

APPENDIX B

RAF Brampton Urban Design Framework Summary of Consultation Comments and District Council Responses

Principle, scale and location of proposed development	
Summary of Consultation Comments	District Council Responses
<p>There is general support from respondents from Brampton relating to the proposed development, safeguarding significant trees and providing open space and linking the development to Brampton village.</p> <p>One consultee noted that it is not necessary to build new homes on a site that is a very short distance from a major Waste Management Site (with a 24 hour usage capability)</p> <p>Reference to the site's military heritage and archaeological potential should be further referenced</p> <p>Concern over parking and full capacity of village Doctors surgery.</p>	<p>The District Council must deliver its adopted Core Strategy, which seeks to provide a mixed use development at RAF Brampton. The principle, scale and location are set out in the Core Strategy. This Draft UDF has no policy making role in relation to principle, scale and location of development.</p> <p>Noted as above. The adjacent Waste Management site does not yet have a 24 hour licence.</p> <p>To be incorporated into the final UDF.</p> <p>Car parking capacity within the proposed RAF Brampton development area is considered to be satisfactory. Car parking capacity for existing facilities in Brampton village may need to be reviewed and this will be taken forward in conjunction with the Parish Council, Cambridgeshire County Council and relevant interested parties.</p>
Retention of Brampton Park Theatre	
Summary of Consultation Comments	District Council Responses
<p>Users and friends of Brampton Little Theatre have expressed that they would like to see the 'theatre' building retained. The theatre together with the attached Airmen's Mess building could be redeveloped into an Arts Centre, providing cultural facilities for Brampton; it could also provide changing rooms for the sports pitches.</p>	<p>Save the Theatre Action Group have been advised that a 'theatre' in itself does not provide a multi-use community building as required by the development to meet community needs of the residents. However alternative options Plan B and Plan C will be included within the final UDF which leave the way open for the action group to purchase the building. It is however doubtful if changing rooms at this location would meet Football Foundation criteria.</p>

<p>The building has been registered on the Theatres Trust's Building's At Risk register. The Parish Council, Theatres Trust, Brampton Park Theatre Company and Brampton Choral Society should be consulted on Plan B.</p> <p>S106 / Community Infrastructure Levy funding could be used to refurbish the building, this being more pragmatic use of the funding than any new-build community building. A business case shows that an Arts Centre can survive without ongoing subsidy, and there is local support for it.</p>	<p>Noted. Appropriate contact with The Theatre's Trust will be maintained.</p> <p>Whilst there is an active support group, some of whom are Brampton based, the support is, as yet, unquantified. The parties interested in the retention of the building will need to provide appropriate evidence of viability and refurbishment within their business plans costs if they intend to seek developer contributions for refurbishment. Other sources of capital and revenue funding may also need to be investigated.</p>
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Traffic and Transport	
Summary of Consultation Comments	District Council Responses
<p>The roads into Huntingdon are barely managing to carry traffic in the morning; additional 500 vehicles coming off the site will only make matters worse. Concern of additional congestion along the High Street and Church Road at peak times.</p> <p>Parish Council welcomes the proposed mini roundabout on the High Street, Church Road and Buckden Road junction and also the reopening of the Park Lane exit onto Buckden Road.</p> <p>Parking along the High Street outside the shops is problematic; there is an opportunity to remodel this area to provide a lay-by, which this development could fund.</p> <p>The road / track to Park Road from the site should be reconnected – access will be required by emergency services.</p> <p>Sustainable transport methods could be augmented by frequent and affordable</p>	<p>Cambridgeshire County Council as local highways authority raised no objections in terms of highways capacity and congestion when RAF Brampton was considered at Core Strategy stage. New development proposals will require detailed travel and transport assessments.</p> <p>This issue will be investigated with the CCC as highway authority as proposals for the development of RAF Brampton are brought forward.</p> <p>Car parking capacity for existing facilities in Brampton village may need to be reviewed and this will be taken forward in conjunction with the Parish Council, Cambridgeshire County Council and relevant interested parties.</p> <p>This would be welcomed, however Park Road from the Grafham Road junction to the site is a private road in 3rd party ownership. Any increase in vehicular traffic could increase the usage of the substandard junction onto the A1 northbound from Grafham Road which is dangerous.</p> <p>This issue will be investigated with CCC as highway authority and with bus providers,</p>

<p>community shuttle buses – preferably electric powered to reduce noise and air pollution – to connect to key points within the village and RAF site. A morning and evening peak hour shuttle service could connect the site with Huntingdon railway station, Hinchingsbrooke, and Huntingdon Town Centre.</p> <p>Frequency of bus services needs to increase.</p> <p>Parish Council would like to see each person moving into the site provided with a one year free buss pass by the developers.</p> <p>DIO has no control over any land outside the surplus estate and no control over Annington Homes roads which are proposed for upgrading to adoptable standards.</p> <p>Bus stops should have shelters.</p> <p>Roads within the site must be wide enough for vehicles to park and maintain free flowing traffic including buses.</p> <p>There may be instances where cul-de-sacs are appropriate in the masterplan.</p> <p>The 30mph sign along Buckden Road must be moved south past the Park Lane junction and car garage.</p>	<p>including potential funding sources.</p> <p>This will be investigated with CCC as highway authority and with bus providers.</p> <p>This will be investigated with CCC as highway authority and with bus providers.</p> <p>To be investigated with CCC as highway authority and Annington Homes.</p> <p>Agree - to be investigated with CCC as highway authority, to be included within the final UDF.</p> <p>Agree - to be investigated with CCC as highway authority, to be included within the final UDF.</p> <p>Generally disagree - cul-de-sacs do not allow for permeability throughout the site.</p> <p>To be investigated with CCC as highway authority.</p>
Footpaths and cyclepaths	
Summary of Consultation Comments	District Council Responses
<p>Natural England, the Parish Council and CCC welcomes proposal to enhance pedestrian and cycle connections to existing public rights of way and to the wider countryside such as Brampton Wood SSSI and the Ouse Valley Way. Request that this be a bridleway.</p> <p>Development should contribute to the wider pedestrian / cycle routes to be upgraded to Paxton Pitts.</p> <p>The route to school for secondary school children needs to be carefully considered.</p>	<p>Noted. To be discussed with CCC and the landowner.</p> <p>This matter will be considered in conjunction with CCC.</p> <p>Pavement widths are constrained by existing boundary walls; however this will</p>

<p>Buckden Road and Church Road are narrow and the crossing to the north side of Thrapston Road / Huntingdon Road at the roundabout is dangerous. Use of the east side requires a better crossing of Huntingdon Road.</p> <p>The upgraded footpath across the field to the school must be out of bounds from horse riders. The trees along this route should be retained.</p> <p>The existing rights of way network is fragmented. Wherever possible rights of way need to be bridleways which can be used by walkers, cyclists and horse riders.</p> <p>Requirement for more dog walking routes.</p> <p>The south west part of FP3 around the current perimeter fence leading to Buckden Road should be retained as it is a countryside route and an important link to the Ouse Valley Way and access to the waste tip when it is eventually restored.</p> <p>Stopping up FP3 to the west of the camp is a pity because it is an informal countryside route across fields. Rather than being stopped up it could be linked with the changed route of FP4 to the school and diverted through the tree belt on the western edge of the site.</p> <p>FP2 should not be stopped up, but diverted to the inside of the hedge along the road to the fishing lakes.</p> <p>Brampton is a popular village for horse riders but this activity has no mention.</p> <p>Pedestrian and cycle routes through the development need to have public highway status.</p>	<p>be investigated with CCC as highway authority.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Consideration is to be given to the rationalisation and improvement of the footpath network in the area.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. The Draft UDF does not indicate any space or facilities specifically for equestrian uses.</p> <p>Noted. To be discussed with CCC and amended in the final UDF as necessary.</p>
Flooding	
Summary of Consultation Comments	District Council Responses
<p>The site is part of and is adjacent to a very large flood plain. Serious consideration has to be given to the impact of</p>	<p>This has been carefully considered as the Draft UDF has been prepared. Detailed flood management measures will need to</p>

<p>development on the base upon the flood plain.</p> <p>Concern that DIO and Annington Homes should have consideration of the Pitt Report and the Cambridgeshire Flood Memories Project.</p> <p>The Parish Council wishes to see measures incorporated to protect the housing and employment areas from high flows in the River Great Ouse.</p> <p>The Parish Council would like to see figures related to the net additional run-off created by development on the site. Any increase in run-off would be considered a major concern given the flooding of residential areas adjacent to the site.</p> <p>The Parish Council wishes to have sight of the Surface Water Drainage and Flood Risk Strategy.</p> <p>This section should be referencing Hydrology and Flood Risk or there should be a separate section on flood risk.</p> <p>The employment areas north of Central Avenue will need careful consideration with only footprint redevelopment allowed without suitable mitigation / compensation.</p> <p>Design issues relating to flood risk and its mitigation where appropriate must be included within the UDF for the site. Surface water management methods need to be incorporated in master planning at an early stage as it can impact on the layout.</p> <p>A “drainage and flood risk strategy” will need to be agreed which must include any phased development proposals and future maintenance responsibilities.</p>	<p>be discussed as developers prepare appropriate planning applications for the area.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted – these will be considered as proposals are developed.</p> <p>Noted – these will be considered as proposals are developed.</p> <p>Noted as above.</p> <p>Noted as above.</p> <p>The Draft UDF has taken careful consideration of the potential flood risk issues and this is reflected in the proposed disposition of land uses. Further detailed work on flood risk issues will need to be undertaken as proposals are developed.</p> <p>This will be undertaken as proposals are developed.</p>
Housing	
Summary of Consultation Comments	District Council Responses
<p>Questions regarding why 400 homes are needed in this location.</p>	<p>The District Council must deliver its adopted Core Strategy, which seeks to provide a mixed-use development at RAF Brampton.</p>

<p>The Parish Council accepts modest infill development within the Annington Homes sector.</p> <p>The Parish Council considered that 400 homes located in a mix of high and low density areas is acceptable.</p> <p>The Parish Council has highlighted concern that there are no proposed bungalows, a number which will be necessary to create an all-age development.</p> <p>Concern regarding 2 and a half and 3 storey housing close to Buckden Road unless they are hidden by the tree screen.</p> <p>Clarification is needed as to whether affordable housing is to be 40% or up to 40%.</p> <p>The Parish Council have recommended that some of the new houses be reserved for the children and grandchildren of local residents, thereby reinforcing the sense of community.</p> <p>The document states that there is an opportunity for small local builders and self-builders and their architects to be involved in the provision of a variety of homes to add interest to the site. There is no indication as to how this process is to be undertaken. How can we register our interest in making use of the opportunity to undertake a self-build on the site?</p> <p>This must not be a repeat of boring traditional housing estates, modern and eco friendly designs should be used.</p> <p>Photovoltaics would be appropriate on new build roof surfaces.</p>	<p>Noted, as reflected within the UDF.</p> <p>Noted, as reflected within the UDF.</p> <p>Bungalows have not been specifically included within the Draft UDF. However, should a need or market demand require bungalows these can be considered as part of any planning application.</p> <p>The existing woodland edge along Buckden Road will obscure views into the site. The majority of development adjacent to this treed edge will be 2 storey with only limited 2 and a half storey development.</p> <p>Core Strategy Policy CS4 states that developments of this kind should seek to achieve a target of 40% affordable housing.</p> <p>Noted. There is no formal mechanism for securing this but it can be investigated at the appropriate time as development proposals are brought forward.</p> <p>The District Council will work with any potential developer of the area to seek to develop an appropriate mechanism through which small local builders can get involved in the development.</p> <p>The UDF has been produced to ensure that the development on the site is of high quality.</p> <p>Sustainability measures will be required on the development. There is no objection per-se to the principle of photovoltaics.</p>
Employment	
Summary of Consultation Comments	District Council Responses
<p>The location of the employment area further separates the site from the village by blocking views and occupying an area</p>	<p>Disagree; the employment area helps to integrate the site with the village by being in a location accessible to existing</p>

<p>where south facing homes can be provided.</p> <p>The location for employment is close to and benefits from good access from the B1514.</p> <p>There is potential for the Officers' Mess to provide catering and housekeeping jobs that could be attractive to local residents.</p> <p>Concern about the types of employment that would be permitted. The Parish Council would like strict control to be maintained and would wish this to be agreed now.</p> <p>The Parish Council would like the District Council to consider how the alternative use to which the 'employment area' could be put should there be insufficient take up by new employers, reference competition from Alconbury.</p>	<p>residents. Views to the village / site will not be blocked; many existing trees in this location will be retained. Employment buildings occupy a similar footprint to buildings currently in this location. The majority of the dwellings proposed have south, west and east facing gardens through the layout of the site.</p> <p>Noted.</p> <p>Noted.</p> <p>The employment uses are envisaged to be class B1 uses that encompass, offices, research and development or products or process, or for light industrial processes as stated within the UDF. The proposals put forward by the landowner / developer will be considered at planning application.</p> <p>The take-up of employment land is monitored on an annual basis by HDC. However, the Draft UDF employment land areas relate to land supply requirements over the life of the Core Strategy (to 2026).</p>
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Trees and Open Space

Summary of Consultation Comments	District Council Responses
<p>Retention of feature trees and tree belts is welcomed.</p> <p>The Parish Council assumes responsibility (safeguarded by an appropriate commuted sum) for the many fine specimens on the site.</p> <p>A community orchard in the walled garden would complement the allotments.</p> <p>Brampton needs playing fields, allotments, and the historic house to enhance the present village amenities.</p> <p>Biodiversity and wildlife should be</p>	<p>Noted, these are a unique quality to the character of the site.</p> <p>These issues will be addressed at a later stage.</p> <p>The development generates a requirement for an allotment. The possibility of a community orchard will be investigated and incorporated into the final UDF. Parts of public open space could contain fruit trees.</p> <p>These are proposed within the UDF.</p> <p>The Draft UDF seeks to achieve this by</p>

<p>encouraged through a network of green spaces and SUDs and for trees and planting to provide shading and cooling in summer. Green corridors should be as wide as possible and incorporate structural and habitat diversity.</p> <p>It will be important to consult young people including the Youth Forum regarding the contents of the new LEAPs, NEAP and woodland trim trail.</p> <p>Loss of existing cricket pitch on the site is regrettable. The availability of tennis courts is seen as an asset and the Parish Council would see merit in retaining three courts. The playing fields will require changing facilities to Football Foundation standards. It is important that cycle racks be provided.</p> <p>Open space will need to be high quality so residents can meet many of their recreational needs within the development.</p>	<p>securing the retention of a high quality landscape, with substantial wooded areas and green corridors throughout the development area.</p> <p>Noted.</p> <p>Noted. The tennis courts are shown in the Draft UDF as being retained, and it is envisaged that changing facilities could be provided as part of a multi-use community facility.</p> <p>Noted. The Draft UDF seeks to achieve this.</p>
Listed buildings	
Summary of Consultation Responses	District Council Response
<p>The retention of listed buildings and a sense of the history of the site will be particularly welcome.</p> <p>The Gate House could be changed back into a one bed house.</p> <p>The Parish Council is concerned that Brampton Park House should have a viable and productive future. If no future can be found MoD might consider retaining for training and conference purposes.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The best way of preserving a listed building is to ensure that it has an active an viable use.</p>
Social Infrastructure	
Summary of Consultation Responses	District Council Response
<p>The Parish Council welcomes the proposal that the existing village school be expanded, as this will serve to bind the enlarged village together.</p> <p>Retaining the theatre / mess building is highly suitable for development into an Arts Centre. This has to be more sensible and cost effective option for S106 money to be invested.</p>	<p>This is the aspiration and discussions are in place with CCC as education authority.</p> <p>Noted (see previous comments relating to the Brampton Park Theatre).</p>

<p>Brampton has no provision for the Arts other than the theatre and already huge facilities for sports.</p> <p>The Parish Council welcomes the consideration given to the visual and physical integration of the Annington properties in the proposal. It should avoid the creation of two separate enclaves.</p> <p>There is little information with in the UDF regarding benches street lights, pillar boxes and other street furniture. The Parish Council would like to be consulted before the frequency and positioning of these items is finalised.</p> <p>The number of potential new residents will require provision of additional community facilities. These are shown most conveniently co-located with the changing rooms. The location indicated has good parking and open space / sports provision adjacent.</p> <p>The Parish Council has requested that the integral tool store be large enough to accommodate a tractor and other grounds maintenance equipment.</p> <p>The community building could house pre-school educational facilities. On site pre-school provision should be made.</p> <p>An opportunity is being missed for a sports centre. There is plenty of accommodation for visiting competitors. The Officers Mess is already a small hotel with annexes.</p>	<p>Noted.</p> <p>It is important for the long term sustainability of the site as a whole that Annington Homes and new development are integrated.</p> <p>The Parish Council will be consulted as development proposals are brought forward.</p> <p>Noted.</p> <p>Noted.</p> <p>This has potential to be provided with a multi-use community building. To be further investigated.</p> <p>A development of this size is unable to deliver a sports centre through S106 or CIL. There could be potential for the Officers Mess to be converted to a hotel, subject to planning requirements.</p>
Environmental Infrastructure	
Summary of Consultation Responses	District Council Response
<p>Buckden Road should not be allowed to become a 'highway' into Huntingdon with buildings turning their backs on it.</p>	<p>Agree - the UDF illustrates dwellings fronting outwards on the site.</p>
<p>Key views within the development have been carefully considered.</p>	<p>Noted.</p>
<p>The tree belts within the site will be heavily used by village people. A quieter area should be provided.</p>	<p>A range and size of different types of open space will be provided on site to cater for different users.</p>

<p>Access to formal and informal green space should be considered with regard to Natural England's Access to Natural Greenspace Standards.</p> <p>The developers should make reference to the Cambridgeshire Green Infrastructure Strategy in linking areas of open space with the surrounding countryside and green infrastructure network.</p> <p>A map should be included with the UDF demonstrating how the development will link into the surrounding green infrastructure network.</p> <p>Allotments will provide multi-functional benefits. Inclusion of green walls, bat and bird boxes would also provide biodiversity enhancement. Provision must be made for animal habitats, bird boxes, etc.</p> <p>Development of the site will require a detailed ecological assessment and mitigation and enhancement strategy.</p> <p>CIL money should be allocated for enhancement to nearby strategic green infrastructure that might suffer from increased usage.</p>	<p>Noted.</p> <p>The Cambridgeshire Green Infrastructure Strategy will be a material consideration as development proposals are brought forward.</p> <p>Noted. This will be considered.</p> <p>Noted. This will be considered as development proposals are brought forward.</p> <p>This will be a requirement of any planning application.</p> <p>The CIL is not yet in place. The prioritisation of use of potential CIL funds will need to be considered against a range of community infrastructure measures.</p>
Proposed Shop	
Summary of Consultation Responses	District Council Response
<p>Some concern that a potential shop within the site will have an adverse impact on the viability of the existing village shops. A few small shops on the site rather than one convenience store would help reduce car journeys and congestion on the High Street. Need to encourage early provision.</p>	<p>A limited retail provision will help to serve residents of the development and this part of Buckden Road and environs without having an adverse impact on the existing shops.</p>
Process Issues	
Summary of Consultation Responses	District Council Response
<p>Concern that it is unrealistic and environmentally unsustainable for residents of Annington Homes to have to travel to RAF Wyton for social facilities, particularly when the proposed Arts Centre is on base.</p> <p>The Parish Council is concerned that</p>	<p>Disagree; there are a number of social facilities currently within Brampton village that Annington residents can use. A multi-use community centre is proposed as part of the development.</p> <p>The District Council will work with the DIO</p>

<p>maintenance be put in place to coincide with the departure of MOD. Otherwise assets, such as the listed buildings and the open space to be used as football pitches will quickly deteriorate and become devalued.</p> <p>Open space will be owned and managed by a variety of public bodies. Long term management will be essential in ensuring these areas provide maximum long-term benefits for people and wildlife.</p> <p>It is important that access be made available from the north western corner of the site to the footpath to school from the first day of withdrawal of security.</p> <p>Residents of the village should have access to the open spaces at the earliest opportunity.</p> <p>The Parish Council wishes to be closely involved with the determination of the level of S106 payments required and consulted on the proportion of CIL money to be allocated.</p> <p>The Parish Council would like to see a schedule that ties provision of infrastructure to the completion of specific numbers of houses.</p> <p>Responsibility for removing the security fence around the perimeter of the site should be made explicit and when this will occur.</p> <p>Security of the site needs to be put in place after MoD leave the site to reduce vandalism of empty buildings.</p> <p>The demolition of existing structures should not take place until a proper survey and assessment of their significance has been carried out in accordance with PPS5.</p> <p>Contaminated land will require remediation.</p> <p>The Parish Council would like the development to be called Brampton Park and have an input into the naming of roads.</p>	<p>and the Parish Council to develop an appropriate management and maintenance strategy when HM Forces vacate the site.</p> <p>These issues will be addressed at a later stage, and potential partners have already been identified.</p> <p>Agree. To be investigated further as development proposals are brought forward.</p> <p>Agree. To be investigated further as development proposals are brought forward.</p> <p>Noted. The Parish Council will be consulted on these matters at the appropriate time.</p> <p>Noted. The Parish Council will be consulted on these matters at the appropriate time.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Heritage assets have been considered carefully within the Draft UDF and impacts will be considered as development proposals are brought forward.</p> <p>Noted.</p> <p>Noted.</p>
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