

Annex A  
St Neots East urban design framework  
 Summary of Written Comments

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

Action Code:

- 1 Action Taken
- 2 Not within remit of planning guidance document
- 3 No action required

<b>Comment by:</b>	<b>Respon dent no.</b>	<b>Nature of Comment</b>	<b>Response</b>	<b>Action</b>
Sport England	1	In general terms pleased to see the strong over riding commitment to the development meeting the need for both formal indoor and outdoor sports facilities	Noted.	3
		Sport England has produced detailed guidance in the form of 'Active Design' published in March 2007. Seeks to add this to the list of relevant supporting documents in the Appendix.	Agreed. Add to annex.	1
		Greater prominence for the need for indoor and outdoor community facilities	Noted. Will add comment giving greater prominence to this requirement.	1
		Support for the reference to the Sports Facilities Strategy for Huntingdonshire and the standards contained in the HDC Open Space, Sport and Recreation Needs Assessment and Audit.	Noted.	3
		Further work should be carried out to see whether demand will be met by expanding the indoor facilities at St Neots Community College. Sport England could assist through	Noted. A bit early at this stage.	1

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		<p>planning tools such as Active Places and the Sports Facilities Calculator.</p> <p>Sport England will be happy to assist with the process of assessing any off site contributions that may be necessary.</p>	Noted.	3
Churches Together in St Neots	2	Have met for first time as part of the Cambridge Ecumenical Council who have been involved in other similar sized developments. Would welcome opportunity to be part of the discussions and would like to think about the opportunity for some sort of 'faith' building on the development site.	Noted. Will add reference to a faith building when discussing community facilities.	1
Police Architectural Liaison Officer	3	<p>Page 40, para 6.7. Request that the 'Carbon Cost of Crime' is highlighted.</p> <p>Page 73, Policy H7. Reference to a planning appeal decision that refers to 'Secure by Design'.</p> <p>Appendix – can two further documents be referenced in the appendix – i) Safer Places – the planning system and crime prevention, and ii) Secured by Design</p>	<p>Agree, add reference to the Carbon Cost of Crime</p> <p>Noted.</p> <p>Agree, make changes to the appendix.</p>	<p>1</p> <p>3</p> <p>1</p>
CPRE Cambs	4	<p>Welcomes the UDF and the clear objectives it gives.</p> <p>Concerned that it is being produced ahead of the Planning Proposals DPD and before the boundaries of the site have been defined.</p> <p>CPRE concerned that the extent and timing may need to be</p>	<p>Noted</p> <p>The boundary of the site has been defined through the Strategic Housing Land Availability Assessment (SHLAA).</p> <p>Noted. The Core Strategy has only just</p>	<p>3</p> <p>3</p> <p>3</p>

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		<p>reappraised through a review of the Core Strategy given the significant change in circumstances since it was adopted (such as revocation of the RSS, the Comprehensive Spending Review and the proposed Localism Bill).</p> <p>Seek assurances that housing and employment land will be developed simultaneously along with other infrastructure commitments, to ensure that the site meets local needs.</p> <p>Community facilities and other infrastructure must be phased to match housing development.</p> <p>Serious consideration for a new secondary school close to or on site, and question the ability of the existing schools within St Neots to be able to meet the needs of the housing proposed.</p> <p>Public transport connections between St Neots and Cambridge should be established in phase 1.</p>	<p>been adopted (late last year), and presents the planning strategy up to the year 2026. The delivery of the development may take place over an extended time period.</p> <p>Noted. This will be dealt with through the next phases of the master planning process.</p> <p>Noted. See comment above.</p> <p>Noted. Education provision is the responsibility of the County Council to implement. The Council are working closely with the County Council to ensure that the necessary education provision is being met.</p> <p>Noted. This will be dealt with through the next phases of the masterplanning process.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p>
Sustrans	5	<p>Para 1.1, 1.8 and 1.9. Think that the purpose, process and status of the document should be explained together, more clarity is needed and the final document should be made mandatory on the developers.</p> <p>Think there is some repetition of content. Would like to suggest amendments to the paragraph order so that for example the</p>	<p>Noted. Will add some more text to add more clarity to the document.</p> <p>Noted. Will add text to the document that explains that chapter 5 is abridged.</p>	<p>1</p> <p>1</p>

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		<p>place making principles in chapter 5 are relocated to chapter 2, and that it be made clear that this abridged chapter should refer to the original Cambridgeshire Quality Charter for Growth.</p> <p>What environmental, economic and social circumstances will exist during the life of the proposed development. The Council needs to make clear what it foresees the economic and environmental future will be, and thus how the design principles will match these future conditions. The design framework should anticipate and require a development which is designed to cater for low levels of car usage and out commuting, and high levels of walking, cycling and public transport use. Sustrans are happy to propose some wordings.</p>	Noted. Will discuss with Sustrans some preferred wording that helps to 'futureproof' the development in terms of cycling and pedestrian usage.	1
Little Paxton Parish Council	6	<p>There is real potential for a vast increase in the volume of traffic in the Cambridge Road / Cromwell Road / Barford Road area. Inevitably commuters will seek rat runs through Little Paxton onto A1.</p> <p>This is an overdevelopment of the countryside that has given St Neots a pleasing and pleasant aspect as it was approached from the A428.</p>	<p>Noted. HDC is working with County Council as Highway Authority to minimise the potential impacts of the development.</p> <p>Noted. The principle of development has been established by the HDC Core Strategy, adopted in 2009.</p>	3 3
St Neots Town Centre Initiative – Transport Group	7	<p>Welcomed the opportunity to be involved in the early stages of addressing the big issues.</p> <p>The Winteringham Park part of the site (the southern part) is heavily constrained by the railway line and the A428. There are a limited number of crossing points under the railway line. One has considerable potential as a pedestrian / cycle route to the</p>	<p>Noted.</p> <p>Noted. Add some wording to effect that it seems that cycling and pedestrian access would be the most practical use of this crossing point.</p>	3 1

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		<p>centre of town. This looks the most practical, as opposed to vehicle passage.</p> <p>Vehicle access onto Potton Road looks like the least worst option in this part of the development, with links to the newly refurbished leisure centre, community college and links to the green corridor.</p> <p>Access into town will be problematic with unsustainable traffic volumes leading to congestion. More research is needed to investigate options to address this issue.</p> <p>The new development must make full use of the proximity to the rail station, and provide linkages from the furthest away parts of the development to the rail station.</p>	<p>Noted.</p> <p>The Council is working with the County Council on this issue.</p> <p>Noted.</p>	<p>3</p> <p>3</p> <p>3</p>
St Neots Town Centre Initiative – Redevelopment and Environment Group	8	<p>The site has environmental assets that can be protected.</p> <p>The site is very visible from the railway line and the bypass, and so the green ladder design approach will help to create a green view.</p> <p>The employment sites that are spread out in separate areas could help reduce travel to work impacts.</p> <p>Cambridge Road will be an important gateway to the town so its use of open spaces and visual enhancements will be important.</p> <p>A high quality science park could act as a gateway feature.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. There is debate as to whether a science park is viable in St Neots.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>1</p>

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		Community facilities could be either small and dispersed or concentrated in a hub area.	Further guidance from Bidwells will be sought.  Noted.	3  3
St Neots Town Centre Initiative – Retail Club	9	The club had a clear view that there had been no new investment in retail for many years, and there was a lack of large sites in the town centre to offer more retail variety.	Noted. The Council are currently working on options to enable growth to take place in the town centre.	3
St Neots Town Centre Initiative – Manufacturing Club	10	<p>The Club looked at how the 25 hectares of employment land could be developed.</p> <p>One key idea was that of a Science Park, particularly with the main landowner being the Nuffield Trust and their agent being Bidwells (the agent for the Cambridge Science Park). This would be advantageous as it would be near to the train station and create an attractive entrance to the town. This could be a reasonable alternative to the three way split of employment land that although would have some green advantages, would forego the option of a more ambitious and commercially more interesting approach.</p> <p>Sites for high value manufacturing should be attracted to the town. St Neots currently has a solid manufacturing base and this could be built on. Even though we are in a good logistics location, distribution was not a favoured employment offer.</p>	<p>Noted</p> <p>Noted, further guidance will be sought to see whether such a facility could be achievable in St Neots, see response 8.</p> <p>Noted. It is agreed that medium to large scale logistics operations would not provide the high quality employment sites that are needed here. Make amendment to that effect.</p>	<p>3</p> <p>1</p> <p>1</p>

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		<p>Employment locations also offer the potential for district heating schemes and these should be investigated.</p> <p>Wyboston Lakes currently provides a large number of employment opportunities with others in the pipeline. This, together with the 25 hectares planned for St Neots East, offers the opportunity to create a better balance between jobs and houses.</p>	<p>Noted. The Council is investigating this aspect of the development.</p> <p>Noted. The document will be amended to note the existing employment uses and commitments in the Wyboston Lakes area.</p>	<p>3</p> <p>1</p>
Huntingdonshire Fauna and Flora Society – Barry Dickerson	11	<p>Concern over potential plans to show potential education provision on the land known as Railway Meadow situated alongside the railway line between Hen Brook and the pedestrian level crossing at Marston Road. The plan shows development on the large stand of elm trees which provide a habitat for a Biological Action Plan moth, and the meadow also supports a rich and varied flora including three species of orchid as well as other locally rare plants and spiders.</p> <p>The meadow is ideally situated to act as buffer between the railway line and any housing areas, and would also provide an amenity for people to walk in and enjoy.</p>	Noted. Plans to be altered to ensure that this area is protected and acknowledge / highlight the habitat that this site provides.	1
Resident 1 P. Shaw	12	<p>Combined heat and power from Little Barford will not work because the power station only runs intermittently.</p> <p>New development need more land set aside for employment to redress the balance</p>	<p>Noted. The Council is working with Renewables East to produce a business plan for a District Heating Project for this area.</p> <p>Noted. The document will be amended to show other areas of employment land with and adjacent to St Neots.</p>	<p>3</p> <p>1</p>

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		Cycle paths need sorting out before proper integration with development east of the railway line can work well.	Noted.	3
Resident 2 Dr Ian Kirkby	13	Cannot see how a town of this size can support another 5000 homes. There are barely any facilities in the town, and the roads are jammed.	Noted. The Council is working with the County Council regarding transport issues (see comment 6), and the Council is currently looking at options for the town centre (see comment 9).	
Resident 3 Roger Skillen	14	Objects to the building of 5000 more homes. Needs a complete town centre overhaul.	Noted. The Council is committed to bringing forward regeneration and enhancement of the town centre (See comment 9).	
Resident 4 Ms S Dance	15	Object to scale of development. Train station at capacity, lack of infrastructure.	The principle of development has been enshrined in the Core Strategy.	
Resident 5 Daniel Cornwell	16	What will be done to enhance the rail station  What will be done to ease links over the river.  What links are proposed with Cambridge.	Noted. The Council is working with the County Council regarding transport issues (see comment 6).	3
Resident 6 Margaret Forde	17	Concerns about the next phase of development. There are some redundant factory buildings in the town, is St Neots attracting new business?  What is the capacity of the railway station?	Noted. It is intended that there will be a balance of jobs and houses. It may be appropriate to note the  Noted. Network Rail have been consulted on the framework document	3  3



<b>Comment by:</b>	<b>Respondent no.</b>	<b>Nature of Comment</b>	<b>Response</b>	<b>Action</b>
		<p>Concern over whether the flood drainage system will cope.</p> <p>Concern that not enough facilities are provided for teenagers and asks whether they are being consulted.</p>	<p>Noted. The Environment Agency are the statutory body responsible for flood prevention and will ensure that any flood prevention scheme is fit for purpose.</p> <p>Noted. A process is currently being set up to include teenagers in the consultation process throughout the life of the development.</p>	<p>3</p> <p>3</p>
Resident 7 Nick Leach	18	The local road network will be overwhelmed. For example the roundabout from the A428 into Cambridge Street will be overwhelmed.	Noted. The Council has liaised with the Highways Agency regarding the amount and type of development. A Highways Agency regarding the amount and type of development. A certain amount of development will be allowed in advance of improvements to the A428.	3
Resident 8 David Gadenne	19	<p>Provision needs to be made for an open air swimming pool.</p> <p>There should be no pylons running through the site. Pylons should be underground along the A428 or in cut and cover where they are.</p> <p>There should be no provision for wind power on the site.</p>	<p>Noted. Appropriate amenity and sports provision will be incorporated into the new development.</p> <p>The Council is currently encouraging the developers to do this.</p> <p>Noted. The Council is working with Renewables East to produce an energy strategy for the area.</p>	<p>3</p> <p>3</p> <p>3</p>

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		Objects to the use of community centres attached to schools. Thinks that there only needs to be one community hall.	Noted. The Council will be negotiating the appropriate provision of community buildings for the development site.	3
Resident 9 Ian Doran and Tara Skey	20	Concern over run off to Hen Brook.	Noted. The Environment Agency will be involved in assessing any detailed measures to deal with the increased run off from the development.	3
		Think that this urban extension should be cutting edge in terms of environmentally friendly technology.	Noted. This development should use the most up to date environmental and eco friendly standards.	3
		Rights of way need to be preserved and enhanced.	Agreed. These will be preserved and enhanced.	3
		Due consideration needs to be given to parking and other improved facilities at the railway station.	Agreed. It is anticipated that the facilities at the railway station will be improved.	3
		Concern over impact on traffic flow, particularly as there appears to be no viable northern by pass.	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network.	3
			Also typos and clarifications as highlighted by colleagues.	

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