href="#">Securing the Future - Delivering UK Sustainable Development Strategy (DCLG 2005)</a>
<a href="#">The Community Infrastructure Levy (DCLG 2008)</a>

**Table 9 Regional Planning References**

Code	Title
REG1	<a href="#">The East of England Plan (GO-East, 2008)</a>

**Table 10 Local Planning References**

Code	Title
LOC1	<a href="#">Cambridgeshire and Peterborough Structure Plan (Cambs CC, 2003)</a>
LOC2	<a href="#">Huntingdonshire Local Plan Part One (HDC, 1995)</a>
LOC3	<a href="#">Huntingdonshire Local Plan Part Two (Proposals Map) (1995)</a>
LOC4	<a href="#">Huntingdonshire Local Plan Alteration (2002)</a>
LOC20	<a href="#">Development Management DPD: Development of Options 2009 (HDC, 2009)</a>
LOC22	<a href="#">Developer Contributions Towards Affordable Housing SPD (HDC, 2007)</a>
LOC26	<a href="#">A Vision for Huntingdon (Civic Trust, 2006)</a>
LOC27	<a href="#">Annual Monitoring Report (HDC, 2008)</a>
LOC30	<a href="#">Huntingdonshire Local Plan Proposals Map Inset Plans Saved Policies (HDC, 2008)</a>

# Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Code	Title
LOC35	<a href="#">Huntingdonshire Core Strategy (HDC 2009)</a>
LOC36	<a href="#">Huntingdon Conservation Area Character Assessment</a>
LOC37	Huntingdon Town Centre – A Vision and Strategy for Growth and Quality (Civic Trust 2000) <a href="#">Sections 1 &amp; 2</a> , <a href="#">Sections 3 &amp; 4</a> , <a href="#">Section 5</a> and <a href="#">Section 6</a>
LOC38	<a href="#">West of Town Centre Urban Design Framework (Civic Trust 2002)</a>
LOC39	Hinchingbrooke House Huntingdon: An Assessment of the Historic Landscape (Tom Williamson, Sarah Harrison 2006) Not available online – please ask for a copy
LOC40	<a href="#">Land Drainage Byelaws (Alconbury and Ellington Drainage Board 1993)</a>

**Table 11 Sustainable Development References**

Code	Title
SUS2	<a href="#">Huntingdonshire Sustainable Community Strategy (HDC, 2008)</a>
SUS3	<a href="#">Huntingdonshire Landscape and Townscape Assessment SPD (HDC 2007)</a>
SUS4	<a href="#">Huntingdonshire Design Guide SPD (HDC, 2007)</a>
SUS5	<a href="#">Environment Strategy (HDC, 2008)</a>
SUS6	<a href="#">Statement of Community Involvement (HDC, 2006)</a>
SUS7	<a href="#">Sustainable Construction in Cambridgeshire - A Good Practice Guide (Cambridgeshire Horizons and Cambs CC, 2006)</a>
SUS8	<a href="#">Climate Change and Environment Strategy (Cambs CC, 2008)</a>
SUS10	Economic Impact of Tourism Huntingdonshire District 2007 (East of England Tourism, 2007)
SUS12	<a href="#">Growing Success (HDC, 2008)</a>
SUS13	<a href="#">Local Area Agreement 2008-2011 (Cambridgeshire Together, 2007)</a>
SUS14	<a href="#">Cambridgeshire's Vision 2007-2021 Countywide Sustainable Community Strategy (Cambridgeshire Together, 2008)</a>

**Table 12 Housing References**

Code	Title
HOU3	<a href="#">Huntingdonshire Housing Strategy 2006 - 2011 (HDC, 2006)</a>
HOU4	<a href="#">Cambridge Housing Sub Region Strategic Housing Market Assessment (Cambridgeshire Horizons, 2008)</a>
HOU7	<a href="#">Huntingdonshire Strategic Housing Land Availability Assessment (HDC, 2008)</a>

**Table 13 Employment References**

Code	Title
EMP1	<a href="#">Employment Land Review (Warwick Business Management Ltd on behalf of HDC, 2007)</a>
EMP2	<a href="#">Huntingdonshire Local Economy Strategy 2008 - 2015 (HDC, 2008)</a>
EMP3	<a href="#">Employment in the Hi-tech "Community" Cambridgeshire and Peterborough 2006 (CCC, 2006)</a>

# Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

**Table 14 Retail References**

Code	Title
RET1	<a href="#">Huntingdonshire Retail Assessment Study (Roger Tym and Partners on behalf of HDC, 2005)</a>
RET2	<a href="#">Huntingdonshire Retail Assessment Study Update (Roger Tym and Partners on behalf of HDC, 2007)</a> <a href="#">Huntingdonshire Retail Assessment Study Update (Roger Tym and Partners on behalf of HDC, 2007) Appendices</a>
RET3	Huntingdonshire Retail Study Report (CB Hillier Parker on behalf of HDC, 2001) Not available online - please ask for a copy

**Table 15 Strategic Green Space References**

Code	Title
SGS1	<a href="#">50 Year Wildlife Vision for Cambridgeshire and Peterborough (Cambs CC, 2002)</a>
SGS2	<a href="#">Green Infrastructure Strategy (Cambridgeshire Green Vision) (Cambridgeshire Horizons, 2006)</a> <a href="#">Green Infrastructure Strategy (Cambridgeshire Green Vision) (Cambridgeshire Horizons, 2006) Map</a>
SGS3	<a href="#">Open Space, Sport and Recreation Needs Assessment (PNP on behalf of HDC, 2006)</a>
SGS5	<a href="#">Habitats Regulations Assessment of the Huntingdonshire LDF Core Strategy (Scott Wilson Ltd on behalf of HDC, 2008)</a> <a href="#">Habitats Regulations Assessment of the Huntingdonshire LDF Core Strategy (Scott Wilson Ltd on behalf of HDC, 2008) Maps</a>
SGS6	<a href="#">Huntingdonshire Sports Facilities Standards Report (2008)</a>
SGS7	<a href="#">Cambridgeshire County Council Strategic Open Space Study (CCC 2004)</a>
SGS8	<a href="#">Cambridgeshire Green Vision Newsletter (CCC 2008)</a>
SGS9	Strategic Open Space User Survey (BMG for CCC, 2004) Not available online - please ask for a copy

**Table 16 Infrastructure References**

Code	Title
INF4	<a href="#">Local Investment Framework Final Report, Appendices, Infrastructure Delivery Model (EDAW on behalf of HDC, 2009)</a>
INF5	<a href="#">Cambridgeshire Local Transport Plan 2006-2011 (Cambs CC, 2006)</a>
INF7	<a href="#">Highways Agency A14 Position Statement (Highways Agency, 2009)</a>
INF11	Huntingdonshire Strategic Flood Risk Assessment 2009 Update (Mott MacDonald on behalf of HDC, 2009)
INF12	Huntingdonshire Outline Water Cycle Strategy – Waste Water Treatment Summary (Faber Maunsell on behalf of HDC, 2009)
INF13	<a href="#">A14 Announcements (Highways Agency 2007-)</a>
INF14	<a href="#">Cambridge to Huntingdon Multi-Modal Study (EERA 2001)</a>
INF15	<a href="#">Huntingdon &amp; Godmanchester Market Town Transport Strategy (CCC &amp; HDC 2003)</a>
INF16	<a href="#">Car Parking Strategy and Action Plan 2008-2011 (HDC 2008)</a>
INF17	HWAAP Options Assessment Report (Atkins Transport Planning 2008) Not available online – please ask for a copy

# Evidence Base and Supporting Documents

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Code	Title
INF18	Environmental Ground Investigation and Risk Assessment (QDS Environmental, 2001) Not available online – please ask for a copy
INF19	Huntingdon West Area Action Plan Preferred Option Draft Financial Viability Study (CBRE 2008) Not available online – please ask for a copy



# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Appendix 2 Preferred Approach Responses

Table 17

Name and Organisation	Comment ID	Summary	Outcome
Barry Dickinson	HW-PA1	Concern about traffic in Hinchingsbrooke area. Opposes Regional College and other plans for development in Hinchingsbrooke. Seeks more detailed and correct analysis of the current and predicted traffic flows be undertaken and alternative access provided	There will be further traffic analysis for Link Road, A14 and suggested future link road in Hinchingsbrooke.
Dr Jan Axmacher	HW-PA2	Objects to double access to railway station - effect on heritage, wildlife, residents - less intrusive and more environmentally friendly option sought.	This relates to the Highways Agency proposed roads as part of the A14 proposals and should be addressed with the draft orders.
Deborah Urwin	HW-PA4	Opposes development at Hinchingsbrooke due to traffic, filling in green spaces.	There are proposals to improve traffic in the area. Some development in this area will make good use of land in a sustainable location. AAP amended to delete the possible allocation of land at the hospital.
Phyllis Gibson	HW-PA5	Concerned with protection for trees and improvements to footpaths in the George St /Ermine St area.	These are detailed matters that are not considered in the area action plan.
Adam Ireland Planning Liaison Officer Environment Agency	HW-PA6	Supports extension of Hinchingsbrooke Country park given flood risk in area. Supports redevelopment in George St / Ermine St area provided necessary remediation of contaminated land is carried out. Supports SuDS and removal of culvert to establish a green linkage around Barracks Brook subject to obtaining the relevant Consent under Water Resources Act / Land Drainage Byelaws 1991.	Contamination is mentioned in the AAP, along with the need for remediation. The need for relevant consents under Water Resources Act / Land Drainage Byelaws is also mentioned.
Allan Brocklebank	HW-PA7	Opposed to Regional College move. Concerned with keeping green space, particularly current Police Sports field. Wants to see the link road developed quickly and redevelopment of land in George St/ Ermine St area.	The area action plan reflects the existing permission for the Regional College. Disagree that the sports field should be kept green as this is a sustainable location for further development. The

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Eric and Grace Sellens	HW-PA8	OK	phasing of development is set out in the area action plan.
Peter Windmill	HW-PA9	Opposes Regional College and questions need for this consultation.	No change.
Ben Woodthorpe	HW-PA10	Concern about speeding on Hinchinbrooke Park Road. Ensure wildlife isn't affected by opening up Country Park. Asks for boatyard to be more accessible to the public at weekends.	The issue of speeding on Hinchinbrooke Park Rd and access to the boatyard are not things that the AAP can address. AAP amended in several places including section on Hinchinbrooke Country Park to refer to the importance of wildlife and biodiversity.
Sue Bull Planning Liaison Manager Anglian Water	HW-PA11	No comment. Awaiting the outcome of the water cycle study.	AAP amended to refer to importance of water efficiency.
Jamie Parker	HW-PA12	Agrees with proposals. Hopes to see things carried out quickly, especially the roads in and out of Hinchinbrooke.	The phasing is set out in the AAP.
Kathleen Sims	HW-PA13	Opposes development in the Hinchinbrooke area due to traffic.	There are proposals to improve traffic in the area. Some development in this area will make good use of land in a sustainable location. AAP has been amended to delete the possible allocation of land at the hospital.
Sarah Burgess Commission For Architecture and The Built Environment	HW-PA14	No specific comment, but encourages document to use CABE advice to encourage good design.	CABE advice will be referred to and noted in Key Sources
Catherine Owen	HW-PA15	Questions whether there are strategies to deal with changes during the life of the Area Action Plan. Concerned there is too much development in too small a space.	The AAP sets out the phasing of development and allows for changes to occur. The amount of development is considered realistic.

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
AD & WJ McHale	HW-PA16	Concern about development in Hinchingsbrooke, particularly due to traffic. A proper traffic survey should be carried out.	Traffic improvements are proposed and additional traffic surveys will accompany these. Some development in this area will make good use of land in a sustainable location. AAP has been amended to delete the possible allocation of land at the hospital.
Sue & Simon Chapman	HW-PA17	Concern about housing proposal on hospital land. There are enough houses in Hinchingsbrooke.	AAP has been amended to delete the possible allocation of land at the hospital.
Rachael Bust Coal Authority	HW-PA18	No comment	No change.
Dr Katherine Bowers	HW-PA19	Concerned with the HA proposed road and roundabout scheme for the A14 by Station Cottages.	The matters of concern are primarily for the Highways Agency to consider in respect of their draft orders for the A14 changes. Amendments made to clarify the Highways Agency responsibility.
Gareth Ridewood Chairman Huntingdonshire Group CPRE Cambridgeshire	HW-PA20	Supports Preferred Approach particularly re-use of previously developed land. Supports text which will help protect character and local distinctiveness. Equal focus should be given to pedestrian and cycle routes and public transport as is put on road access and car parking. Shopping should not be at the detriment of the existing town centre - concerned at potential to have 'two cores'. Comparison with Grafton Centre and centre of Cambridge required. Concerned at impact on Mill Common and Views Common once A14 viaduct removed. Supports expansion of Hinchingsbrooke Country Park. Mitigation should be provided for road noise. Supports a masterplan for the Hinchingsbrooke area, with enhancements to mitigate against development which has taken place in the area in the past. Concerned about the impact of new roads and the amount of traffic on the new relief road.	AAP has been amended to focus more on the importance of pedestrian and cycle routes and public transport. AAP Policy 5 (now 4) has been amended in respect of ensuring the town centre vitality and viability. The AAP provides for a masterplan in the Hinchingsbrooke area. AAP has been amended to include information about air quality management areas. Additional traffic studies will be required for new roads. The Highways Agency is responsible for the draft orders in respect of the A14 changes.
Martin Baker Conservation Manager, The Wildlife Trust for	HW-PA21	Wildlife Trust. Supports expansion Hinchingsbrooke Country Park and the retention and enhancement of Views Common as a major open space. Concerned that the two road	The need for a second road crossing is dependent on the outcome of studies to be undertaken in the future. A cycle/pedestrian route across Views

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough		crossings and cycle path will result in a fragmentation of the common. Need for a second road crossing is not apparent, could increase car use - should remove this from proposals. Hope that grazing continues on Views Common and opportunities are looked for to enhanced the value of the common for wildlife as well as amenity.	Common would need to be agreed to by the landowner Freeman of Huntingdon.
Ignis Asset Management	HW-PA22	Ignis Asset Management own approx 1.4ha forming part of Parcel G on Map 6e. Support vision, objectives. West Of Town Centre Link Road is essential to the success of the regeneration of this area. Disappointed the application has not been made before now. Land owned by Ignis will provide an ideal and logical extension to the town centre. The logical location for exclusively residential development is as indicated on the same plan under Parcels A, B and D because of relationship to existing residential areas, convenient to open space, access to northern end of High Street. Clients are confident they can deliver a scheme which meet objectives as an early phase of development within the plan period.	No change.
Malcolm Lyons FSB Huntingdonshire	HW-PA23	Long stay parking is most necessary in Huntingdon. For housing, more than one parking space may be needed. Any retail must not detract from the main town centre. There will need to be new access roads in Hinchingsbrooke Park.	No change. Car parking for houses dealt with in Development Management DPD. There is provision to investigate a further link road in Hinchingsbrooke.
Penny Bryant	HW-PA24	Concerned at possible reduction in car parking space at northernmost car parking at railway station.	Provision for additional car parking at the railway station has already been made in the draft AAP. No change needed.
Richard Meredith Chairman, Huntingdon and Godmanchester Civic Society	HW-PA25	Supports West of Town Centre link road due to traffic locked into the present one way system. Supports additional car parking provided charges are same as elsewhere. Retail must be a single 'stand alone' development. Objects to Huntingdonshire Regional College in Hinchingsbrooke. Objects to proposed road layouts across View Common and Mill Common. Supports alternative road layout voted forward by Huntingdon Town Council.	Disagree that retail needs to be a single stand alone development - while this may happen the AAP should allow for the possibility of multiple small units. The AAP does not include any proposals in relation to the Regional College - the AAP reflects the fact that the application has been approved. Disagree with potential alternative road

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Katy Sismore Huntingdon Town Centre Manager, Huntingdon Town Centre Partnership	HW-PA26	There is a lack of car parking in the west therefore additional parking is welcomed provided it is pay and display in line with fees charged in the rest of the town. An additional road access adjacent to Hinchingsbrook Business Park, in addition to the road shown between the hospital and the Police HQ, would be welcomed. The proposed supermarket site should be a stand alone retail offer and not be presented as part of a shopping mall. A shopping mall could attract businesses to relocate from the current town centre and destabilise the retail offer in the town. Ensure the Action Plan is cohesive for the future of Huntingdon town centre and not divisive	layout put forward by Huntingdon Town Council. No change required.  AAP Appendix 1 paragraph on public car parking amended. Charges will be in line with charges for other public car parks. Disagree that retail needs to be a single stand alone development - while this may happen the AAP should allow for the possibility of multiple small units. Amendments made to first part of Policy 5 (now 4) as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'
Neil Wild Director, The Colin Sanders Innovation Centre	HW-PA27	Generally supportive. For George St/Ermine St area it is important that additional public parking is provided and that links between here and the town centre are enhanced.	No change.
Eric Hall Britten Investments Ltd (In Administration)	HW-PA28	AAP takes as a given that the new A14 will be provided, meaning that it is vulnerable should there be a change in circumstances. Concerned at appropriateness of adopting the AAP in this form. AAP needs to be clearer as to exactly what development would be committed in advance of the link road and which will need to await its completion. Retail development should await completion. On the basis that the AAP envisages Sainsbury's moving out of town, the Plan lacks sufficient vision. Proposal for 4,500 sq m is not sufficient to provide a replacement foodstore, nor sufficient for development of sufficient size to become a destination. AAP takes a slavish approach to notional floor space figures. Not clear whether sufficient flood risk assessment has been undertaken in Barracks Brook area in order to safely allocate this area for residential development. It is unlikely that West of Town Centre Link Road will be constructed in 2011 as stated. There is inconsistency between para 11.2.16 and Policy 5 as regards the need for a sequential analysis of	The changes to the A14 are at an advanced stage and it is appropriate to plan on this basis. Amendments made to first sentence in phasing of retail proposals to make it clear that the Link Road needs to be constructed before retail is built: 'proposals for this land are dependent on the West of Town Centre Link Road being built, existing buildings demolished and land being decontaminated'. AAP Policy 5 (now 4) amended as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'. This deletes reference to floorspace figures. Amendments made to timeframe for West of Town Centre Link Road to 2012 construction. Amendments made to paragraph that was 11.2.16 to read: The timing of retail development has to have regard to plans for

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Caroline Dawson Director, Planning Potential Ltd	HW-PA29	<p>sites for retail development. Also not clear whether AAP is suggesting that retail must necessarily follow Chequers Court Phase II.</p> <p>Describes history and importance of Chequers Court. Concerned at the prospect of inclusion of a substantial amount of retail development in the West Area. Could divert customers from central area so weakening trade. West Area shopping could function independently and not as part of the town centre. Considers Roger Tym retail study out of date. Notes vacancies and considers there is no 'need' for further retail floorspace in the West Area. Objects to inclusion of major retail development in West Area, in particular comparison goods retail. If Council feels that planning for retail growth must include the West Area, then Chequers Court should be completed first. Chequers Court is capable of accommodating up to 6,500 sq. m (net) of this total. There is also a growing amount of vacant shop floorspace in the Town Centre (currently at around 3,500 sq m). This equals the 9,000 sq m total. Objects to Policy 5a and questions the detailed wording.</p>	<p>Huntingdon town centre. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre.</p> <p>AAP Policy 5 (now 4) amended as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'. Floorspace figures have been deleted. AAP provides for integration with the town centre and acknowledges the importance of Chequers Court. AAP sentence that was 11.2.16 amended to read: 'The timing of retail development has to have regard to plans for Huntingdon town centre, in particular the Chequers Court redevelopment. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre'.</p>
Paul Ryan The Stukeleys Parish Council	HW-PA30	<p>Concerned at traffic impacts. Concerned at roads across Views Common. Proposes different road layout. Suggests objective 1 refer to sustainable management of traffic. Seeks further traffic analysis. Questions implications on air quality. Seeks further pedestrian and cycle traffic improvements. Supports additional car parking as proposed. Supports additional retail space in Huntingdon West only when Chequers Court is properly used. Supports opening of Barracks Brook as a focus of green area and pedestrian/cycle link. Supports combined heat and power installation and other passive techniques. Seeks development requirements to make this likely.</p>	<p>The proposed different road layout is not supported. The proposed alternative road appears to go through the tree belt along the southern edge of Views Common with a significant element of the existing A14 needing to be removed. Initial analysis indicates that the proposed junction with Brampton Road in such close proximity to the railway bridge and the junction immediately to the east, would be difficult to operate in traffic modelling and design terms. Additionally, it is considered that the proposed junction with the old A14 in such close proximity to the slip roads on/off Spittals interchange with the remaining dual carriageway below, renders this a potentially unsafe working arrangement.</p>

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
David H Woods Hinchingbrooke Health Care NHS Trust	HW-PA31	Supports potential development at A (car park) and timescale in Appendix 2 as a potential long term plan. Nursery in this area would either be retained or re-provided. Supports potential development at B (MARS) but this could only be redeveloped if there is a reduction in activity on the hospital site. Cannot put a timescale on this. Must also have regard to traffic. Suggests alternative wording. Supports potential for road as indicated by asterisk. Changes from A14 will not be sufficient to reduce congestion, it is considered that this may as a result be exasperated.	On the basis of the justification for the removal of the Huntingdon Viaduct and the creation of a new road network, early analysis would question whether the Highways Agency could justify the two short links into the Hospital complex or the link from the suggested alternative road to serve the Police HQ land. As these can currently be adequately served via the existing road network at Hinchingbrooke Park Road, such links would have to be funded by others, regardless of the wider issues associated with the alternative suggestion and the loss of tree belt.
Philip Raiswell Sport England	HW-PA32	Concerned that Draft Policy 9 is vague. Seeks more precise definition of the types of open space and the main locations affected. Seeks that policy states that new open space be provided in line with adopted local standards. Appendix 1 - community indoor sports facilities should be funded in part by developer contributions. Note Huntingdonshire Sports Facilities Strategy 2009-2014 (adopted April 2009).	As the respondent has not been able to give a commitment to likely development the AAP (Policy 6 now 5) has been amended to delete the allocation of the hospital sites indicated at the Preferred Approach stage, but to indicate that some land may become available for redevelopment as a windfall.
			Amendment made to Policy 9: 'Existing open spaces will be maintained and enhanced and further open space will be provided in accordance with adopted local standards with future development and will be linked and form part of the wider open space network in the town'. The areas affected are identified on the Maps in the AAP and in Appendix 1. Amendment made to Appendix 1: 'Other Open Space and Sports Facilities. Additional areas of open space are proposed in the George St / Ermine St area as shown on Map 6. These areas are expected to be provided by developers as part of the mixed use developments envisaged in those locations. The

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Janet Nuttall Natural England	HW-PA33	Supports a number of proposals. Suggests policy on Hinchbrooke Country Park includes reference to biodiversity enhancements and informal recreation. Suggests that biodiversity enhancements are considered as part of any improvement scheme at Views Common. Note Natural England's 'Accessible Natural Greenspace Standards'. Infrastructure should be provided ahead of development to safeguard against adverse environmental impacts. Monitoring should include environmental/biodiversity monitoring criteria.	Council may adopt these spaces subject to appropriate management funds being provided by the developer. Other contributions may also be required in accordance with adopted local standards and pooled for the creation or improvement of sports facilities to serve Huntingdon'. Huntingdonshire Sports Facilities Strategy 2009-2014 (adopted April 2009) will be included in Key Sources.  AAP Policy 7 (now 6) amended: 'The Council will work with adjoining landowners to pursue extension of Hinchbrooke Country Park to include some or all of the land identified on [LINK] Map 8 in order to enhance the facilities of the park and to provide for biodiversity and visitors.' No specific improvement schemes are proposed for Views Common other than improving public access. Natural England's 'Accessible Natural Greenspace Standards' will be referred to as a Key Source. The Phasing section relates to development sites. AAP amended to include Monitoring information.
Paul Belton The Fairfield Partnership	HW-PA34	Details proposed changes to Core Strategy which were changed from those in the AAP Preferred Approach. Seeks the application of, and clarification of the plan as a result of, the Highways Agency position statement issued for the Core Strategy. This means reference to either a minimal impact on traffic flows or nil detriment.	The AAP will no longer quote the Core Strategy. The conditions of the Highways Agency will need to be met. AAP section on Phasing amended to include: 'The proposed A14 works are likely to be completed in 2016. The majority of development in the Hinchbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required so that the Highways Agency can assess that the effects on the existing A14 are minimal'.



# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Jacky Homer	HW-PA35	Concerned at traffic, A14 changes and removal of viaduct. Pedestrians and cyclists should not have to share paths. A leisure facility would be good. Welcomes extending Country Park. Suggests connections to Mill Common and Portholme. Additional parking should not have a hard surface and should be for special events only.	The changes to the A14 are the responsibility of the Highways Agency and will be considered with the draft orders. It is intended that open spaces link to others. The current intention is that additional car parking for the Country Park is for special events only and will not be hard surfaced.
Andrew Greenway Huntingdonshire Regional College	HW-PA36	Support. Provides information about the Regional College. If the College is unable to proceed with its plans for the Hinchbrooke site it would support the option that the land be designated for economic development in harmony with adjacent institutions.	AAP Policy 6 (now 5) amended to add: 'Land that currently has permission for the relocation of Huntingdonshire Regional College will be developed for employment uses (B1a and/or B1b) or non-residential institutional uses (D1) should this permission lapse'.
Rose Freeman The Theatres Trust	HW-PA37	We support objective 2 but note that it does not include any leisure activities and question whether any of the issues raised in section 8 and Draft Policy 5 will actually add 'vibrancy'. The content of this section does not seem to relate to the title. A 'Quarter' usually has a theme but Draft Policy 5 only contains items appropriate for an urban extension rather than to promote vibrancy.	Leisure facilities would be compatible with the direction set in the objective and policy.
Peter Downes	HW-PA38	Concerned that the area to the east of the railway line is going to be overcrowded and the proposed link road will be overloaded. Not convinced that the traffic flow details for the Hinchbrooke Park Road junction with Brampton Road are satisfactory. Now that plans for the Regional College have had to be scrapped other ideas need to be considered. The planned road across the playing field could be abandoned and replaced by a shorter road link to the de-trunked A14 from near the hospital. The idea of an occasional country park car park on Huntingdon Road Brampton needs much more thought.	The link road is subject to a planning application. The A14 changes will be subject to draft orders. A more than occasional car park on Huntingdon Road Brampton will require a planning application which will deal with access and design issues.
Dr Michael Gregory	HW-PA39	Welcomes the approach taken for the Huntingdon West area. Concerns are in the provision of adequate infrastructure and transport links and the integration of projects so that they	The AAP will be monitored and reviewed as required.

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA40	<p>are phased in a manner which allows people to proceed with their lives with the minimum of necessary disruption.</p> <p>Draft Policy 1: The new and changed roads will improve the accessibility for all modes and attractiveness for potential new investors. Priority should be given to sustainable modes. The incorporation of bus priority measures where possible would also enhance access.</p>	<p>AAP supporting text to Policy 1 amended to refer to bus priority measures being investigated. Provision for pedestrians and cyclists is dealt with under Policy 2.</p>
Stewart Patience Cambridgeshire County Council	HW-PA41	<p>West of Town Centre link road is supported, but suggests that traffic flows for the town centre area are modelled so that the effects of the link road are fully considered. Concerned about the possible impact of the new link road on existing public footpaths. Signalised crossing(s) suggested as a minimum requirement. The removal of the A14 viaduct and associated road changes relies on the provision of the A14 improvement scheme. Although this is a strongly supported it is presently scheduled for completion in 2015, but this timescale cannot be guaranteed. If detrunked and passed to the County Council, the County Council's consent will be required to implement the severance scheme. The AAP should detail the Highways Agency and Cambridgeshire County Council roles. While the County Council fully supports the A14 scheme in principle, the fine detail is still to be finalised. The source of funding for removing the viaduct and providing new connector roads has not been indicated. The document should make clear that feasibility work has been undertaken to verify whether the new roads scheme can be designed to accord with highway design standards. Further refinement of the modelling of traffic flows should be undertaken in order to ensure that the traffic effects of the A14 severance scheme are fully considered. Our understanding is that the Highways Agency will fund the A14 decision and development and District Council the link road west of the town centre. Emphasise the importance of considering a safe public crossing of new road to Brampton road, whether by the existing underpass or new provision. The impact on walking and cycling should be considered</p>	<p>The West of Town Centre link road is the subject of a planning application which includes traffic modelling. It is expected that the 'de-trunked' or 'bypassed' A14 will be passed to the County Council. Pedestrian and cycle routes are considered in Policy 2.</p>

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA42	and appropriate mitigation provided if an additional road link into the business park area were to be implemented.  Emphasis should be placed on improving pedestrian and cyclist accessibility. The proposed links shown on map 4 are welcomed. Developer contributions, along with safeguarding the required land through this document, may assist with ensuring these routes are deliverable. The provision of a cycle/footbridge would provide a greater level of accessibility for the community and should be fully investigated.	AAP Policy 2 amended: 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas will be safeguarded and provided within the plan period'. Additional supporting text added referring to pedestrian and cycle safety.
Stewart Patience Cambridgeshire County Council	HW-PA43	If additional car parking spaces are required at Huntingdon Railway Station then this should be in accordance with specified standards and the primary use should be for railway station users. In order to maximise the sustainability of the surrounding development and the railway station every effort should be made to further improve access via foot, bike and public transport.	AAP Policy 3 and supporting text amended emphasising importance of access to the railway station by different modes of travel.
Stewart Patience Cambridgeshire County Council	HW-PA44	Travel by private car should be minimised. If additional car parking is to be provided on the land east of the railway and west of the link road then this could encourage residents to drive, particularly if parking charges are low. Providing parking on this side of town could help relieve the pressures on the ring road, therefore reducing congestion and pollution levels. Effective Residential Travel Plans and Workplace Travel Plans both for the existing and the proposed developments are essential to reduce the risk and increase travel by sustainable modes.	Car parking provision will help relieve pressure on the ring road. AAP amended to clarify need for provision and charging.
Stewart Patience Cambridgeshire County Council	HW-PA45	Draft Policy 5 – George St/Ermine St - The developments should ensure that the high density development is based around the public transport nodes and closest to the areas with the best access by walking and cycling.	A general density is indicated. Masterplanning will further refine this.
Stewart Patience Cambridgeshire County Council	HW-PA46	Map 6d appears to involve the loss of at least two stretches of existing Public Footpath and so it is therefore suggested that the AAP should include the following wording: The development of George St/Ermine area would require the	AAP supporting text under Policy 2 amended to refer to the potential need to change existing rights of way.

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA47	<p>existing Rights of Way in this area to be extinguished or diverted in accordance with the requirements set out in the Town and Country Planning Act. As part of which consideration will need to be given to current users of the existing public footpaths.</p> <p>The AAP does not indicate how access to the west of the railway will be provided. The following wording is suggested: Land identified west of the Railway totalling 1.9ha will be redeveloped for office employment activities (B1 use). Proposals....line. Access to this site will be from west of the town centre link road.</p>	<p>Disagree that access should be from the West of Town Centre Link Road. There is no proposal for access other than for farm machinery through Handcroft Lane. Access will need to be from Brampton Road.</p>
Stewart Patience Cambridgeshire County Council	HW-PA48	<p>Policy 7 - It is advised that a distinction should be made between potential improvements to the Huntingdonshire District Council managed paths within the Country Park and the public footpaths for which the County Council as Highway Authority is responsible. The following wording is therefore suggested: c) Footpath improvements (including those which form part of the existing Rights of Way Network), additional play facilities, and interpretation material. A balance needs to be reached between the proposed additional car parking to serve the Country Park and improvements to other modes such as cycling and public transport.</p>	<p>The footpath improvements referred to are those within the Park - the wider routes are dealt with under Policy 2. Cycling is also considered under Policy 2.</p>
Stewart Patience Cambridgeshire County Council	HW-PA49	<p>Supports intention to maintain Views Common. It is suggested that further consideration could be given to the formalisation of the existing informal but popular public access to the tree belt on the south side of the Views Common.</p>	<p>It is not appropriate to mark the informal access through the tree belt on Map 9 or Map 4 as it is not a route between points and formalisation could lead to concern with health and safety of the tree belt.</p>
Stewart Patience Cambridgeshire County Council	HW-PA50	<p>Draft Policy 9 – Other open spaces and play areas - Support</p>	<p>No change required.</p>
Stewart Patience Cambridgeshire County Council	HW-PA51	<p>Draft Policy 10 - Add to Policy reference to Code for Sustainable Homes and renewable energy The following wording is suggested: Contribute to sustainability; are</p>	<p>AAP Policy 10 amended to include: 'a. Contribute to sustainability for example by being adaptable and resource efficient b. Meet or exceed the</p>

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
		adaptable and resource efficient including through the use of sustainable construction methods and renewable energy generation.	relevant standards in the Code for Sustainable Homes c. Utilise renewable energy where feasible'
Stewart Patience Cambridgeshire County Council	HW-PA52	Cambridgeshire County Council welcomes the reference made to enhancement of biodiversity.	No change.
Stewart Patience Cambridgeshire County Council	HW-PA53	Ensuring the ease of access through the area is welcomed as this is a key factor to reducing single occupancy car use. Walking and Cycling routes need to be on desire lines and direct giving priority over other traffic where appropriate.	No change.
Stewart Patience Cambridgeshire County Council	HW-PA54	The County Council welcome the proposals to require developer contributions, particularly to improve the accessibility to the development by all modes especially sustainable modes. Residential Travel Plans and Workplace travel plans should also be stated to be an essential requirement in Policy 11 and feed into the required contributions towards sustainable infrastructure from the early stages of development. It is therefore suggested that the following wording should be added to Policy 11: Residential Travel Plans and Workplace travel plans	The matter of Residential Travel Plans and Workplace Travel Plans is not specific to Huntingdon West and will be covered by another DPD.
Stewart Patience Cambridgeshire County Council	HW-PA55	The proposed transport linkages should be delivered at the first phases of development to ensure residents and employees have sustainable options available and are able to make the appropriate choice of transport when they first occupy the development.	The phasing makes it clear that roads are expected to be delivered prior to most development. Other pedestrian and cycle linkages will be considered upon planning applications.
Stewart Patience Cambridgeshire County Council	HW-PA56	Appendix 1 – Infrastructure (Buses) It should be noted that the bus will not continue on to Hinchingsbrooke Hospital as currently this does not form part of the TWA proposals or identified funding to enable this to be provided. Further public transport improvements should be used to ensure better linkages with the Cambridgeshire Guided Busway and provide integrated ticketing. Consideration should also be given to the formation of a bus lane at Brampton Road which ideally would form part of the A14 upgrade improvements.	AAP amended to delete incorrect reference to Hinchingsbrooke Hospital. AAP provides for funding to be used for bus priority measures. The formation of a bus lane at Brampton Road is not currently an approved scheme. Improvements have recently been made to bus facilities at Huntingdon Rail Station and the AAP provides for further improvements if needed.

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA57	Enhanced bus facilities could be provided at Huntingdon Rail Station to serve the improved bus services.  No reference is made to the required standards for car or cycle parking associated with development in the Huntingdon West AAP. Therefore it would be helpful to include expected standards for car and cycle parking for the developments identified in the Huntingdon West AAP. It should be made clear whether the standards in the Development Management DPD: Development of Options 2009 should be used or whether a different standard applies within the Huntingdon West Area.	AAP amended to clarify that this DPD should be read in conjunction with Development Management DPD. There is no need to repeat the required standard or prepare an alternative one.
Stewart Patience Cambridgeshire County Council	HW-PA58	A distinction should be made between potential improvements to the Huntingdonshire District Council managed paths within the Country Park and the public footpaths for which the County Council as Highway Authority is responsible. The following wording is therefore suggested: 9. Footpath improvements (including those which form part of the existing Rights of Way Network)	The rights of way and longer routes are already considered in Policy 2.
Stewart Patience Cambridgeshire County Council	HW-PA59	Cambridgeshire County Council welcomes the reference made to education provision required to serve the Huntingdon West area.	Amendments made to clarify and reduce detail.
Janet Innes-Clarke Brampton Parish Council	HW-PA60	Support particular measures.	No change.
Janet Innes-Clarke Brampton Parish Council	HW-PA61	Concerned about the inter relation between the HWAAP and the A14 proposals mainly in terms of the coordination of work between the two and the potential for adverse impacts from one to the other. Suggests that time taken to ensure problems are minimised would be well spent. Seeks a roundabout on Brampton road at the Railway station/new link road junction. Seeks the inclusion of the northern link from the Hospital to the A14 that is currently suggested. Questions plan should the A14 not go ahead.	The draft orders will be released in September 2009 prior to the Proposed Submission of the HWAAP. The West of Town Centre Link Road has been lodged. The AAP attempts to identify all the proposals for this area.

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Janet Innes-Clarke Brampton Parish Council	HW-PA62	Concerned with maintaining unsustainable car based travel from Brampton, Buckden, Kimbolton and the A14 villages to Huntingdon. Concerned at delays, pollution. Suggests access from south-bound A14 at Views Common to new West of Town Centre link road. Notes potential increase in pedestrians leading to further delays. Suggests footbridge. Suggests further modelling. Opposes additional housing in Hinchingsbrooke - suggests Alconbury for new housing. Suggests additional HGV ban.	Many of these matters will be resolved in respect of the A14 draft orders and the Link Road planning application. The AAP indicates the need for improved traffic conditions. AAP amended to delete the possible allocation of hospital land including that for housing.
Janet Innes-Clarke Brampton Parish Council	HW-PA63	Concerned regarding retail and maintaining/improving vitality of Huntingdon TC. Seeks mixture of office and housing in George St / Ermine St area. Suggests some free car parking. Concerned about layout of West of Town Centre Link Road and funding.	Providing for a large amount of offices in Huntingdon West is unlikely to be viable. Providing only for housing would not make the best use of this land which is close to the town centre and can provide for an expansion of town centre uses. The West of Town Centre Link Road matters will be considered at the planning application.
Janet Innes-Clarke Brampton Parish Council	HW-PA64	Concerned with the proposed occasional car park to the west of Hinchingsbrooke Country Park. Suggests temporary bus services from the racecourse of Brampton Hut or a new car park at the new western end of the park possibly from the racecourse.	Any additional car park would require a planning application unless it is a temporary activity for a short period.
Janet Innes-Clarke Brampton Parish Council	HW-PA65	Comments concerning primary school provision, public transport improvements, pedestrian links across the ring road, definition of terms.	Amendments to text made for clarity, including a glossary.
Neil Crosby	HW-PA66	Support for various aspects of the AAP. Some issues relating to; relation between the HWAAP and the A14 Proposals; ensuring good access From Brampton, Buckden, Kimbolton and the A 14 villages into Huntingdon at times of Peak Traffic Flow; overflow parking in Brampton for Hinchingsbrooke County; and Brampton primary school.	The changes to the A14 are the responsibility of the Highways Agency and will be considered with the draft orders. The West of Town Centre Link Road application has been lodged. Any additional car park at the Country Park will require a planning application, other than if it is a temporary activity for a small number of days per year. The Brampton Primary School is not directly relevant to the AAP.
Helen De La Rue	HW-PA67	The plan is in conformity with the RSS.	No change.

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
East Of England Regional Assembly			
Guy Gredley Hinchingbrooke Water Tower Ltd & Landro Ltd	HW-PA68	Supportive. Details land in their ownership and notes they are confident they can deliver a scheme.	No change.
Tom Gilbert-Wooldrige English Heritage	HW-PA69	A number of comments in support and with observations on; the Vision; the objectives/aims; sustainable travel; the identification of listed buildings; Hinchingbrooke Community Campus; and Policy 10. Concerned about A14 changes in relation to Mill Common and Hinchingbrooke House	Reference to the importance of heritage items is already included. Detailed A14 draft orders are the subject of a separate process. Hinchingbrooke House is included on Map 7c. AAP Policy 10 (now 9) (b) amended to read 'protect the area's heritage having regard to Conservation Area status'. Also, (d) relating to Hinchingbrooke House as it is redundant having amended (b).
Jockey Club Racecourses	HW-PA70	Significant detail about the history of Huntingdon Racecourse and the facilities it has. Suggest that the vision includes reference to the Racecourse and that the end date should be 2021.	AAP amended to clarify the end date of 2026 under Policy Context - Core Strategy. AAP History section amended as follows: 'Further west, just outside of the area action plan area, exists the Huntingdon Racecourse which dates from 1886.' AAP text following Policy 2 amended regarding pedestrian and cycle links. Do not agree to changing this area action plan to refer to the potential for leisure at the Racecourse.
Sainsburys Supermarkets Ltd	HW-PA71	Generally supportive. A number of comments about wording in relation to policy 5 and uses identified for particular sites. Comments on pedestrian link between the link road and George St and phasing.	AAP amended as follows: Map 6E to refer to offices, hotel and gym possibilities on 'G', and potential alternative activities to car parking on 'I'. 'H' left as residential only. Maps 4 and 6e made consistent. AAP Policy 5 (now 4) amended to read: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court.



# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Tesco Stores Ltd C/O DP LLP Karen Crowder-James	HW-PA72	Sites A & B are suitable for retail development and potentially have a more simple relationship to Chequers Court redevelopment, enabling their development to be much more easily planned. These sites would also add to the range and choice available in the town centre. Site G is suitable for residential uses.	Disagree that all of the land should be identified for a mix of uses without any guidance as to where retail should be located. Consider that 'G' is more appropriate location for retail.
Sandra Besant	HW-PA73	Concerned with regard to the siting of the link road onto Ermine Street as a local resident.	These matters should be dealt with in the planning application.
Maydo Pitt GO East	HW-PA74	Overall, we consider that you have produced a clear, well-laid out document that clearly sets out the Authority's preferred strategy for the area.	No change required.
Derek Norman	HW-PA75	Concerned with the HA proposals for the A14 following the demolition of the viaduct. Unclear which plans he is referring to.	This is a matter for the Highways Agency regarding the draft orders for the A14.
Ruston's Engineering Co Ltd	HW-PA76	Express concerns: Paragraph 8.1.1 - Object because the document doesn't explain the Council's intentions for the relocation of existing businesses in the George St/ Ermine St area. Paragraph 8.1.19 - The aim for retail on the George Street frontage is supported, particularly the final sentence of the paragraph. Paragraph 8.1.20 - Agree the George Street frontage offers the opportunity for well related development including a hotel. Map 6d - Referring to the accompanying plan this map fails to acknowledge the existing footpath and cycle links that exist at Royal Oak Passage, George Street. The map also fails to acknowledge the existing key pedestrian nodal area at the George Street/Ring Road junction. Don't understand the intention to provide a new footpath and cycle link through the development area, as highlighted pink on the plan. Map 6e - As above for 6d. Question the ability to provide a new safe additional nodal area so close to the George Street/ Ring Road junction. Recommend Map 6e is revised along the lines attached.	The Council can deal with the potential relocation of existing businesses outside of this AAP. AAP amended to make Map 6d and Map 4 consistent. Disagree with objections to proposed new link through development land.
Mark Norman Highways Agency	HW-PA77	Whilst the proposed changes to local infrastructure are unlikely to be of concern to the Highways Agency (since they	AAP amended to include in Phasing: 'The proposed A14 works are likely to be completed in

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
		are dependent on the A14 EFD scheme), phasing of development should aim to minimise additional traffic on the existing A14 prior to the completion of the A14 EFD scheme. Note that a final commitment to fund the scheme will not be made until after any public inquiry.	2016. The majority of development in the Hinchingsbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required so that the Highways Agency can assess that the effects on the existing A14 are minimal'.
Henry Bletsoe	HW-PA78	Seeks that part of site - frontage between 36 and 66 Thrapston Road, be identified for development or at least included within the settlement boundary for Brampton, so that development proposals can be brought forward.	Development in this area was canvassed at the Issues and Options stage and the decision was made not to proceed. No change required.
Nerys Baker Brampton Bridleway Group	HW-PA79	Seeks that any future developments in this area include new off road rights of way for horse riders. Seeks with Country Park extension that consideration be given to protection of wildlife by the creation of some dog and people free areas, for example to protect ground nesting birds	Consideration could be given to off road rights of way for horse riders in individual planning applications. Whether there are people free areas with extension of the Country Park should be left to management planning for the Park rather than included in the AAP. No change.
David Kerr Huntingdon Freemen's Charity	HW-PA80	Freemen's charity owns Views Common and Handcroft Lane. Supports current proposals	No change.
Graham Lewis Alconbury and Ellington Internal Drainage Board	HW-PA81	Concerned at ad hoc approach to development which could result in an increased flood risk. Redevelopment offers an opportunity to improve Barracks Brook by removing culverting and creating better access for maintenance. Suggest implementation of an integrated and strategic SuDS and mini surface water strategy.	AAP amended to refer further to the potential for a Sustainable Drainage system in Policy 10 (now 9) and in Phasing.
Karen Cameron Huntingdon Town Council	HW-PA82	Concerned at traffic impacts. Proposes different road layout. Seeks further pedestrian and cycle traffic improvements Supports additional car parking as proposed. Supports additional retail space in Huntingdon West only when Chequers Court is properly used. Supports opening of Barracks Brook as a focus of green area. Supports combined	The proposed different road layout is not supported. The proposed alternative road appears to go through the tree belt along the southern edge of Views Common with a significant element of the existing A14 needing to be removed. Initial analysis indicates that the proposed junction with Brampton Road in such close proximity to the

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
		heat and power installation and other passive techniques - asks for development requirements on this.	<p>railway bridge and the junction immediately to the east, would be difficult to operate in traffic modelling and design terms. Additionally, it is considered that the proposed junction with the old A14 in such close proximity to the slip roads on/off Spittals interchange with the remaining dual carriageway below, renders this a potentially unsafe working arrangement.</p> <p>On the basis of the justification for the removal of the Huntingdon Viaduct and the creation of a new road network, early analysis would question whether the Highways Agency could justify the two short links into the Hospital complex or the link from the suggested alternative road to serve the Police HQ land. As these can currently be adequately served via the existing road network at Hinchbrooke Park Road, such links would have to be funded by others, regardless of the wider issues associated with the alternative suggestion and the loss of tree belt.</p>
Colin Luscombe Cambridgeshire Police Authority	HW-PA83	Alternative wording suggested for Map 3 about A14 proposals	AAP Map 3 amended to refer to road alignments being indicative.
Colin Luscombe Cambridgeshire Police Authority	HW-PA84	Amendment to policy 2 - 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas, the indicative alignment and position of which are shown on Map 4, will be provided.'	The additional words are not needed as the plan is indicative. Policy 2 has been amended to read: 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas as shown on Map 4 will be safeguarded and provided within the plan period'.
Colin Luscombe Cambridgeshire Police Authority	HW-PA85	Suggests alternative wording for Draft Policy 1 re indicative alignments	A change to the wording on Map 3 will address the concern. Amendment made to Policy 1 is amended as follows: In order to promote better accessibility and enable redevelopment a new and changed road system as shown on Map 3 will be

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Colin Luscombe Cambridgeshire Police Authority	HW-PA87	Suggested change to the key of Map 2 - the dashed red line indicating proposed new roads should be re-annotated to read: 'Proposed new road (approximate alignment)' in accordance with the treatment on Map 7d. Institutional uses is too restrictive for the Police authority land. Housing and mixed use development should be allowed.	The Vision is indicative, therefore additional wording is not required. Only employment and institutional uses are appropriate on the Police Authority land.
Colin Luscombe Cambridgeshire Police Authority	HW-PA88	Map 4: Pedestrian and cycle link: Objective: The key associated with Map 4 ought to be amended to read as follows: 'Potential links (approximate alignment)' and 'Potential cycle bridge (approximate location)'	The map is indicative and therefore the additional words are not required.
Colin Luscombe Cambridgeshire Police Authority	HW-PA89	Seeks provision for mixed use (residential and wider employment use) on Police Authority land. Considers too strict an approach will frustrate delivery of development on this sustainable site.	Only employment and institutional uses are appropriate on the Police Authority's site. Such uses are viable.
Colin Luscombe Cambridgeshire Police Authority	HW-PA90	Draft policy 8 should be re-worded to read as follows: 'Views Common will remain as a significant open space and should be added to by the return of land from the A14 viaduct as shown on Map 9. Proposals for new roads, the indicative alignment of which, are shown on Map 3 and enhancement to public access across the Common to enable walking and cycling as shown on Map 4 will be supported.'	The map is indicative and therefore the additional wording is not required.
Colin Luscombe Cambridgeshire Police Authority	HW-PA91	The annotation in the key of the new proposed link road ought to be re-worded to read: 'New proposed link roads (approximate alignment)'	The map is indicative therefore the additional wording is not required.

# Preferred Approach Responses

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Name and Organisation	Comment ID	Summary	Outcome
Colin Luscombe Cambridgeshire Police Authority	HW-PA92	Draft policy 11 should be reworded to read as follows: 'Contributions from developers will be requested in accordance with the Core Strategy to meet the infrastructure, social and environmental requirements generated by the development. Appendix 1 should be referred to for details of possible contributions. In addition to the matters set out in the Core Strategy contributions can be requested in this area to help bring about:....	It is reasonable to retain the word 'expected' rather than 'requested' in accordance with the Core Strategy.

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Soundness Self Assessment

The Planning Inspectorate (PINS) publication, [Examining Development Plan Documents: Soundness Guidance](#), strongly urges councils to conduct a self-assessment using the soundness toolkit from the Planning Advisory Service. This annex is the self assessment for the Huntingdon West AAP.

In an effort to keep this assessment concise, relevant evidence is hyperlinked rather than copying documents or sections in full. Wherever possible evidence is available to download from the Council's website, however in some cases this has not been possible, in which case reproductions of full documents or summaries are available from the Council.

**Table 18 Soundness Testing - Justified**

Key Question	Evidence
<b>1. Participation</b>	
Has the consultation process allowed for effective engagement of all interested parties?	This Statement of Consultation sets out the consultation process which has been undertaken which has allowed for the effective engagement of all interested parties. In addition to the general consultation process there have been meetings with interested parties at all stages of plan preparation.
<b>2. Research/ Fact Finding</b>	
Is the content of the development plan document justified by the evidence?  What is the source of the evidence?  How up to date and convincing is it?	The Preferred Approach 2009 set out how the evidence and the main findings of consultation supported the approach. The amendments to the approach have been documented in this Statement of Consultation, an updated list of evidence included as Appendix 1 and detailed responses to individual representations are included as Appendix 2. The Final Sustainability Appraisal supports the Proposed Submission document.
What assumptions had to be made in preparing the development plan document?  Are the assumptions reasonable and justified?	<p>The preparation of the Huntingdon West Area Action Plan has taken place in the context of the Core Strategy setting the strategic spatial planning framework (in turn influenced by higher order policies). The assumption was therefore that the Core Strategy would need to be complete prior to completion of the area action plan. This was achieved with adoption of the Core Strategy in September 2009.</p> <p>The LDF context was also relevant, and it has been assumed that other policies covering the area will be set out in the Development Management DPD, for which the next stage will be the Proposed Submission document.</p> <p>The Huntingdon West Area Action Plan Issues and Options 2007 set out (in 1.3) the assumptions that it would include site specific allocations and general policies for the area.</p> <p>Assumptions throughout the process include that this is an area where significant change is expected (referred to, for example, in the Introduction of the Proposed Submission)</p> <p>The Final Sustainability Appraisal also includes information about the District, the key sustainability issues facing the District and baseline data and indicators.</p>

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<b>3. Alternatives</b>	
<p>Can it be shown that the council's chosen approach is the most appropriate given the reasonable alternatives?</p> <p>Have realistic alternatives been considered and is there a clear audit trail showing how and why the preferred strategy/approach was arrived at?</p> <p>Where a balance had to be struck in taking decisions between competing alternatives is it clear how and why these decisions were made?</p>	<p>This Statement of Consultation identifies the council's approach in relation to alternatives identified.</p> <p>Vision - The vision is little changed from that in the Preferred Approach which was widely supported. The Issues and Options 2007 proposal for development in the Thrapston Rd/Huntingdon Rd area was removed prior to the Options 2008. There was one representation at the Preferred Approach stage seeking development in the Thrapston Rd/Huntingdon Rd area (referred to in more detail later in the Statement of Consultation in respect of Hinchingsbrooke Country Park) which was not accepted given the reasons identified for avoiding development in that area.</p> <p>Objectives - The Issues and Options 2007 proposed 16 objectives attracted opposition, notably for being insufficiently focused. The objectives as set out in the Preferred Approach have been taken forward subject to amendments responding to points raised in consultation and matters of clarification.</p> <p>Policy HW1 - The matter of new and enhanced local road networks is key to change in Huntingdon West and resulted in the first policy. Alternative road proposals were raised in representations, but the Council's chosen approach of supporting the Highways Agency proposals and the proposed West of Town Centre Link Road are shown as the most appropriate. These proposals have reached Draft Order (September 2009) and Planning Application (July 2009) stages respectively. The suggestion raised in consultation for an additional road in the Hinchingsbrooke area has been taken on board with text and the map indicating that the potential for such an additional road will be investigated.</p> <p>Policy HW2 - Improved pedestrian and cycle links have been generally supported throughout the process.</p> <p>Policy HW3 - The railway station was one of the areas identified for significant change (such as the potential location of a new landmark building) in the Issues and Options 2007, but, as a result of development which has occurred and consultation responses, the resulting policy proposes modest change over time.</p> <p>Policy HW4 - The Issues and Options 2007 asked questions about the appropriate mix of use in the George St / Ermine St area, and the Options 2008 developed that debate on alternative uses. The resulting policy in the Preferred Approach for a mix of retail, office and residential development has been broadly supported. The main issues concern provision for retail in the area and how that relates to the town centre. The Council has amended the approach so that the policy will be effective in ensuring that retail development in this location supports rather than competes with the town centre.</p> <p>Policy HW5 - This Statement of Consultation identifies how the 'Hinchingsbrooke Community Campus' area has been identified and a policy developed in respect of it. The area of land has changed at each iteration so that the Proposed Submission document only allocates land which is suitable, available and achievable. All possible alternative parcels of land were identified through the process.</p>

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	<p>Policy HW6 - The potential for expanding Hinchingsbrooke Country Park was noted in the Issues and Options 2007 and received widespread support. A map was included in the Preferred Approach 2009 following discussion with landowners. There were no representations on the boundaries which are considered appropriate to cater for the demand for recreational use in the area. The Proposed Submission policy focuses on the allocation of the land.</p> <p>Policy HW7 - Views Common will be affected by the road and footpath proposals. Options for the use of this land (which is not public open space) were raised at the Issues and Options 2007 and Options 2008 stages. In accordance with the main findings of consultation, it is proposed that Views Common should remain open space, and be added to by the return of land from the removal of the A14 viaduct.</p> <p>Policy HW8 - Other open space and play areas are provided for in this policy which has been developed following related matters raised in the Issues and Options 2007 and the priority for open space being raised in the Options 2008.</p> <p>Policy HW9 - The design policy draws on design principles and discussion on renewable energy consulted on in the Issues and Options 2007. The main alternative was to rely on national guidance and the forthcoming Development Management DPD however consultation results identified that this was an important issue to address within the plan.</p> <p>Policy HW10 - Infrastructure needs were identified in the Issues and Options 2007 and subsequently refined in the Options 2008, Preferred Approach 2009 and Proposed Submission document. The refinement has occurred in response to representations and in relation to matters being covered in the Core Strategy and forthcoming Development Management DPD.</p> <p>Policy HW11 - A policy on phasing and implementation has been developed further to the initial schedule in the Issues and Options 2007 and matters raised in representations. The policy indicates the need for certain works and analyses to be completed prior to development. No alternatives are considered realistic, although there is some flexibility within the policy and supporting text should not all works be completed.</p>
<p>Does the sustainability appraisal show how the different options perform and is it clear that sustainability considerations informed the content of the development plan document from the start?</p>	<p>The Initial SA on the Options 2008 assessed how those options performed. It concluded, in summary, that the options had different sustainability strengths. Option A had the greatest potential for reducing the need to travel in that it provided the most employment opportunities. Option B offered the most additional decent and affordable housing. Option C minimised the use of greenfield land and best respected the historic landscape character. Overall Option C scored best in the sustainability appraisal. Nevertheless, a value judgement was needed on the relative merits of the different strengths and it was recommended that the results of the consultation be used to help to identify this and lead to the preferred approach which may be a mixture of the options.</p> <p>The results of the Initial SAs of 2007 and 2008 were analysed, together with the results of consultation, in the Preferred Approach 2009.</p>



# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	This Statement of Consultation further clearly indicates how the Draft Final SA and the results of consultation on the Preferred Approach have resulted in the Proposed Submission document.
<p>Does the development plan document adequately expand upon regional guidance rather than simply duplicate it?</p> <p>Does the strategy take forward the regional context reflecting the local issues and objectives?</p>	<p>The East of England Regional Assembly (EERA) advised by way of a representation on the Preferred Approach 2009 (HWP 67) that the area action plan is in conformity with the RSS.</p> <p>The Government Office for the East of England (GO-East) advised by way of a representation on the Preferred Approach 2009 (HWP 74) as follows: "Overall, we consider that you have produced a clear, well-laid out document that clearly sets out the Authority's preferred strategy for the area. We are pleased to note the references to the Core Strategy and sustainability appraisal throughout the document and therefore that regard is being had to these during preparation of the Huntingdon West AAP. We are also pleased to note that the Authority has undertaken a Habitats Regulation Assessment".</p> <p>GO-East also provided supportive comments at the Options 2008 stage (HWAAP 35).</p> <p>The area action plan takes forward the regional context in a localised setting. Given the wide-ranging nature of the East of England Plan only a short summary is included in the Policy Context part of the Proposed Submission document. Where appropriate in the Preferred Approach 2009 additional detail of relevant policies in the East of England Plan such as the policy about renewable energy was included in the discussion.</p>

**Table 19 Soundness Testing - Effectiveness**

Key Question	Evidence
<b>Deliverable</b>	
<p>Has the council clearly identified what the issues are that the development plan document is seeking to address? Have priorities been set so that it is clear what the development plan document is seeking to achieve?</p>	<p>The 13 issues that the area action plan seeks to address are listed in the Area Context part of the Proposed Submission document. These issues have been developed from the initial list of 8 issues. The reasons for changes are set out in the Preferred Approach 2009 from which there has been little change.</p> <p>The Phasing and Implementation part of the area action plan, particularly Appendix 2 indicates relative priorities.</p>
<p>Are there any cross-boundary issues that should be addressed and, if so, have they been adequately addressed?</p>	<p>There are no cross-boundary issues.</p>
<p>Does the development plan document contain clear objectives?</p>	<p>The area action plan contains 5 clear objectives from which are derived all the policies. The relationship of the objectives to the Core Strategy objectives are set out in this Statement of Consultation.</p>

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Are the objectives specific to the place; as opposed to being general and applicable to anywhere?</p> <p>Is there a direct relationship between the identified issues and the objectives?</p>	<p>The objectives are specific to the place. The issues are more general and do not tie up with objectives individually. However for this purpose, the following relationship is suggested:</p> <p>Issue 1: All objectives            Issue 2: Objective 2            Issue 3: Objective 2            Issue 4: Objective 2            Issue 5: Objective 2            Issue 6: Objective 1            Issue 7: Objective 1            Issue 8: Objective 2            Issue 9: Objective 5            Issue 10: Objective 3            Issue 11: Objective 5            Issue 12: Objective 4            Issue 13: Objective 5</p>
<p>Is it clear how the policies will meet the objectives?</p> <p>Are there any obvious gaps in the policies, with regard to the objectives of the development plan document?</p>	<p>The area action plan's policies fall within the headings created by the 5 objectives. There are no gaps.</p>
<p>Are there realistic timescales related to the objectives?</p>	<p>The timescales contained in Appendix 2 of the Proposed Submission are considered realistic. This Statement of Consultation identifies concerns raised at the Preferred Approach stage, namely relating to the creation of roads and pedestrian routes, development prior to the A14 changes, and the phasing of retail development in relation to the town centre. Some changes were made in response to these concerns.</p>
<p>Are the policies internally consistent?</p>	<p>The policies follow a logical sequence set by the objectives dealing firstly with transport, then development, then open space, then design, then infrastructure and phasing.</p>
<p>Does the development plan document contain material which:</p> <p>is already in another plan</p> <p>should be logically be in a different plan</p> <p>should not be in a plan at all?</p>	<p>The area action plan follows the direction set by the Core Strategy without repeating the material contained therein.</p> <p>The main area where there is potential overlap is in respect of the design policy and policies that will be contained in the Development Management DPD. High quality and sustainable design is an important part of the vision for Huntingdon West and therefore it is considered necessary that a design policy is included in this area action plan. There has been careful consideration of the drafting of this policy to ensure that there will be no inconsistency with the Development Management DPD.</p> <p>The Planning Proposals DPD will set out allocations for development within the rest of the district. An alternative proposal would have been not to have a Huntingdon West Area Action Plan and instead to include</p>

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	<p>all allocations within the Planning Proposals DPD. The decision to produce an Area Action Plan was taken (and approved in the 2007 Local Development Scheme) in order to progress Huntingdon West as quickly as possible given the importance and pace of change in this area.</p> <p>The issue of waste, although relevant particularly for the removal of hardstanding in the George St / Ermine St area, is not specifically dealt with in the area action plan as it is covered in the Cambridgeshire and Peterborough Minerals and Waste Local Development Framework.</p>
<p>Does the development plan document explain how its key policy objectives will be achieved?</p>	<p>Appendix 2 'Potential Phasing' sets out how the area action plan will be achieved.</p> <p>Key road infrastructure is included in the Cambridgeshire Local Transport Plan 2006-2011.</p> <p>The Highways Agency has progressed with proposed road changes, releasing Draft Orders in September 2009.</p> <p>The District Council has progressed with the West of Town Centre Link Road, lodging a planning application in July 2009.</p> <p>The proposal for an additional long-stay car park is contained in the Huntingdonshire Car Parking Strategy and Action Plan 2008-2011.</p> <p>Responses from developers in respect of the areas for development contained within the area action plan have indicated that they wish to redevelop their land within the timeframe of the area action plan.</p>
<p>If there are development management policies, are they supportive of the strategy and objectives?</p>	<p>Most of the policies contain an element of development management. Policy HW9 on design is a development management policy. These policies are required to support the vision and objectives.</p>
<p>Have the infrastructure implications of the strategy/policies clearly been identified?</p>	<p>Policy HW10 and Appendix 1 deal with infrastructure. This Statement of Consultation details representations made in respect of infrastructure.</p>
<p>Are the delivery mechanisms and timescales for implementation of the policies clearly identified?</p>	<p>Policy HW11 and Appendix 2 deal with phasing and implementation. This Statement of Consultation details representations made.</p> <p>The area action plan notes that the effects of the recession are likely to result in slower rates of development than anticipated when it was being drawn up. It also notes that timetables for road infrastructure works have been revised but are progressing. Some office development may not be feasible in the short term, as indicated in the Council's preliminary assessment of viability undertaken in 2008.</p>

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the strategy/policies?</p>	<p>It is clear that the Highways Agency are responsible for the changes to the A14 and that the District Council is responsible for the West of Town Centre Link Road. Most other infrastructure is dependent on funds coming forward from developers as set out in Policy HW10 and Appendix 1.</p> <p>The paragraphs about requirements for education set out in Appendix 1 were prepared by the County Council.</p>
<p>Is it clear who is intended to implement each part of the strategy/ development plan document?</p> <p>Where actions required to implement policy are outside the direct control of the council, is there evidence of commitment from the relevant organisation to implement the policies?</p>	<p>The implementation of the key infrastructure works is clearly set out in the appendices.</p> <p>The Council will need to produce masterplans for the George St / Ermine St and Hinchingbrooke areas.</p> <p>The masterplan for the George St / Ermine St area will involve consideration of sustainable drainage. The Alconbury and Ellington Internal Drainage Board have corresponded with the Council indicating that they are committed to encouraging a strategic approach to managing surface water in this area.</p> <p>The Council is working with the owners of Chequers Court to facilitate redevelopment in that part of the town centre. That redevelopment is related to Huntingdon West in that any retail development in this area must not jeopardise the delivery of the Chequers Court development.</p> <p>The Council is in the process of seeking consultants to investigate the feasibility of an innovation centre. A consultant study for an innovation centre could consider land in Huntingdon West.</p> <p>There is interest from developers in developing land in Huntingdon West. It is expected that planning applications from developers will result in consents which will help to implement the plan.</p>
<p>Does the development plan document reflect the concept of spatial planning?</p> <p>Does it go beyond traditional land use planning by bringing together – and integrating – policies for development, and the use of land, with other policies and programmes from a variety of organisations that influence the nature of places and how they function?</p>	<p>The area action plan has been developed through Issues and Options and Options bringing together all the issues that affect this area.</p> <p>The area action plan reflects the Local Strategic Partnership's Sustainable Community Strategy.</p> <p>Representations from EERA, GO-East, the Highways Agency and Cambridgeshire County Council who are responsible for other strategies affecting the area, have been largely supportive.</p> <p>This Statement of Consultation details the process of how representations were considered in the formulation of the plan and Appendix 2 provides a summary of all representations at the preferred approach stage and the Council's response.</p>

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Does the development plan document take into account matters which may be imposed by circumstance, notwithstanding the council's views about the matter?</p>	<p>The area action plan is predicated on the A14 changes and the West of Town Centre Link Road. These are not confirmed and plans for them could, conceivably, be abandoned. The likelihood of this is considered minimal however. If they were to be abandoned the plan would need to be reviewed. The area action plan can still be used if there are slips in the timetable, as identified timeframes are referred to as being approximate.</p> <p>Unanticipated planning applications will be considered according to the usual process and should not unduly affect the area action plan.</p> <p>The research and options considered in the formulation of the area action plan can be referred to should there be proposals which are not in accordance with the final plan.</p>
<p><b>Flexible</b></p>	
<p>Is the development plan document flexible enough to respond to a variety of, or unexpected changes in, circumstances?</p>	<p>The policies of the plan, particularly HW4 which deals with development in the George Street/ Ermine Street area, have been drawn up as a framework to direct masterplanning that will follow on from the action plan, and so have inherent flexibility to allow for variations in approach when the masterplanning work is under taken.</p> <p>Proposals for monitoring the effects of the action plan are contained in the Monitoring chapter of the proposed submission document. The Sustainability Appraisal sets out the proposals for monitoring and the monitoring framework:</p> <p>The effectiveness of policies is monitored annually through the Annual Monitoring Report (AMR). A number of data items are collected by Cambridgeshire County Council from various sources and supplied to Huntingdonshire District Council prior to inclusion in the AMR.</p> <p>This Statement of Consultation contains information on trends and baseline data on which the action plan is based.</p> <p>As Identified above the main risk to delivery is if the plans for the development of the west of town centre link road and the changes following the removal of the A14 viaduct do not take place. This would have a significant effect on the action plan but the likelihood of this happening is considered to be minimal.</p>
<p>Is the development plan document sufficiently flexible to deal with any changes to, for example, housing figures from an emerging regional special strategy?</p>	<p>Changes to the RSS would not affect the action plan.</p>

# Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
Does the development plan document include the remedial actions that will be taken if the strategies/policies are failing?	The introductory part of the Monitoring section (11.1) indicates that if, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the area action plan.
<b>Monitoring</b>	
Does the development plan document contain targets and milestones that relate to the delivery of the policies, including housing trajectories where the plan contains housing allocations?	The Monitoring section of the area action plan sets out the indicators and targets. The Annual Monitoring Report includes a housing trajectory. Given that between 170-230 houses are expected in this area action plan it is not necessary to have a separate housing trajectory.
Is it clear how these are to be measured and are these linked to the production of the annual monitoring report?	The indicators are clear and replicate the existing format of the Annual Monitoring Report.
Are suitable targets and indicators present (by when, how and by whom)?	Many of the indicators are core indicators set by government. If these change over time the Annual Monitoring Report will refer to up to date indicators.

**Table 20 Soundness Testing - National Policy**

Key Question	Evidence
Does the development plan document contain any policies or proposals that are not consistent with national planning policy?  If yes, is there a local justification?	All policies or proposals are consistent with national planning policy.  The East of England Regional Assembly (EERA) advised by way of a representation on the Preferred Approach 2009 (HWP/PA 67) that the area action plan is in conformity with the RSS. It is considered that there have not been any changes which would result in the plan not being in conformity.
Does the development plan document contain policies that do not add anything to existing national guidance?  If so, why have they been included?	Every effort has been made to avoid including policies which do not add anything to existing national guidance.

## Legal Compliance Assessment

The PINS guide, Examining Development Plan Documents: Soundness Guidance, details the seven questions that the Inspector will use when considering whether the plan meets the legal requirements under Section 20(5) of the Act. This annex forms the legal compliance assessment using the legal compliance toolkit produced by the Planning Advisory Service.

The assessment contains 5 parts:

- Stage 1: Inception which covers the planning of the production of the DPD;
- Stage 2: Plan Preparation Frontloading which covers the requirements for frontloading the DPD (principally the Initial Issues and Options stage);
- Stage 3: Plan Preparation Formulation which covers the requirements for formulation of the contents of the DPD (principally the Development of Options stage);
- Stage 4: Publication which covers the requirements when publishing the DPD for the current Proposed Submission Stage; and
- Stage 5: Submission which covers the requirements when submitting the DPD. Stage 5 will be completed when the AAP is submitted to the Secretary of State for examination. The section for Stage 5 explains some of the process and tasks that will be undertaken and identifies some of the toolkit questions that correspond to questions the Inspector will use to help determine whether the plan is legally compliant.

### Stage 1: Inception

**Table 21 Stage 1: Inception**

Activity	Legal Requirement/ Guidance Reference	Evidence
Is the development plan document identified in the adopted local development scheme and have you recorded the timetable for its production?	The Act section 15(2); section 19(1) PPS12 paragraphs 4.50; 4.53-4.58 Milestones are set out in PPS12 (box after paragraph 4.55).	<p>The adopted Local Development Scheme (LDS) March 2007 identifies all the documents of the LDF including the Huntingdon West Area Action Plan and an anticipated timetable for their production. The actual production timetable for the Huntingdon West Area Action Plan is recorded in this Statement of Consultation. In summary it was:</p> <ul style="list-style-type: none"> <li>• Issues and Options May 2007</li> <li>• Options June 2008</li> <li>• Preferred Approach May 2009</li> <li>• Proposed Submission (anticipated December 2009)</li> </ul> <p>The annual monitoring report (AMR) December 2007 noted that the Preferred Options stages of the Huntingdon West Area Action Plan had not met the December 2007 target in the LDS due to limited staff resources but also because of the need for additional consultation. At that time the additional consultation was expected to take place in spring 2008.</p>

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
		<p>The AMR December 2008 noted the additional options consultation during 2008. It also noted that changes to Planning Regulations in June 2008, removed the requirement for a formal "Preferred Options" stage. At that time Consultation on the preferred approach was expected to take place in spring 2009. The Submission to the Secretary of State, programmed in the LDS for September 2008 was not achieved. This was due to prioritisation of the Core Strategy and the introduction of the further consultation stage.</p>
<p>Have you considered how community engagement is programmed into the preparation of the development plan document?</p>	<p>The Act section19(3), Regulation 25 PPS12 paragraphs 4.19-4.29</p>	<p>The Statement of Community Involvement (SCI) 2006 sets out the principles of how people should be involved in the preparation of the LDF. This Statement of Consultation records who was involved at each stage of the process.</p>
<p>Have you considered the appropriate bodies you should consult?</p>	<p>Regulation 25 PPS12 paragraphs 4.25 -4.26 Plan Making Manual – Consultee list Regulation 2 defines the general and specific consultation bodies</p>	<p>Appendix 1 to the SCI sets out the list of consultees normally contacted in respect of the LDF. PPS12 was amended in 2008 but there was no fundamental change on this matter. This Statement of Consultation records who was involved at each stage of the process.</p>
<p>Is baseline information being collected and evidence being gathered to keep the matters which affect the development of the area under review?</p>	<p>The Act, section13 PPS12 paragraphs 4.36 – 4.47</p>	<p>Key sources were recorded within each chapter of the Preferred Approach. These key sources were put into an alphabetical list online with website links. All relevant sources have been updated and recorded in this Statement of Consultation.</p>
<p>Is baseline information being collected and evidence being gathered to set the framework for the sustainability appraisal?</p>	<p>The Act section19(5) PPS12 paragraphs 4.50; 4.39-4.43 Strategic Environmental Assessment Guide, chapter five</p>	<p>Chapter 4 of SA Scoping Report (2007) sets out the baseline information which was used to produce the SA objectives. This information is summarised in table 3 of the Scoping Report. The Sustainability Appraisal records all relevant sources (this is the same list as is available in this Statement of Consultation).</p>



# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you consulted the statutory environment consultation bodies for five weeks on the scope and level of detail of the environmental information to be included in the sustainability appraisal report?	Regulations 9 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633. PPS12 paragraph 4.40 SEA Guide Ch 3 The Strategic Environmental Assessment consultation bodies are also amongst the 'specific consultation bodies' which are defined in Regulation 2)	Correspondence, including a copy of the SA Scoping Report, was sent to the five statutory bodies on 21 September 2007.

## Stage 2: Plan Preparation Frontloading

Table 22 Stage 2: Plan Preparation - Frontloading (Issues and Options 2007 and Options 2008)

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you notified the specific consultation bodies that have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(a)  PPS12 paragraphs 4.24 – 4.29  Specific consultation bodies are defined in Regulation 2	All specific consultation bodies were invited to make representations on the Issues and Options 2007. This stage is set out in 1.3 of this Statement of Consultation [link?]. The Options 2008 was targeted at key stakeholders as set out in Table 3 of this Statement of Consultation [link]. However everyone on the Council's Limehouse Database was notified of the event. The database includes the details of the specific consultation bodies.  Representations from the specific consultation bodies are available, together with all other representations through the <a href="#">Consultation Portal</a> .
Have you notified the general consultation bodies that you consider have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(b)  PPS12 paragraphs 4.24 – 4.29  General consultation bodies are defined in Regulation 2.	General consultation bodies have been consulted in accordance with the approach set out in the SCI. The bodies consulted and events carried out as part of this process are set out in this Statement of Consultation.
Are you inviting representations from people resident or carrying out business in your area about the content of the development plan document?	Regulation 25(3) PPS12 paragraphs 4.24 – 4.29	Notifications were sent to all households and many businesses within the area in respect of the Options 2008 and Preferred Approach 2009. This is explained in this Statement of Consultation.

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you engaging with stakeholders responsible for delivery of the strategy?	Regulation 25 PPS12 paragraphs 4.4; 4.27 – 4.29; 4.45 PPS12 paragraph 4.29 gives examples of relevant delivery agencies	The Record of Consultation available online with the Preferred Approach 2009 details emails, meetings and discussions with stakeholders that took place before the production of the Preferred Approach. There have been ongoing discussions with stakeholders.
Are you taking into account representations made?	Regulation 25(5) PPS12 paragraphs 4.19-4.29; 4.37	<b>Part 2</b> of this Statement of Consultation details how the development of the Area Action Plan has responded to the representations made. Responses to the individual representations on the Preferred Approach are available in <b>Appendix 2</b> of this Statement of Consultation and online through the <a href="#">Consultation Portal</a> .
Does the consultation contribute to the development and sustainability appraisal of alternatives?	The Act section19(5), Regulations 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633.  PPS12 paragraphs 4.39-4.43. SEA Guide, chapter three	The responses from the Issues and Options 2007 contributed to the development of the Options 2008 consultation, the responses from which in turn helped with preparation of the Preferred Approach 2009. An Initial SA was prepared for the Issues and Options 2007 and then another for the Options 2008. The Draft Final SA 2009 identifies how the earlier appraisals contributed to changes in the approach.
Is the participation: <ul style="list-style-type: none"> <li>• following the principles set out in your statement of community involvement</li> <li>• integrating involvement with the sustainable community strategy</li> <li>• proportionate to the scale of issues involved in the development plan document?</li> </ul>	The Act s.19(3), Regulation 25  PPS12 paragraphs 4.19 – 4.26; 4.42	The participation has followed the principles set out in the Statement of Community Involvement 2006. The Sustainable Community Strategy - Growing our Communities sets the overall priorities for the District. As the Huntingdon West Area Action Plan affects only a small part of the District the involvement strategies have been separate. The participation has focused on key stakeholders and residents within the area proportionate to the scale of issues involved.
Are you keeping a record of: <ul style="list-style-type: none"> <li>• the individuals or bodies invited to make representations</li> <li>• How this was done</li> <li>• The main issues raised?</li> </ul>	Regulation 24 PPS12 paragraphs 4.24 – 4.29 A separate statement of representations under Regulation 30(1)(d) is required: see Submission stage below.	Representations have all been recorded electronically and are publicly viewable on the <a href="#">Consultation Portal</a> . The individuals or bodies invited to make representations, lists of those who made representations and the main issues raised are recorded in this Statement of Consultation.

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you developing a framework for monitoring the effects of the development plan document?	The Act section 35, Regulation 48, Reg 17 of The Environmental Assessment of Plans and Programmes Regulations 2004 No1363  PPS12 paragraphs 4.39 – 4.43 and 4.47 SEA Guide, Chapter five Office of the Deputy Prime Minister monitoring guide	A monitoring framework is set out within the area action plan using indicators in the Annual Monitoring Report.
Have you arranged to send copies of documents used in consultation to the Government Office and Planning Inspectorate?	Not statutory, but will assist in identifying issues leading towards a sound development plan document Plan Making Manual - New Regulation 25	Copies of documents will be sent to the Government Office and Planning Inspectorate as required.

## Stage 3: Plan Preparation Formulation

Table 23 Stage 3: Plan Preparation - Formulation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you preparing reasonable alternatives for evaluation during the preparation of the development plan document?	Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633 PPS12 paragraph 4.38, SEA Guide, Chapter five	The Issues and Options 2007 and the Options 2008 identified alternatives for evaluation. The Preferred Approach 2009 identified how the approach had been developed.
Have you assessed alternatives against: <ul style="list-style-type: none"> <li>consistency with national policy</li> <li>general conformity with the regional spatial strategy?</li> </ul>	The Act section19(2), section 24 PPS12 4.30 – 33	Consistency with all relevant national and regional policies is identified in the 'Soundness Self Assessment'
Are you having regard to: <ul style="list-style-type: none"> <li>adjoining regional spatial strategies</li> </ul>	The Act section19(2), Regulation 15(1)(g)	No adjoining regional spatial strategies are relevant in respect of the Huntingdon West Area Action Plan.
Are you having regard to: <ul style="list-style-type: none"> <li>the sustainable community strategy of the authority or other authorities whose area</li> </ul>	The Act section19(2) PPS12 paragraphs 1.6; 4.22 - 4. 23; 4.34 - 4. 35	Consistency with the Sustainable Community Strategy and the Core Strategy is identified in the Preferred Approach 2009 and within this Statement of Consultation in respect of each policy.

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<p>comprises part of the area of the council</p> <ul style="list-style-type: none"> <li>any other local development documents adopted by the council?</li> </ul>		
<p>Do you have regard to other matters and strategies relating to:</p> <ul style="list-style-type: none"> <li>resources</li> <li>the regional development agencies' regional economic strategy</li> <li>the local transport plan and transport facilities and services</li> <li>waste strategies</li> <li>hazardous substances and accidents?</li> </ul>	<p>The Act section19(2), Regulation 15</p>	<p>The Local Transport Plan is of particular relevance and has been noted as a Key Source. Regard has also been had to the Highways Agency proposals to change the A14.</p>
<p>Are you having regard to the need to include policies on mitigating and adapting to climate change?</p>	<p>Annex to PPS1 on climate change</p>	<p>Regard has been had to the need to mitigate and adapt to climate change. This matter is principally covered in the Core Strategy, however is referenced in the action plan Vision and Policy HW9 is relevant.</p>
<p>Have you undertaken the necessary sustainability appraisal of alternatives, including consultation on the sustainability appraisal report?</p>	<p>The Act section19(5), Regulation 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</p> <p>PPS12 paragraphs 4.38 – 4.43, SEA Guide, Chapter five Regulation13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 sets out the consultation procedures</p>	<p>There has been an Initial SA 2007, Initial SA 2008, Draft Final SA 2009 and the Proposed Submission document is accompanied by a Final SA. A Habitats Regulations Assessment also accompanies the Proposed Submission document.</p>
<p>Are you setting out clear reasons for any preferences between alternatives?</p>	<p>Regulation 13(1) PPS12 paragraphs 4.36 – 4.38</p>	<p>The development of the Preferred Approach and the reasons for it are set out in the Preferred Approach document. Reasons for rejecting alternatives set out in representations at the Preferred Approach stage are set out in Appendix 2 to this Statement of Consultation.</p>

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<p>Have you taken into account any representations made on the content of the development plan document and the sustainability appraisal?</p> <p>Are you keeping a record?</p>	<p>Regulations 24, 25(5) and 30(1)(d)(iv), Regulation 13(4) of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</p> <p>PPS12 paragraphs 4.19 – 4.29</p> <p>Records on the sustainability appraisal should also include recording any assessment made under the Habitats Directive</p>	<p>The development of the Preferred Approach and the reasons for it, including comment on particular representations and the themes of representations are set out in the Preferred Approach document.</p> <p>There have been very few comments on the sustainability appraisal. All comments are recorded and available through the Council's <a href="#">Consultation Portal</a>.</p>
<p>Where sites are to be identified or areas for the application of policy in the development plan document, are you preparing sufficient illustrative material to:</p> <ul style="list-style-type: none"> <li>• enable you to amend the currently adopted proposals map</li> <li>• inform the community about the location of proposals?</li> </ul>	<p>Regulations 9 and 14</p> <p>PPS12 paragraphs 4.6 - 4.7; 8.1-8.3</p> <p>A map showing changes to the adopted proposals map is part of the proposed submission documents defined in Regulation 24.</p>	<p>Relevant additions to the Proposals Map are contained at the end of the Proposed Submission document.</p> <p>Plans including concepts are included in the Proposed Submission document based on those drafted at the Preferred Approach stage.</p>
<p>Are the participation arrangements compliant with the statement of community involvement?</p>	<p>The Act, section 19(3), Regulation 25</p> <p>PPS12 paragraphs 4.19-4.29</p>	<p>The participation has followed the arrangements set out in the SCI</p>
<p>Have you remained in close contact with the Government Office and discussed any emerging issues that might affect the soundness of the development plan document?</p>	<p>Plan Making Manual - New Regulation 25</p>	<p>The Government Office has been consulted at each stage of the Huntingdon West Area Action Plan. The representation received from GO-East at the Preferred Approach stage indicated that there was no need for discussion.</p>

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

## Stage 4: Publication

Table 24 Stage 4: Publication

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you prepared the sustainability appraisal report?	The Act section 19(5), Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633  PPS12 paragraphs 4.38 – 4.43, SEA Guide Chapter five	The Final Sustainability Appraisal is being published alongside the Proposed Submission document.
Have you made clear where and within what period representations must be made?	Regulation 28(2) and (3) The period must be at not less than 6 weeks from when you give notice under Regulation 27(e) (see below)	A period of 6 weeks, which is expected to start from 11 December will be allowed for representations.
Have you made copies of the following available for inspection: <ul style="list-style-type: none"> <li>the proposed submission documents?</li> <li>the statement of the representations procedure?</li> </ul>	Regulation 27(a) Regulation 24 gives definitions	The Proposed Submission documents and Statement of Representations Procedure will be made available for inspection at the Council's Customer Services centre and libraries in the same way as for previous consultation stages.
Have you published on your website the following: <ul style="list-style-type: none"> <li>the proposed submission documents?</li> <li>the statement of the representations procedure?</li> <li>statement and details of where and when documents can be inspected?</li> </ul>	Regulation 27(b) Regulations 2 and 24 give definitions	All required information will be published on the Council's website.
Have you sent to each of the specific consultation bodies invited to make representations under Regulation 25(1): <ul style="list-style-type: none"> <li>A copy of each of the proposed submission documents</li> <li>The statement of the representations procedure?</li> </ul>	Regulation 27(c) Regulations 2 and 24 give definitions	All required information will be sent to each of the specific consultation bodies and a record kept of sending the information to them.
Have you sent to each of the general consultation bodies invited to make representations under Regulation 25(1):	Regulation 27(d) Regulations 2 and 24 give definitions	All required information will be sent to each of the relevant general consultation bodies and a record kept of sending the information to them.

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<ul style="list-style-type: none"> <li>the statement of the representations procedure?</li> <li>where and when the documents can be inspected?</li> </ul>		
Have you given notice by local advertisement setting out: <ul style="list-style-type: none"> <li>the statement of the representations procedure</li> <li>where and when the documents can be inspected?</li> </ul>	Regulation 27(e) Regulation 24 gives definitions	<b>An advertisement will be prepared for the Hunts Post</b> advising of the Huntingdon West Area Action Plan Proposed Submission, where and when documents can be inspected and the relevant procedure.
Have you requested the opinion of the regional planning body on the general conformity of the development plan document with the regional spatial strategy?	The Act section 24, Regulation 29  PPS12 paragraph 4.21 The period is six weeks from when you make copies available for inspection under Regulation 27(a)	The opinion of the regional planning body on the general conformity of the development plan document will be sought at the time of publication.

## Stage 5: Submission

Stage 5 of the Legal Compliance Tool will be completed for submission of the Area Action Plan.

Stage 5 of the legal compliance tool seeks to establish whether the plan is in compliance with the statement of community involvement, the Habitats Directive and the Strategic Environmental Assessment Directive. It also seeks to ensure that the Council remains fully compliant in the approach it takes to changes.

The guidance in the PAS Plan Making Manual will be used to consider whether the plan is ready to be submitted and whether it is appropriate to make changes to the plan prior to Submission. The Plan Making Manual distinguishes between 'focused changes', 'extensive changes' and 'minor changes' and the course of action appropriate if these changes are considered necessary.

The PINS guide identifies a series of key questions that inspectors will use in relation to legal compliance. These are incorporated into questions in the Legal Compliance Tool as follows:

- Has the development plan document been prepared in accordance with the local development scheme?
- Does the development plan document's listing and description in the local development scheme match the document?
- Have the timescales set out in the local development scheme been met?
- Has the development plan document had regard to any sustainable community strategy for its area (county or district)?
- Is the development plan document in compliance with the statement of community involvement?
- Has the council carried out consultation as described in the statement of community involvement?
- Has the development plan document been subject to sustainability appraisal?
- Has the council provided a final report of the findings of the appraisal?
- Does the development plan document contain any policies or proposals that are not in general conformity with the regional spatial strategy? If yes, is there local justification?

# Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

- Has the council got confirmation from the regional planning body about the general conformity of the plan with the regional spatial strategy?
- Does the development plan document comply with the 2004 regulations (as amended)?
- Specifically, has the council published the prescribed documents, and made them available at their principal offices and their website?
- Has the council placed local advertisements?
- Has the council notified the development plan document bodies?
- Does the development plan document contain a list of superseded saved policies?
- If the development plan document is not a core strategy, is it in conformity with the core strategy?

There are legal requirements that need to be followed after submission, other than the notification of the examination, which the Legal Compliance tool does not deal with. Reference should be made to the PINS guidance for further advice.