

Annex 1
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

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Abbotsley Parish Council	1	Express concern over possible impact of traffic issues, particularly in relation to the limited options for vehicular access to St Neots.	Noted. The Council is working with the County Council as the Highways Authority, together with the Highways Agency to assess the impact of the development on the existing highway network.	3
Anglian Water	2	<p>WATER SUPPLY There is not enough capacity in the network to supply the development, the Priory Hill booster station will need to be upgraded to serve 3200 dwellings, and a new main will be required for any more dwellings.</p> <p>FOUL SEWERAGE The existing combined network serving St Neots is close to or at capacity. Any new development would need to drain separately to the wastewater treatment works as does the Loves Farm site</p>	<p>Noted.</p> <p>Noted.</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>WASTEWATER TREATMENT The wastewater treatment works is operating near to capacity. As a result there will need to be additional treatment capacity at the wastewater treatment site.</p>	Noted.	3
Bidwells (on behalf of Connolly Homes, David Wilson Estates, and the Chancellors, Masters and Scholars of the University of Oxford)	3	<p>INTRODUCTION The quantum of development should not include the numbers from Loves Farm, and should also remain flexible. Suggest that the text be changed to read 'about 3500 new dwellings, rather than a ceiling.</p> <p>Object to the text relating to 40% affordable housing. Suggest changing text to read 'of which a target of 40% affordable housing will be sought subject to viability testing'.</p> <p>Object to the wording that focuses on the heat main, and that the text is reworded to read 'there is an opportunity to link parts of the development (eg employment areas and schools) to deliver green forms of energy</p> <p>Object to reference to Loves Farm in development timescales. Para 1.4 should be deleted and replaced with the words 'the sustainable urban extension will be delivered in the period to 2026 and beyond.'</p> <p>Object to elements highlighted in the vision. The green landscaped edge should be extended along the eastern and northern edge of the land parcel. The large arrow indicating eastward extension of town centre is confusing and lacks clarity. It should either be removed or explained more.</p> <p>CONTEXT Object to reference to expecting 'good quality town services, especially a</p>	<p>Agree, the document needs to be clearer in separating Loves Farm from the rest of the St Neots urban extension.</p> <p>Agree. Change text as suggested.</p> <p>Agree with the general comment, but not the suggested wording, as it suggests that other parts of the development would not deliver green forms of energy.</p> <p>Agree with additional wording.</p> <p>Agree. Make changes to make the vision plan more readable.</p> <p>The document needs to relate to the town</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>vibrant town centre' is vague and misleading as it refers to land not included within the development area.</p> <p>CONSTRAINTS Reference to the northern and southern site should be clearly depicted in figure 1.</p> <p>The annotation describing flood plain is incorrect as there is no designated flood plain on the site, and should be corrected to flood risk.</p> <p>Reference to the overhead power cables should be changed, change 'cause visual blight' to 'could reduce the visual attractiveness'.</p> <p>Needs to add flood constraints to northern part of the site as well, and also need to highlight area on north eastern ridge as an area unsuitable for built development.</p> <p>PLACE MAKING PRINCIPLES Climate para 5.4 change highest environmental standards to highest prevailing national standards</p> <p>SITE SPECIFIC URBAN DESIGN GUIDANCE Delete pink area from figure 7 page 26, suggested changes to some of the</p>	<p>centre. However the document will need to clarify that the Council is exploring ways to make the town centre a more vibrant location that will provide better facilities for the residents of the town.</p> <p>Agree.</p> <p>Agree.</p> <p>Disagree. Will change the words, but to 'will reduce the visual attractiveness...'</p> <p>Agree, add this information</p> <p>Agree other than the word national, as this precludes any local standards that may be prevalent.</p> <p>Agree, make changes to figure 7</p>	<p></p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>land uses, ie extending an area of mixed use</p> <p>6.7 Energy – object to many elements of the energy section, particularly in relation to changes to some of the technical aspects of renewable energy.</p> <p>6.10.3 Reference to a science park is too specific, and remove reference to green travel plans.</p> <p>Area for warehousing and distribution.</p> <p>Para 6.11.2 object to the requirement for additional playing fields at the local centre</p> <p>Figure 23 – delete pink area on map</p> <p>Para 6.12 - community facilities – the list of community facilities has not yet been considered in detail, and so the text must be updated to recognise this. Suggest change to ‘These may include on site provision or financial</p>	<p>Agree. The section on energy needs to be clearer and simpler, with more clarity as to what the Council wants to achieve together with more flexibility in allowing developers to achieve this aim.</p> <p>Agree that reference to a science park is too specific, however transport movements, including those of staff in employment areas will need to be the subject of consideration through the green travel plan.</p> <p>The Council's aim is to provide a significant amount of high quality new employment opportunities in this area. Warehousing is unlikely to fulfil this aim.</p> <p>Clarification to note that the playing fields will be associated with the primary school in this local centre</p> <p>Agree</p> <p>Agree the wording could change, but suggest the following- ‘The list of community facilities that will be required</p>	<p>1</p> <p>3</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>contributions towards off-site provision for... ‘</p> <p>Para 6.13 – change ‘public right of way’ to ‘transport’</p> <p>SECTION 7 PHASING AND DELIVERY Typos</p> <p>SECTION 8 PLANNING POLICY Typos</p>	<p>on the urban extension has not yet been considered, but there will be a presumption for on-site provision and this could include the following:- ‘</p> <p>Agree</p> <p>Noted and agree to changes</p> <p>Noted and agree to changes</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p>
Cambridgeshire County Council	4	<p>Supports principle of development as a sustainable urban extension subject to a number of suggested changes and additions.</p> <p>INTRODUCTION Suggests an overarching climate change objective should be included to take into account Policy C2 of Development Management Policies Development Plan Document.</p> <p>Should give greater emphasis to the provision of green infrastructure, and suggests some amended words for objective 5.</p> <p>CONTEXT Some of the section on the origins of the town are incorrect and need amending.</p>	<p>Noted</p> <p>Agree. Will add relevant objective that reflects Policy C2.</p> <p>Agree. Amend document to provide greater emphasis on the provision of green infrastructure.</p> <p>Agree, will make amendments to clarify the origins of St Neots.</p>	<p>3</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>CONSTRAINTS Reference is made to existing public rights of way. Reference should be made to the relevant legal process (s257 of the TCPA 1990).</p> <p>There is an Air Quality Management Area in the town centre. New development will have an impact on this area, and should be marked up on the map.</p> <p>The Southern Site is within a Waste Management Consultation Area for two existing sites on Marston Road. These areas extend for 250m around an existing or allocated waste management site, and must be consulted on planning applications that fall within these areas.</p> <p>PLACE MAKING PRINCIPLES Should have reference to sustainable waste systems, and refer to the RECAP Waste Management Design Guide.</p> <p>LAND USE Two sites are identified as locations for proposed primary schools, these will have to be revisited to take account of the County Council's comments in relation to education provision. It would also be helpful to refer to Lifetimes Homes standards as set out in policy H2</p> <p>THE URBAN LANDSCAPE CCC supports the green ladder idea.</p> <p>CCC is proposing to upgrade the Hen Brook footpath to bridleway, and should be to a suitable standard for cyclists to use.</p>	<p>Agree, will make amendments relating to s257 of the Town and Country Planning Act.</p> <p>Agree, will amend the constraints map.</p> <p>Agree, will amend the constraints map.</p> <p>Agree, will refer to the RECAP Waste Management Design Guide.</p> <p>Noted, see comments later on.</p> <p>Noted.</p> <p>Noted.</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>There is a need to consider how the emerging Cambridgeshire Green Infrastructure Strategy is reflected in the framework.</p> <p>Suggests additional wording to reinforce the biodiversity elements of the site.</p> <p>MOVEMENT CCC has been working with landowners to develop a detailed plan for improving the public path network in the area east of the site, with significant additions of public bridleway. Section 6.4.5 includes a strong commitment to connectivity, and therefore it is expected that the existing agreements that CCC has reached with landowners will be supported. Also needs to consider potential for links to the Ouse Valley Way.</p> <p>ENERGY CCC believes that the development should seek to reduce energy demand and reduce energy efficiency before we look at low carbon energy sources.</p> <p>Where a district heating system scheme is unavailable or not viable, the framework would benefit from outlining a series of alternative options for delivering low carbon energy supply.</p> <p>The framework needs to be more explicit in adapting to and mitigating for the effects of anticipated climate change.</p> <p>CAMBRIDGE STREET Supports the idea, but this relies on the Highways Agency allowing access off the A428.</p>	<p>Noted. Will make reference to the Green Infrastructure Strategy.</p> <p>Noted, other consultees have made the same point, see later comments.</p> <p>Noted. Make comments relating to CCC working with landowners to improve the public path network in the area east of the site.</p> <p>Noted.</p> <p>Agree, we can outline a series of alternative options for delivering low carbon energy supply.</p> <p>Noted. The Core Strategy is explicit on this matter.</p> <p>Noted.</p>	<p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>EMPLOYMENT AND MIXED USE AREAS No reference is made to existing traveller site in the County Council's ownership. There is a need to explain how this site will relate to the range of uses proposed within the adjacent employment area.</p> <p>Reference to travel plans needs to include a requirement for residential developments in excess of 60 dwellings, as well as for non residential institutions.</p> <p>DISTRICT AND LOCAL CENTRES Reference has been made to local centre having a recycling point at para 6.11.2. The RECAP waste management design guide suggests a 'bring point' will be required for every 800 dwellings.</p> <p>Para 6.13 references are not clear.</p> <p>COMMUNITY FACILITIES The framework needs to highlight that CCC will seek developer contributions for additional primary and secondary school places. Also needs to refer to need for additional nursery places and post 16 provision.</p> <p>CCC would like more flexibility at this stage in terms of layout of primary schools. Para 6.12.2 should be renamed 'education provision'.</p> <p>Para 6.12.3 reference is made with regards to contributions for library facilities. A number of potential options could be considered, and these could be listed in the framework.</p>	<p>Agreed, reference to the existing traveller site will be added.</p> <p>Noted. Add the reference</p> <p>Noted. Add to document.</p> <p>Noted. These are to be made clearer.</p> <p>Noted, will amend as suggested.</p> <p>Noted. Already added that this will involve consultation with relevant service providers.</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>DRAINAGE Drainage strategy appears to be reliant on the creation of a number of ponds. It is considered that the full range of sustainable drainages systems (SUDS) should be considered for inclusion. It would also be helpful to clarify the Huntingdonshire Stage 1 Water Cycle Study has been published and that the second stage is currently underway.</p> <p>CONNECTIONS Enhancement will be needed to the underpasses that serve public footpaths 55 (Hen Brook) and 52 (Winteringham Brook). There also needs to be safer routes to school provided.</p> <p>PUBLIC ART This should reflect any archaeological finds during the excavation.</p> <p>PUBLIC REALM Public realm should include interpretation materials.</p> <p>PHASING AND DELIVERY The framework needs to clarify the scale of development that can come forward by 2026. The location of the second school to the south may not be in the optimum location in relation to phasing of residential development, and may need to be located further north into the site.</p> <p>PLANNING POLICY Policy E4 of the Development Management DPD needs referring to.</p> <p>OTHER USEFUL DOCUMENTS Reference should be made to the following:-</p>	<p>Noted. Reference has already been made to SUDS.</p> <p>Noted.</p> <p>Agree, will add these comments.</p> <p>Agree, will add these comments.</p> <p>Agree. Will add a note that states that 'about 2500 of the approximately 3500 dwellings that will be delivered in St Neots East will be provided up to the plan period 2026.'</p> <p>Noted, will add.</p> <p>Noted, will add.</p>	<p>3</p> <p>3</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>1 Cambridgeshire Historic Environment Record</p> <p>2 Cambridgeshire and Peterborough Minerals and Waste Development Plan</p> <p>3 RECAP Waste Management Design</p>		
Cambridgeshire Primary Care Trust	5	<p>Objectives are broadly correct but should be checked against the objectives of the Sustainable Community Strategy, with more emphasis on the quality of life.</p> <p>Important to recognise the potential impact of climate change on health and therefore some of these principles should be strengthened further.</p> <p>The Joint Strategic Needs Assessment for New Communities (JSNA) has been developed in partnership between NHS Cambridgeshire and CCC, and is due to be approved by CCC Cabinet in November 2010. Particular emphasis on Lifetime Homes should be made as a mechanism for enabling homes to evolve as their occupants grow older and frailer.</p> <p>Open space recommendations are broadly in line with the JSNA.</p> <p>Would wish to see further modelling and analysis of health impact of road and transport proposals on both the new development and the existing town. With limited connectivity, it is essential that public transport provision is supported and facilitated.</p> <p>Within the district centre, the phrase 'health facilities' is a broad enough definition so dentistry does not need to be mentioned specifically. Supports</p>	<p>Noted. Will make reference to the HDC Sustainability Strategy in the introduction.</p> <p>Noted.</p> <p>Agree, greater emphasis on Lifetime Homes required.</p> <p>Noted.</p> <p>Noted. The Council is working with the County Council as the Highways Authority, together with the Highways Agency to assess the impact of the development on the existing highway network.</p> <p>Noted.</p>	<p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>the location of the district centre as a location for such services.</p> <p>Concern over impact of development on Cambridge Road.</p>	Noted.	3
Churches Together in St Neots	6	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
CPRE Cambs	7	<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 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</p>	<p>Noted</p> <p>The boundary of the site has been defined with the help of the Strategic Housing Land Availability Assessment (SHLAA).</p> <p>Noted. The Core Strategy has only just 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>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		housing development. 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. Public transport connections between St Neots and Cambridge should be established in phase 1.	Noted. Education provision is the responsibility of the County Council to implement. The District Council are working closely with the County Council to ensure that the necessary education provision is being met. Noted. This will be dealt with through the next phases of the master planning process.	3 3
Environment Agency	8	There are constraints to the Water Treatment Infrastructure within St Neots, both in terms of Waste Water Treatment Works and foul sewer network. Discussions are underway in this regard, recognised through the HDC Water Cycle Strategy. This may affect the phasing and delivery of the development. Support principle of rainwater harvesting, and will help to reduce the use of potable water on the development. Have concern over any proposals that create or increase the abstraction of groundwater. If any cemetery was to be provided then there would need to be an appropriate assessment of potential risk to controlled waters. Supports Development Management policy C5	Noted. This will be dealt with through the next phases of the master planning process. Noted. Noted. Noted. Noted.	3 3 3 3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Eynesbury Village Association	9	<p>Concern over scale of development in relation to the existing infrastructure, particularly effect of traffic into the town</p> <p>The links to the existing Eynesbury community are not adequate, a couple of dark railway underpasses and a dangerous track crossing. The underpasses should be upgraded to make them safer in the dark etc.</p> <p>Concerned about amount of social housing and the pressure on services.</p> <p>A lack of any perceived strategy to get employment organised.</p> <p>Protection for the area of meadow land and elm trees</p> <p>A new community facility for Eynesbury, shared with the new residents would be a positive effect of the development, and would like the possibility of Brickhills to be used for a site for this.</p>	<p>Noted. The Council is working with the County Council as the Highways Authority, together with the Highways Agency to assess the impact of the development on the existing highway network. Other infrastructure, such as sewage and electricity will have to be expanded at the developers's cost to enable development to take place.</p> <p>Agree. More text added to relevant section clarifying the improvements to these crossings that will be required.</p> <p>Noted. The Core Strategy seeks 40% social housing.</p> <p>Noted. The District Council will be actively engaging the business sector to try and attract business to St Neots.</p> <p>Agreed. This will be reinforced.</p> <p>Agreed. Para 6.11 reinforces this issue, and the masterplanning process will address this in more detail.</p>	<p>3</p> <p>1</p> <p>3</p> <p>3</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>Overriding concern over the sheer scale of the development and a concern and reassurance that the town will be a better place for the development and not a worse one.</p> <p>Concern over the High Street and how investment could be used for the benefit of the whole town. There are few decent shops in the town.</p>	<p>Noted.</p> <p>The Council is exploring ways to make the town centre a more vibrant location that will provide better facilities for the residents of the town.</p>	<p>3</p> <p>3</p>
Friends, Families and Travellers and Traveller Law Reform Project	10	<p>Disappointing to read that there was no reference to the accommodation requirements of gypsies and travellers.</p> <p>Recommend that in para 5.17 traveller provision where possible should be made as part of mainstream residential development, contributing to any local requirement for affordable housing provision.</p> <p>Recommend adding an additional element to paragraph 5.17 to strengthen the use of policy H4 in development control negotiations by clarifying the definition of major development opportunities.</p>	The Council intends to safeguard the existing site, though the requirement for providing large sites will fall away with the revocation of the Regional Spatial Strategy policies.	
Gallaghers	11	<p>Concern about the impact of the location of the proposed District Centre on Cambridge Road in relation to the delivery of the existing proposed Loves farm local centre, and the suggestion that the proposed District centre should be relocated to the north of Cambridge Road.</p> <p>Suggestion that the development area to the north of Cambridge Road be extended eastwards to include Tithes Farm complex to create range of small office buildings and assure the restoration of the grade II listed building.</p>	<p>The Council considers that the proposed location for the District centre best serves the whole development area.</p> <p>The Council considers that the proposed mixed use employment area to the north of Cambridge Road is in the most</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
			appropriate location, and that further expansion of the UDF area is not necessary.	
Huntingdonshire Fauna and Flora Society – Barry Dickerson	12	<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>	<p>Agree. Plans to be altered to ensure that this area is protected and acknowledge / highlight the habitat that this site provides.</p> <p>Agree.</p>	<p>1</p> <p>1</p>
John Martin Associates (on behalf of Banks Trust, owners of triangle of land to the SW of Potton Road)	13	<p>Welcome publication of draft urban design framework.</p> <p>Object to the exclusion of their land from the area subject to the draft framework. It has been the subject of many representations through the respective stages of the Core Strategy development, and with regard to the SHLAA 2010, the Council considered that the site should be 'brought forward in conjunction with the development of phase 2 of STNE2 (the southern part of the site)'. There is no explanation or clarification provided as to why this site is excluded from the draft consultation document.</p> <p>The exclusion of the site is considered illogical given the Council's previous acknowledgement that the site should be brought forward as part of a comprehensive development of the overall area.</p>	<p>Noted.</p> <p>The draft urban design framework was produced by the District Council with input from landowners' agents representing the two major sites to the north and south of Cambridge Road. The land to the SW of Potton Road should be brought forward in a way that is compatible with the objectives of the UDF.</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		In order to maximise and achieve best use of land it is important that our client's additional area of land is considered from the outset in the context of the framework now emerging.	Noted, see above.	3
Little Paxton Parish Council	14	<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>	<p>3</p> <p>3</p>
Loves Farm Community Association	15	<p>With experience of living on Loves Farm, a more coordinated approach will be required for future development east of the town, to ensure that phasing is developed in a more structured manner, and that facilities are provided in a timely manner (such as bus service being able to operate effectively, no play areas yet in place, no post box, no retail on site etc).</p> <p>There is no indication of what employment will be generated and the Council will need to have some radical thought to provide enough attractive employment. There is a real danger that St Neots will grow into an even larger commuter town.</p> <p>Thought needs to be given to a use for the large area of unoccupied industrial land along Station Road.</p> <p>Concern that Anglian Water has not been fully consulted on the scale of development.</p>		

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>Concern over scale of development and impact on schooling in the area.</p> <p>Provision of date infrastructure deficient.</p> <p>Car parking provision should reflect the semi rural nature of the development site, and should be more generous, as currently there are instances of not enough car parking.</p> <p>Has the balancing pond sufficient capacity to deal with the new development to the east of Loves Farm.</p> <p>The provision of a Community Development Officer has had tremendous benefits for the growth of community cohesion, and has helped to generate some enthusiasm to comment of this proposal.</p> <p>The Community Organisation would like to get involved in future development and masterplanning proposals, in particular how the Cambridge Road are is developed and how open space is designed and used.</p>		
Natural England	16	<p>Retaining the vales as part of the 'green ladder' will provide positive landscape features within the site and will help to create a distinct sense of place.</p> <p>Natural England have produced guidance for the provision of natural green space in the form of Accessible Natural Green Space Standards (ANGSt). Land use within the site would fall within first tier of the ANGSt standard.</p>	<p>Noted.</p> <p>Noted.</p>	<p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>Natural England recommends that a minimum of 30% green space should be included within sustainable urban extensions. Would need to seek reassurance within the masterplanning process that sufficient areas of open space will be publicly accessible.</p> <p>Another potential concern is the need for good north – south links to connect the rest of the ladder, and that the green spine is of sufficient width.</p> <p>It would prefer to see community use of such facilities like school playing fields.</p> <p>Would like to see improved provision is made along the eastern edge of the site though providing links over or under the A428.</p> <p>Detailed masterplanning should take into account the review of the Cambridge Sub region Green Infrastructure Strategy (2006). This identifies the site linking to other green corridors.</p> <p>The framework should also include a specific requirement for the creation of National and Local Biodiversity Action Plan (BAP) priority habitats as part of the development.</p> <p>Other useful documents to look at include:- Nature Nearby – Accessible Natural Greenspace Guidance Green Infrastructure by Design – Adding Value to Development Natural England’s Green Infrastructure Guidance</p>	<p>Noted. The master planning process will look at this in more detail.</p> <p>Noted. The master planning process will look at this in more detail.</p> <p>Agree.</p> <p>CCC is currently looking at how the public rights of way can be improved across the A428.</p> <p>Noted.</p> <p>Agree. Will add this information.</p> <p>Agree. Add this info to the list of useful documents.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Network Rail	17	No objection in principle, however an increase in usage will result in pressure on existing facilities and would therefore expect to see station improvements to be provided by the developer to meet increased demand.	Noted. Add this comment to the document.	1
Police Architectural Liaison Officer	18	<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>
Sport England	19	<p>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</p> <p>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.</p> <p>Greater prominence for the need for indoor and outdoor community facilities</p> <p>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.</p> <p>Further work should be carried out to see whether demand will be met by</p>	<p>Noted.</p> <p>Agreed. Add to annex.</p> <p>Noted. Will add comment giving greater prominence to this requirement.</p> <p>Noted.</p>	<p>3</p> <p>1</p> <p>1</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>expanding the indoor facilities at St Neots Community College. Sport England could assist through 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>	<p>Noted. A bit early at this stage.</p> <p>Noted.</p>	<p>1</p> <p>3</p>
Sustrans	20	<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 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>	<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>Noted. Will discuss with Sustrans some preferred wording that helps to 'futureproof' the development in terms of cycling and pedestrian usage.</p>	<p>1</p> <p>1</p> <p>1</p>
St Neots Town Centre Initiative – Transport Group	21	Welcomed the opportunity to be involved in the early stages of addressing the big issues.	Noted.	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<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 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. Add some wording to effect that it seems that cycling and pedestrian access would be the most practical use of this crossing point.</p> <p>Noted.</p> <p>The Council is working with the County Council on this issue.</p> <p>Noted.</p>	<p>1</p> <p>3</p> <p>3</p> <p>3</p>
St Neots Town Centre Initiative – Redevelopment and Environment Group	22	<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>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<p>A high quality science park could act as a gateway feature.</p> <p>Community facilities could be either small and dispersed or concentrated in a hub area.</p>	<p>Noted. There is debate as to whether a science park is viable in St Neots. Further guidance will be sought.</p> <p>Noted.</p>	<p>1</p> <p>3</p> <p>3</p>
St Neots Town Centre Initiative – Retail Club	23	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	24	<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</p>	<p>3</p> <p>1</p> <p>1</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		<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>to that effect.</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>
St Neots Evangelical Church	25	<p>This is an independent church that is considering a number of options to accommodate future growth, and requires a building that seats at least 300 people. The eastern expansion of the town is a challenge as it may lead to further growth in the congregation as well as providing an opportunity to provide suitable modern premises for a growing congregation.</p> <p>For para 6.12, suggests that the section includes the need for places of worship and should encourage developers to discuss future needs with local churches.</p>	Agree, add comments to paragraph 6.12	1
Theatres Trust	26	Pleased to see at para 6.12.1 on page 56 that a new community building could include a performance space. Recommend that the inclusion of a performance space with associated facilities will enhance the new community.	Agree, add comments to paragraph 6.12	1
Wyboston Lakes Business Park	27	Plans need to highlight the existing, proposed and other available employment land at the Wyboston Lakes site.	Agree. It is important to highlight all the existing and proposed employment land in the area around St Neots, highlight on	1

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
			figure 3.	
Resident 1 P. Shaw	28	<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>Cycle paths need sorting out before proper integration with development east of the railway line can work well.</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>Noted.</p>	<p>3</p> <p>1</p> <p>3</p>
Resident 2 Dr Ian Kirkby	29	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, and the Council is currently looking at options for the town centre.	3
Resident 3 Roger Skillen	30	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.	3
Resident 4 Ms S Dance	31	Object to scale of development. Train station at capacity, lack of infrastructure.	The principle of development has been enshrined in the Core Strategy.	3
Resident 5 Daniel Cornwell	32	<p>What will be done to enhance the rail station</p> <p>What will be done to ease links over the river.</p>	Noted. The Council is working with the County Council regarding transport issues.	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		What links are proposed with Cambridge.		
Resident 6 Margaret Forde	33	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? Concern over whether the flood drainage system will cope. Concern that not enough facilities are provided for teenagers and asks whether they are being consulted.	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 Noted. The Environment Agency are the statutory body responsible for flood prevention and will ensure that any flood prevention scheme is fit for purpose. Noted. A process is currently being set up to include teenagers in the consultation process throughout the life of the development.	3 3 3 3
Resident 7 Nick Leach	34	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	35	Provision needs to be made for an open air swimming pool.	Noted. Appropriate amenity and sports	3

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		<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>Objects to the use of community centres attached to schools. Thinks that there only needs to be one community hall.</p> <p>Objects to the provision of a cemetery.</p>	<p>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>Noted. The Council will be negotiating the appropriate provision of community buildings for the development site.</p>	<p>3</p> <p>3</p> <p>3</p>
Resident 9 Ian Doran and Tara Skey	36	<p>Concern over run off to Hen Brook.</p> <p>Think that this urban extension should be cutting edge in terms of environmentally friendly technology.</p> <p>Rights of way need to be preserved and enhanced.</p> <p>Due consideration needs to be given to parking and other improved facilities at the railway station.</p>	<p>Noted. The Environment Agency will be involved in assessing any detailed measures to deal with the increased run off from the development.</p> <p>Noted. This development should use the most up to date environmental and eco friendly standards.</p> <p>Agreed. These will be preserved and enhanced.</p> <p>Agreed. It is anticipated that the facilities at the railway station will be improved.</p>	<p>3</p> <p>3</p> <p>3</p> <p>3</p>

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		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
Resident 10 Bill Fradin	37	Houses should be built with roofs facing north / south, so they can use solar panels	Agreed, add this presumption.	1
		Concern over the capacity of the Cambridge Road bridge	The Council is working with the County Council regarding transport issues.	3
		Concern over links to the A428	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network.	3
		Power of supermarkets needs to be challenged to ensure that this is a local centre and remains that way	Noted.	3
		Need to be very careful about creating a claustrophobic environment and needs to look at how car parking will work	Noted.	3
		Has there been enough to incorporate the development within the rest of the town	Noted.	3
Resident 12 David Hawkey	38	Object to impact on existing wildlife	Noted. The principle of development has been established by the HDC Core Strategy, adopted in 2009.	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
Resident 13 Carl Jones	39	<p>A few clarifications and contradictions on the document that can be corrected (such as clarifying that the Council is the District Council and that Loves Farm is not part of this framework).</p> <p>How can the development be truly sustainable, can this be achieved if public transport is so poor and employment opportunities are so distant?</p> <p>How will you ensure that there will be sufficient financial provision for community buildings, this was not the case with Loves Farm.</p> <p>How will parking controls discourage car usage? Do we need to provide more car parking provision. Eynesbury Manor doesn't work in this regard.</p> <p>Issues regarding sharing facilities with schools during school hours</p> <p>Youth, recreation and allotment facilities have been overlooked at Loves Farm, must not repeat mistake here.</p> <p>Is it realistic to expect improvements to access points under and over the railway?</p> <p>What about the bridge over the railway line at Priory Hill?</p>	<p>Noted, the Council is the District Council</p> <p>The development will have to provide improved public transport links and will provide 25 hectares of employment land.</p> <p>This will be established at the next stages of the planning process.</p> <p>A review of how Loves Farm works will form part of the masterplanning process for this development.</p> <p>Agree that this should happen.</p> <p>A review of how Loves Farm works will form part of the master planning process for this development.</p> <p>Yes this will be expected.</p> <p>The Council will be investigating wider transport issues with the County Council.</p>	<p>3</p> <p>3</p> <p>3</p> <p>1</p> <p>3</p> <p>1</p> <p>3</p> <p>3</p>
Resident 14 Nicholas Berry	40	Reality is many residents will commute to Cambridge, and the A428 is	Noted. The Council is working with the	3

Comment by:	Res pon dent no.	Nature of Comment	Response	Action
		already intolerable at peak times. New development should only go ahead in partnership with central government road widening / dualling programmes.	County Council and the Highways Agency to assess the capacity of the highway network.	
Resident 15 Ann Thomas	41	Pressure on roads, there are already queues getting onto A1. St Neots needs extra shops otherwise the town will become a dormitory. Railway parking will need to improve	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network.	3
Resident 16 Jane Thompson	42	Would be beneficial to have a bypass around St Neots, and this would stop traffic going through the main High Street. Perhaps if the High Street was closed on a couple of days then the bottlenecks could be identified. More car parking around the railway station will need to be provided, by other operators as well to provide completion. Need to provide longer trains for potential increase in commuter volume. Ensure that younger generation get involved in the design and landscaping of the new expansion, and could get schools and sports clubs to get involved , ie run competitions etc.	Noted. The Council is working with the County Council and the Highways Agency to assess the capacity of the highway network. Agree. Add comments to movement section. Noted. Network Rail will be involved in the wider masterplanning process.	3 1 3
			Also typos and clarifications as highlighted by colleagues.	

Comment by:	Res pon dent no.	Nature of Comment	Response	Action

