

## Annex 1

### Chequers Court Planning Brief:

#### Summary of Written Comments April 2010

The table below details the comments received in general letters and from comments or attachments from the public questionnaires.

Action Code:

- 1 Action Taken
- 2 Not within remit of SPD
- 3 No action required

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>
<b>Huntingdon &amp; Godmanchester Civic Society</b>	Consider re-opening St Germain Walk	3	As more detailed proposals emerge the Council will endeavour to enhance the opportunities for pedestrian movement throughout the area.
	Proposals should retain the petrol station	3	The potential development options being considered will allow for either the appropriate retention or removal of the Petrol Filling Station.
	Proposals need to keep car parking numbers up to encourage town use	1	Clarification will be added with regards to potential car parking numbers being retained / provided on the site.

Comment by:	Nature of Comment	Action	Response
<b>CPRE</b>	Keen to see larger units	3	The SPD outlines the need for 'larger' retail units and the wording is flexible to encourage such provisions.
	Diversity of architecture to have sympathy with market town image	1	More detail will be added with regard to architectural character and the need to encourage good design and deliver high quality environments.
	See some 'greening' of the area – trees/greenwall/sedum roofs	1	High quality hard and soft landscaping will need to be provided / incorporated.
	Agree with need to improve Newton's Court	3	Noted
	Note contraflow – not sure if it will work	3	Noted
	Development should be permeable N and S, not just E and W	3	Noted.
	Would like to see some smaller shops within the new development	3	Noted. The brief has been flexible about the size of potential future retail units.
	Concern over impact of multi storey car park	3	Such a proposal can lead to efficient use of space for car parking, and any proposed multi-decked car park will be carefully designed to minimise its impact.
More specific about energy efficiency	1	Noted. More detail will be added to the brief.	

Comment by:	Nature of Comment	Action	Response
	<p>Protect existing landscaping features</p> <p>Concern over Market Town Strategy proposals for roads and their impact on the landscape.</p>	<p>1</p> <p>3</p>	<p>Noted. Additional comments will be made.</p> <p>The Council will be seeking to appropriately amend the related wider traffic management proposals in light of, and in anticipation of, the emerging A14/Huntingdon proposals.</p>
<p><b>Huntingdon Town Centre Partnership</b></p>	<p>Concern that lack of residential or entertainment elements will mean that the new Chequers Court scheme could be no more than a shopping mall, and that pedestrians passing through in the evening will be threatened.</p> <p>Would like to ensure that a 'safe' town environment is created through 'secure by design'.</p> <p>As there is a general lack of car parking in Huntingdon, is there any way of increasing the number of planned spaces available.</p> <p>Footfall routes through to the car park should be designed so that they attract all shoppers including young families, elderly and less mobile groups.</p> <p>Planning of any phased works should take into</p>	<p>1</p> <p>1</p> <p>3</p> <p>1</p> <p>1</p>	<p>It is hoped that some mixed residential uses could potentially be incorporated into the scheme, and this brief does not preclude that happening.</p> <p>Noted – The need to deliver a high quality safe environment will be emphasised.</p> <p>The number of car parking spaces to be provided will be safeguarded/potentially enhanced by these proposals.</p> <p>As more detailed proposals emerge the Council will endeavour to enhance the opportunities for pedestrian movement through the area.</p> <p>It will be important to ensure that works</p>

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	account the impact on the town, impact on businesses and retaining as much car parking as possible.		are appropriately phased in order to safeguard the vitality of the town centre.
<b>Huntingdon Town Council</b>	<p>Members welcomed the re-design of the car parking area and recognised the need for a multi-storey car park.</p> <p>It was not clear, however, whether there would be a net increase in car parking, and it was difficult to determine whether the proposed location for the car park was the best one.</p> <p>Additional retail space of larger scale scenario would bring an added number of service vehicles.</p> <p>Additional retail space availability would require effort to encourage diversity.</p> <p>Expand concern over loss of petrol filling station.</p> <p>Imperative to open St Germain Walk gate.</p>	<p>3</p> <p>1</p> <p>3</p> <p>3</p> <p>3</p>	<p>Noted</p> <p>Clarification will be added with regards to potential car parking numbers being retained / provided on the site.</p> <p>The Council will be encouraging the potential developers / occupiers to think innovatively about how the scheme could be serviced.</p> <p>Noted</p> <p>The potential development options being considered will allow for either the appropriate retention or removal of the PFS.</p> <p>As more detailed proposals emerge the Council will endeavour to enhance the opportunities for pedestrian movement through the area.</p>

<b>Comment by:</b>	<b>Nature of Comment</b>	<b>Action</b>	<b>Response</b>
	<p>Improvements to pedestrian access would be made by adding a pedestrian crossing on the corner of High Street and Hartford Road.</p> <p>How can public transport links be improved</p> <p>Support the smaller scale development option.</p>	<p>3</p> <p>1</p> <p>3</p>	<p>Noted. This may be looked at by the County Council in respect of their role as the Highway Authority.</p> <p>Noted – it will be important to ensure that consideration is given to the need to enhance public transport accessibility.</p> <p>Noted</p>
<b>Indigo Planning, Agents for Sainsbury</b>	<p>Acknowledge that the brief identifies two alternative scenarios for development.</p> <p>Both scenarios involve building on Sainsbury's existing car park and this needs to be acknowledged.</p> <p>The draft brief must acknowledge the need for Sainsbury's to relocate for the redevelopment of Chequers Court to come forward, and to confirm the Council's support for this relocation.</p>	<p>3</p> <p>1</p> <p>3</p>	<p>Noted</p> <p>The document/diagrams will be amended to clarify this.</p> <p>Disagree. It is considered that Sainsbury's does not have to relocate to allow appropriate proposals for the phased redevelopment of Chequers Court to potentially come forward.</p>
<b>CBRE – Agents for Churchmanor Estates</b>	<p>Concern at the period allowed for public consultation.</p> <p>Urge the Council to consult the community in a "fair and reasonable manner", and that the document "will be the subject of wide spread</p>	<p>3</p>	<p>The planning brief was exhibited at the library for over 3 weeks in addition to targeted consultations with landowners potentially affected and nearby residents. We consider that the library is a good accessible resource to use, with a broad</p>

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	public consultation". CBRE are firmly of the view that the consultation has not been in accordance with Government guidance or the adopted LDF.		cross section of the public using it. The exhibition was widely advertised, with leaflets at the post office and at Sainsbury's, and the local press publicised the consultation. The period for consultation/consideration of this issue was extended to acknowledge this concern.
	Concerns that the brief does not establish clear principles in relation to phasing, size of units or type of occupiers.	1	The document will be amended to give some more guidance in these matters.
	Current document fails to clarify what the future of the Sainsbury's unit is.	3	It is considered that Sainsbury's does not have to relocate to allow appropriate proposals for the phased redevelopment of Chequers Court to come forward.
	The brief does not demonstrate how the area will adapt should an anchor store such as Sainsbury's leave.	3	It is considered that Sainsbury's does not have to relocate to allow appropriate proposals for the phased redevelopment of Chequers Court to come forward.
	CME rejects the description of Chequers Court as 'tired and obsolete'.	1	This referred to the office building previously used by the Inland Revenue, and will be clarified to refer to this building specifically.
	CME welcomes the proposals to provide significant additional car parking in excess of the	1	Clarification will be added with regards to potential car parking numbers being

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	<p>existing provision, but questions whether HDC have undertaken a detailed car parking assessment to inform.</p> <p>CME questions the viability of the link between Chequers Court and Newton's Court, due to a likely need for a service yard in this location.</p> <p>CME are concerned at the reference to other town centre sites that could enhance the town centre's appeal.</p> <p>CME already agree with the site's development principles, but consider that the opportunity exists for development in excess of 9000 sq.m. within Chequers Court, particularly should the supermarket relocate.</p>	<p></p> <p>3</p> <p>1</p> <p>3</p>	<p>retained / provided on the site.</p> <p>Disagree. This is considered to be a very important element in terms of successfully integrating this development with the existing High Street.</p> <p>Clarify this comment by deleting the word "centre" in 5.3 second paragraph. The wording of policy CS8 makes it clear that "Complementary and appropriate development that does not jeopardise the delivery of further redevelopment of Chequers Court" could be located on other sites.</p> <p>Policy CS8 makes reference to at least 9000 sq m of <b>comparison</b> goods concentrated in the town centre. Churchmanor have previously stated that between 5000-10000sq.m of retail space could potentially be accommodated in a Chequers Court redevelopment scheme, the higher figure depending on the relocation of the existing supermarket, but that any such scheme would also require a major convenience store of about 3000sq.m to attract comparison</p>

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	<p>CME believe that the brief does not provide sufficient certainty as to the planning or deliverability of Huntingdon town centre. There is insufficient commentary as to how the town centre would be delivered and the timescales involved.</p>	3	<p>retailers and to support its viability.</p> <p>Whilst the Council owns a 'small part' of the site, the vast majority is in private ownership and therefore the Council acting as the LPA, can only put in place policies and guidance in order to encourage its appropriate redevelopment. This site has been 'considered' for redevelopment for many years and to date only limited improvements have taken place and therefore exact timescales are unable to be defined at the moment.</p>
<p><b>Residents (27 in total)</b></p>	<p>Need to deter skateboarders and BMX. Also essential to have level paths.</p> <p>Disagree with multi-storey car park. Agree that parking should be reorganised.</p> <p>Need to restyle and upgrade area without destroying the character of the market town, needs to retain its identify.</p>	<p>3</p> <p>1</p> <p>1</p>	<p>As more detailed proposals emerge the Council will endeavour to enhance the opportunities for pedestrian movement through the area. However appropriate design measures also need to be incorporated in order to deter inappropriate use.</p> <p>Clarification will be added with regards to potential car parking numbers being retained / provided on the site.</p> <p>Need more info regarding built character of any new buildings.</p>



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	No more junctions onto ring road. Need to demolish Chequers Court buildings, but rebuild with more trees and green spaces.	3	Noted
	Typos on p.28 and para. 4.5	1	Noted, all typos will be changed
	Levels need sorting out.	1	As more detailed proposals emerge the Council will endeavour to enhance the opportunities for pedestrian movement through the area.
	Need for a large scale retailer in town centre to cope with population growth.	3	Noted.
	Open gate to St Germain Street.	3	As more detailed proposals emerge the Council will endeavour to enhance the opportunities for pedestrian movement through the area.
	Criticism of 'exclusive' language in document some of the graphics need keys, some typos on maps.	1	The Council will try to simplify the English in the document
	Lack of consultation	3	The planning brief was exhibited at the library for over 3 weeks, and we consider that this is a good accessible resource to use, with a broad cross section of the public using it. The exhibition was widely advertised, with leaflets at the post office

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			and at Sainsbury's, and the local press publicised the consultation. The period for consultation/consideration of this issue was extended to acknowledge this concern.
	Keep petrol station	3	The potential development options being considered will allow for either the appropriate retention or removal of the PFS.
	Keep 10 foot access track to properties at rear of Hartford Road, but keep separated from new access road. Agree with idea to redirect Hartford Road traffic.	1	Clarify the graphics to show in more detail this element of the brief.
	Car parking should follow the design of the Tesco car park, with one-way perimeter roads.	3	This is a detailed matter.
	Multi-storey car park will be a poor design.	3	This can be more efficient use of space for car parking, and any proposed multi-decked car park will be carefully designed to minimise its impact.
	Disagree with multi-storey car park. Why not have a park 'n' ride?	2	Such proposals are outside the remit of this brief.
	Prefer to see more car parking spaces.	1	Clarification will be added with regards to potential car parking numbers being retained/provided on the site.

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	<p>Redevelop Chequers Court but do not decrease the already too few car parking spaces.</p>	1	<p>Clarification will be added with regards to potential car parking numbers being retained/provided on the site.</p>
	<p>Pleased to see improved public spaces as there are not many places to sit down at the moment.</p>	3	<p>More detail will be added with regard to architectural character and the need to encourage good design and deliver high quality environments.</p>
	<p>Concern over impact on Blaines Court residents.</p>	1	<p>Any proposals will need to safeguard existing residential amenity.</p>
	<p>More detail over impact on Newton's Court residents.</p>	1	<p>Any proposals will need to safeguard existing residential amenity.</p>
	<p>Preference for smaller scale scenario, retaining the petrol station and improving the car parking.</p>	3	<p>Noted.</p>
	<p>Scenario 2 seems more pragmatic as it leaves opportunity for further growth.</p>	3	<p>Noted</p>
	<p>Concern that the 'traditional/historic' centre of the town around Market Hill is being abandoned.</p>	3	<p>The Core Strategy has clarified that the regeneration of Chequers Court should be a priority.</p>
	<p>A multi-storey car park is needed around Sainsbury but will cause problems of congestion – it will be good to sort out the level changes. It will be good to have an open air café and for</p>	3	<p>Noted</p>

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	Chequers Court to be more sociable.	3	Noted
	Improvements are long overdue. Most welcome initiative.	3	Noted
	'About time', would welcome a café area.	3	Noted
	There has been much talk. Need to get on and do the job, with realistic car parking and sorting out the levels.	3	Noted
	In the main – good. But worries about potential drainage issues from Hartford Road properties.	3	Noted
	Seems OK but have we considered disabled people.	3	As more detailed proposals emerge the Council will endeavour to enhance the opportunities for pedestrian movement through the area.
	Open St Germain Walk gate. The desire to make the area a 'key shopping destination' is laudable, but shops are not just card shops, travel agents, jewellers, estate agents, and coffee shops – we have a glut of these.	3	Noted.
	Option B is preferred choice. Petrol station should be retained. Opposed to contra flow on ring road, and believe access is needed for all on St Mary's Street. The design and scale of the new developments should not overawe existing	3	Noted. More detail re landscaping and green spaces can be added and more comments about scale and massing of potential new buildings can be added.

Comment by:	Nature of Comment	Action	Response
	neighbours and feature trees and beech hedge should be retained.		



