

**LAND NORTH WEST OF SPITTALS WAY AND ERMINE STREET, GREAT STUKELEY –
OUTLINE PLANNING APPLICATION CONSULTATION RESPONSE**

To: Economy and Environment Committee

Meeting Date: 14 March 2019

From: Graham Hughes, Executive Director - Place and Economy

Electoral division(s): Great Stukeley, Huntingdon

Forward Plan ref: N/a **Key decision:** No

Purpose: To consider and endorse the officers' response to an outline planning application for up to 1,000 new dwellings at Ermine Street, Great Stukeley.

Recommendation: Committee is asked to:

- a) Endorse the response as set out in Appendix 1; and
- b) Delegate to the Executive Director - Place and Economy, in consultation with the Chairman and Vice Chairman of the Committee the authority to make minor changes to the response.

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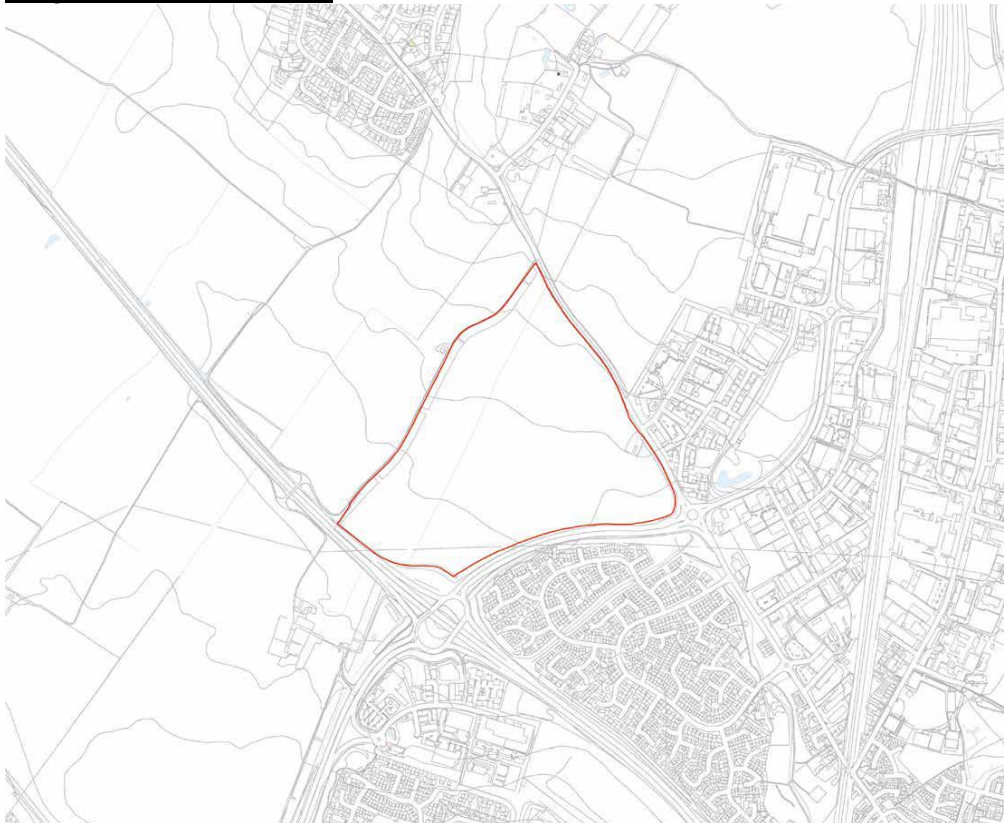
1.0 BACKGROUND

- 1.1 Bloor Homes South Midlands and Narrowmine Properties Ltd have jointly submitted an outline planning application (OPA) to Huntingdonshire District Council (HDC), as the local planning authority, for up to 1,000 new homes. This report seeks Member endorsement of the officer response to the planning application consultation which was submitted to HDC on the 13 December 2018 in order to meet the consultation deadline.

The Site – Ermine Street

- 1.2 The site is located to the north west of Huntingdon. The site is arable land adjoining Ermine Street along its eastern edge, located within the jurisdiction of HDC. To the north are the villages of Great Stukeley and Little Stukeley. Alconbury Airfield is located to the immediate north of these settlements. The larger village of Alconbury is located to the north west of the site about 1.5km away. The location of the site is outlined in red in diagram 1.

Diagram 1: Location map



Source: Ermine Street Outline Planning Application

- 1.3 The development site measures 50.21 hectares (123.62 acres). There is a small barn situated on the Site, which is to be demolished. The site is bounded by a woodland strip and private access road to the north-west; by Ermine Street (single carriageway two-way road) to the north-east; the A141 (dual carriageway) to the south-east; and the A14 (dual carriageway) and a section of grassland, with Spittals Interchange beyond to the south-west.

1.4 The OPA proposes :-

- Up to 1,000 residential dwellings;
- Primary School including early years provision;
- Up to 205 sqm of Community Floorspace (D1);
- Up to 1,000 sqm of retail floorspace (Class A1);
- Food and Drink Retail (classes A3-A4);
- Open Space and Play Areas;
- Landscaping;
- Pedestrian and Cycle Links;
- Associated drainage and engineering works; and
- Highway connections including primary and secondary vehicle access from Ermine Street and the A141”.

1.5 The site is allocated under Policy HU1: Ermine Street of the Proposed Submission Draft 2017 Local Plan to 2036 for 1,440 homes which also covers the Land North of Ermine Street North which is currently at pre-planning application stage and proposes 400 additional dwellings. The entire allocation is shown outlined in purple in diagram 2.

Diagram 2: HU1 Ermine Street, Huntingdon



- 1.6 Any planning consent granted will be subject to securing a S106 Agreement¹ to mitigate any adverse impacts of the development on existing infrastructure, such as highways or schools.
- 1.7 The planning application reference number is 18/01918/OUT.

2.0 MAIN ISSUES

- 2.1 Appendix 1 of this report contains the full officer response submitted to HDC. Where necessary, valid objections (either 'objection' or 'holding objection') have been made which will constitute a material consideration when the local planning authority determine the planning application at planning committee. The degree of weight attached to these material considerations will be set out in the HDC planning officer report.
- 2.2 The cumulative impact of the entire Ermine Street allocation will need to be considered to provide the adequate infrastructure and facilities that will serve both sites.
- 2.3 The development will contribute towards the corporate priorities of HDC.

Developer contributions / s106 agreement

- 2.4 Officers have and will continue to work with the applicant and HDC to secure an acceptable s106 agreement to mitigate any negative impacts arising from the development. Such provisions must be in accordance with the Town and Country Planning Act 1990 and in particular, contributions must meet the following tests:-
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonable related in scale in kind to the development.
- 2.5 Table 1 below sets out the key infrastructure items required by the County Council.

Table 1: County Council's developer requirements

Contribution Infrastructure	Development Contribution Amount Required (with Indexation Date)).	Developer Position	Comments
Primary school (with early years provision)	To be confirmed	To be confirmed	CCC requires 3ha hectares
Secondary school	To be confirmed	To be confirmed	A contribution towards the expansion of the secondary school

¹ Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.

Contribution Infrastructure	Development Contribution Amount Required (with Indexation Date)).	Developer Position	Comments
Special Education Needs (SEN)	To be confirmed	To be confirmed	A contribution towards Alconbury SEN school
Libraries and Lifelong Learning	£94,770	To be confirmed	
Strengthening Communities	£209,502	To be confirmed	
Household Waste Recycling Centre			No contribution required
Transport	To be confirmed	To be confirmed	To be agreed

Education

- 2.6 The location of the proposed primary school in the northern part of the site south of Ermine Street is considered to be acceptable for accessibility from both the northern Ermine Street and southern Ermine Street Developments.
- 2.7 The key concern in its location relates to noise from Ermine Street. It is recommended that the location of the primary school in the northern part of the site could be re-positioned slightly, moving it a short distance away from Ermine Street to reduce the impact of noise on the school. Additional information should also be provided at this stage to provide further comfort on both internal and external noise levels at the school, having regard to Building Bulletin and the Acoustic for Schools Design Guide (2015).
- 2.8 Suitable crossing points will be required to ensure that parents and children can travel safely to school.
- 2.9 S106 contributions will be required for primary, secondary and special school places.

Lead Local Flood Authority

- 2.10 A holding objection is raised until the inconsistencies between attenuation calculation and discharge rates are amended.
- 2.11 A stronger commitment to implementing a full Sustainable Urban Drainage (SUDs) scheme should be made at this stage.

Transport Assessment

- 2.12 A revised Transport Assessment/Addendum should be submitted as the current Transport Assessment is not acceptable.
- 2.13 The mitigation measures proposed by the applicant in relation to the flows and modelling in respect of the junctions are not accepted. The proposed accesses and other mitigation measures associated with the traffic impact need further evidence.
- 2.14 Once the flows and modelling have been revised, a suitable package of traffic, walking and cycling mitigation measures can be agreed. All mitigation measures will need to be subject to the appropriate Safety Audit process and preliminary design checks.

Public Rights of Way (PROW)

- 2.15 The Definitive Map team at the County Council are objecting to the application until a PROW strategy is provided to the satisfaction of the Local Planning Authority and the County Council.

Other services

- 2.16 Public Health, Archaeology, County Planning and Strategic Waste and Library Service have raised issues of concern which can either be addressed by way of planning condition or by working with the application to agree appropriate mitigation measures.

3.0 ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

There are no significant implications for this priority although the development may include employment opportunities for the local economy

3.2 Helping people live healthy and independent lives

There are no significant implications for this priority. Any planning application coming forward will need to demonstrate how it provides for healthy and independent lives in accordance with local plan policies.

3.3 Supporting and protecting vulnerable people

There are no significant implications for this priority. Any planning application coming forward will need to demonstrate how it provides for protecting vulnerable people in accordance with local plan policies.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

There are no further significant resource implications at this stage.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category

4.3 Statutory, Legal and Risk Implications

There are no significant implications within this category other than the need to settle the terms of an agreement under s106 of the Town and country Planning Act 1990 with the applicant, landowners and Huntingdonshire District Council.

4.4 Equality and Diversity Implications

There are no significant implications within this category. The needs of older people, people with disability and people with special education needs have been considered in commenting on the application proposal and mitigation package for the various County Council service areas.

4.5 Engagement and Communications Implications

There are no significant implications within this category

4.6 Localism and Local Member Involvement

There are no significant implications within this category

4.7 Public Health Implications

There are no significant implications within this category

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Sarah Heywood
Have the procurement/contractual/Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes Name of Officer: Paul White
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes Name of Legal Officer: Fiona McMillan
Have the equality and diversity implications been cleared by your Service Contact?	Yes Name of Officer: Elsa Evans
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Sarah Silk
Have any localism and Local Member involvement issues been cleared by your	Yes Name of Officer: Andrew Preston

Service Contact?	
Have any Public Health implications been cleared by Public Health	Yes Name of Officer: Stuart Keeble

Source Documents	Location
Ermine Street – Planning Application 18/01918/OUT	Available at https://publicaccess.huntingdons-hire.gov.uk/online-applications/

APPENDIX 1: OFFICER RESPONSE TO OUTLINE PLANNING APPLICATION FOR ERMINE STREET

County Council Officer Comments

Mixed use development comprising: Up to 1,000 dwellings, Primary School including early years provision, Up to 205sqm community floorspace, Up to 1,000sqm retail floorspace (Class A1), Food and drink uses (Classes A3-A4), Open space and play areas, Landscaping, Pedestrian and cycle links, Associated drainage and engineering works and, highway connections including primary and secondary vehicle access from Ermine Street and the A141 (Outline Planning Application for phased development with all matters reserved except means of access onto the local highway network).

18/01918/OUT

The following County Council Services have been consulted (✓ denotes response received):-

- Archaeology – comments to be provided separately
- Digital Infrastructure & Connecting Cambridgeshire – no comments received
- Education ✓
- Energy Investment – no comments received
- Floods and Water– comments to be provided separately
- Libraries and Lifelong Learning ✓
- Minerals and Waste ✓
- New Communities ✓
- Public Health ✓
- Transport Assessment & Highways – comments to be provided separately

1.0 EDUCATION INFRASTRUCTURE SERVICE

1.1 The County Council, as the Local Children's Services Authority (defined under the Children Act 2004), has responsibility for planning and commissioning services, including education provision for children and young people in Cambridgeshire. The Council has a number of statutory duties to ensure sufficient places in the County for children between the ages 5 and 16 years. It works with other partners to ensure a sufficient supply of 16 – 19 year places. In addition the Council has a statutory duty to ensure a sufficiency supply of pre-school places (e.g. Day Care and/or Nursery provision) for children aged three and four. There is also a duty to ensure free places for eligible two-year olds.

1.2 The National Planning Policy Framework (NPPF) attaches great importance to ensuring sufficient choice of school places is available and states (paragraph 94):

“Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*

1.3 Section 106 of the Town and Country Planning Act 1990 sets in place the statutory basis for entering into planning obligations to secure infrastructure to mitigate the impacts of a development. Section 106(1)(d) specifically allows for the making of payments to Local Authorities on a specified date or dates or periodically.

1.4 Therefore the overriding principle which governs Cambridgeshire County Council's approach is that development proposals which generate a net increase to the number of dwellings within any given area would in most cases result in an increase in children, and as such would necessitate the need for school places to be provided for the children requiring them.

1.5 In terms of calculating the number of pupils arising from developments, the County Council's Research Service has developed an evidence base using information on child yield from all types of development that have occurred across Cambridgeshire and in surrounding Local Authorities. From this information general multipliers have been derived that can be applied to proposed development in order to forecast the expected child yield. These are as follows:

- Early Years = 20-30 children per 100 dwellings
- Primary Education = 30-40 children per 100 dwellings
- Secondary Education = 15-25 children per 100 dwellings

1.6 Further details on these multipliers are contained within the County Council report entitled *Pupil Forecasts – Adoption of Revised Multipliers for Forecasting Education Provision for*

New Developments, which was approved by the Children and Young People Committee on 8 September 2015.

- 1.7 At the Children & Young People's Committee on 5 December 2017, the estimating demand for education provision arising from new housing developments was reviewed and the primary school multiplier was increased from 35 children per 100 dwellings to 40 per 100 dwellings.
- 1.8 The proposed planning application is outline and therefore the final housing mix of the development remains unknown.

Early Years

- 1.9 Local Authorities have a statutory duty to ensure sufficient early years and childcare places. Some children, from the term following their 2nd birthday and all children from the term following their 3rd birthday, are entitled to 15 hours a week free early years education up to the point they are entitled to start statutory education. The free entitlement has increased from September 2017 to 30 hours for 3 and 4 year olds. Section 106 funds are sought to support the development of these places. Places may be provided by day nurseries, pre-schools, maintained nursery classes or accredited child-minders.
- 1.10 Based on the County Council's general multipliers this development is expected to generate a net increase of 300 early years aged children (1,000 dwellings x 0.30 multiplier) of which 141 are entitled to free provision.
- 1.11 We welcome the recognition that Cambridgeshire County Council, as local education provider, require all new primary schools to include the provision of early years facilities.

Primary Education

- 1.12 The planning application is an outline application only. However, the application is accompanied by an illustrative masterplan. It is important therefore that the parameter plans and illustrative masterplan provide adequate provision for integration of the proposed educational facilities within the development.
- 1.13 Given the location of the site in relation to primary school provision in the town and pupil forecasts it is likely that the primary school will be required prior to first occupations on the development.
- 1.14 Based on the County Council's general multipliers this development would be expected to yield 400 primary-aged pupils (1,000 dwellings x 0.40 multiplier).

School size

- 1.15 The application references 1no. 2 forms of entry (FE) primary school incorporating pre-school provision on a site of not more than 2.3 hectares in order to mitigate 1000 dwellings considered in this application. However, the emerging Huntingdonshire Local Plan to 2036 policy HU1 references the sites both north and south of Ermine Street as one allocation and suggests 1440 dwelling across the site as a whole. Due to the requirement for primary school places for the site as a whole, a primary school site of 3ha would be required to mitigate the whole Local Plan allocation.
- 1.16 However, this planning application suggests that the northern part of the HU1 site is likely to come forward for planning following this application and will seek permissions for a further 520 dwellings resulting in a total of 1,520 dwellings. It is noted that this number differs to the New Local Plan. A site of 3ha would be sufficient for the increased number of dwellings.

Location of Schools

- 1.17 The Primary School is located to the north of the site and adjacent to Ermine Street. The northern location of the school is welcomed as it will be within reasonable walking distance of both the northern and southern site areas. However, the application recognises that noise levels in dwellings closest to the road will exceed 55dB and those dwellings will require acoustic fences or brick walls. It is considered that the school could be set back from the road to ensure that the noise levels in the external areas of the school are reduced. Should this not be confirmed, additional costs will be incurred to reduce the impact of noise at the primary school, which will need to be met by the developer.
- 1.18 The Ermine Street South site is separated from the Ermine Street north site by Ermine Street. In order to ensure that the school is legitimately accessible to both areas proposed in the local plan, suitable crossings must be available on Ermine Street to allow parents and children to cross safely from the northern site to the school on the southern site.

Levels

- 1.19 Provision for a level and flat school site will need to be secured as part of the Section 106 agreement and the site will be required to meet CCC's School Site Specification.

Environmental Statement – noise

- 1.20 The location of the primary school, to the north of the site, is in close proximity to Ermine Street. In terms of outdoor teaching spaces, outdoor noise levels should not exceed 55Db. The noise assessment referred to in the planning application states that noise pollution will exceed 55dB in the external areas and playing fields closest to Ermine Street. It is considered that any concerns regarding noise could be addressed by moving the primary school to a location further from Ermine Street.
- 1.21 CCC Education require further clarification at this stage of likely internal noise levels for teaching at the Primary School. CCC Education require certainty regarding the option for natural ventilation throughout the year to meet the noise standards and not just summertime standards.

- 1.22 If required, it is considered that suitable noise mitigation could be provided to the primary school to mitigate against noise pollution, e.g. in the form of an acoustic fence if needed. In the first instance further clarification should be provided on the above matters. Should mitigation be required to reduce the level of noise pollution either internally or externally, the developer will be required to meet any additional cost resulting from this.

Secondary Education

- 1.23 Based on the County Council's general multipliers this development is expected to generate a net increase of 250 secondary school places (1,000 dwellings x 0.25 multiplier).
- 1.24 The application suggests that the plans to expand St Peters Secondary School and the opening of Alconbury Weald Secondary school will be sufficient to meet the needs of the development.
- 1.25 However, the secondary school at Alconbury Weald has been planned to meet the need of the Alconbury Weald development only. The likely secondary aged child yield for the Local Plan allocation as a whole (HU1 LP2036) will be 1.8 – 2.5 FE. Pupil forecasts suggest that the number of children in St Peters catchment is increasing and some expansion will be required in order to mitigate this development. Therefore contributions towards the cost of expansion of the local secondary school will be required, this will be secured as part of the Section 106 agreement.

Special Schools/specialist provision

- 1.26 Special education provision for children with SEN is delivered through county special schools. There will be a requirement for a contribution towards cost of developing additional special school provision, this will be secured as part of the Section 106 agreement.
- 1.27 The demand for special school provision is increasing with the rise in numbers of children with severe and complex disabilities. In Cambridgeshire, new developments are seeing 4.4% of the total child population attending special schools. This is significantly above other communities in Cambridgeshire where the percentage is under 1% of the total child population.
- 1.28 In modelling the demand for special school places arising from this development there are a number of assumptions which need to be made. These are:
- 0.9% of 2-19 year olds will require a special school place. (The Council's statutory duty extends from 2-23 years of age. Applying the multiplier to the pupil forecasts is appropriate as although 19-23 year olds will not be included, this is offset by the fact that fewer 2-5 year olds are likely to require a special school place).
 - In lieu of a detailed housing mix pupil forecasts will be based on the Council's standard multipliers that apply to pre-school, primary and secondary aged pupils.
- 1.29 The table below sets out the forecast demand for special school places based on these key assumptions for this site:

Table 1 – Demand for Special School places forecast from development at Ermine Street

	Number of dwellings	Number of 2-19 year olds	Number of Special School places required
Ermine Street	1000	850	9

- 1.30 This means that with the Ermine Street site there will be an increased demand for special school places or for specialist provision at mainstream schools. The existing special schools in St Neots and Huntingdon are already operating at capacity. Consequently a contribution will be required towards providing places at the Alconbury Weald special school.

Recommendations

- 1.31 The location of the proposed primary school in the Northern part of the site south of Ermine Street is considered to be acceptable for accessibility from both the northern Ermine Street and southern Ermine Street Developments.
- 1.32 The key concern in its location relates to noise from Ermine Street. It is recommended that the location of the primary school in the northern part of the site could be re-positioned slightly, moving it a short distance away from Ermine Street to reduce noise pollution. Additional information should also be provided at this stage to provide further comfort on both internal and external noise levels at the school, having regard to Building Bulletin and the Acoustic for Schools Design Guide (2015).
- 1.33 Suitable crossing points will be required to ensure that parents and children can travel safely to school
- 1.34 S106 contributions will be required for primary, secondary and special school places.

2.0 LIBRARIES AND LIFELONG LEARNING

- 2.1 Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.
- 2.2 The importance of libraries to the quality of life, well-being, social, economic and cultural development of communities is recognised both nationally and locally. Therefore, it is important to include access to a range of library facilities to meet the needs of the residents of this new development for information, learning and reading resources in connection with work, personal development, personal interests and leisure.

2.3 These services and facilities include:

- Adult and children's books
- Information books and leaflets
- Local studies and tourist information

2.4 These services in libraries, including mobile libraries, are supplemented by online access to books and high quality information resources available to library members from their home, workplace or school/college.

2.5 The facilities and services provided by libraries play a vital role in the following areas:

- Developing children's reading skills and enjoyment of reading and providing the resources for improving them throughout their pre-school and school years;
- Encouraging and supporting the development of adult and children's literacy through the delivery of the Reading Agency's Universal Reading Offer;
- Supporting the economic development of the local area by providing books, information resources and courses for people in work to develop their skills and knowledge, or for people to improve their literacy, numeracy, IT or other basic skills to help them enter or return to the job market;
- Supporting local tourism, sense of place and population movement by providing information and leaflets about local places and services, and local history and heritage.

2.6 In assessing the contribution to be sought from developers towards library provision, a consistent methodology is applied in Cambridgeshire, based on the following two principles.

2.7 Firstly, the **requirement** for a contribution is determined according to:

1) The County Council's Service Levels Policy for the provision of a range of levels of library service to ensure that communities of similar sizes across the County receive equivalent access. Since this policy is used on an ongoing basis to determine the level of stock and resources available in line with the existing population it follows, therefore, that a significant increase in population will require a corresponding increase in the level of resources made available.

2) An assessment of how the additional demand can be addressed, taking into account:

- The size and position of the planned development;
- The distance to / catchment area of any existing static library provision or the location of any existing mobile library stop(s);
- The physical capacity of the existing library provision in the area to deliver a service to additional users.

2.8 Secondly, where appropriate the **level** of developer contributions for new library service provision will be based on national guidance which sets out the costs per head of population increase to cover building, fitting out, stocking and equipping libraries. The guidance is contained in the document: *Public Libraries, Archives and New Development: A Standard Charge Approach, May 2010*, developed by the Museums, Libraries and Archives Council on behalf of the Department of Culture, Media and Sport, the central

government department with overall statutory responsibility for public libraries. This standard charge approach has formed the basis of the agreements already in place for the major new developments in Cambridgeshire. The standard charges are based on the Royal Institution of Chartered Surveyors (RICS) Building Cost Index and the National Statistical Office Retail Price Index for books and periodicals and will be adjusted in line with those indices over time.

- 2.9 Based on these principles, the actual level of the contribution sought for each development will depend on its size and location in relation to the size / physical capacity of existing library accommodation. However, in all cases it will include a one-off contribution to book and library stock and the shelving, equipment and infrastructure to accommodate and support those additional resources.
- 2.10 In order to assess whether the contribution is ***necessary to make the development acceptable in planning terms*** the County Council calculates the number of new residents arising from the new development and assesses this against the current capacity in the area.
- 2.11 The development is within the catchment for Huntingdon Library. Huntingdon Library is a Tier 2 Hub library.
- 2.12 The Huntingdonshire Developer Contribution SPD sets out the average household size multiplier of 2.25 people per dwelling. This equates to 2,250 new residents arising from the development.
- 2.13 This would require the provision of enhanced static library provision (resources and fit out) with no physical changes to existing building: £42.12 per head of population increase.
- 2.14 Therefore a total contribution of £94,770 (£42.12 x 2250) is required to mitigate the impact of the development.
- 2.15 Table 2 shows the breakdown costs for the project to Huntingdon Library of which the Ermine Street development will make a proportionate contribution.

Table 2: Huntingdon Library breakdown costs

Item	Method	Funding requirement	Explanatory note
Extension of library opening hours	Provision of Open Access technology	£30,000 capital investment	Staffed hours would remain at 42 hours per week with potential additional opening hours through an Open Access system subject to public consultation.
Increase amount of book stock and installation moveable shelving	5,028 additional stock items 117 linear metres of library shelving	£50,280 for stock items £8,762 for additional library shelving	Currently the library provides 1.4 stock items per head of population for the ward. An increase of population of 3591 would require an additional 5,028 stock items with an average cost per item of £10 in 2018. 1 linear metre of shelving for 30 items. 30% of stock on loan at any one time. So shelving required for 3,520 books or 117 linear metres of shelving. 5 linear metres unit shelf @£373.50
Improve access to electronic resources with additional PCs and associated seating	8 computers Associated seating	£4,000 @ IRO £500 each 8 IT desks £2,000 @ £250 each 8 Operator chairs £496 @ £62 each	Currently there are 21 computers. With Open Access increasing the hours the library is open by 40% it would be useful to increase the computer offer by 40% also or with another 8 computers
Makerspace Cart x 2		£10,000 @ £5,000 each	Requested in local plan
Meeting Pod for 2-3 people		£7,619.34 for pod excluding installation Desk £170 3 Chairs £180 @ £60 each	To expand meeting space provision
Total		£113,507.34	

3.0 STRENGTHENING COMMUNITIES SERVICE, PEOPLE AND COMMUNITES

- 3.1 Consideration must be given to the principles and approach developed through the NHS Healthy New Towns initiative that place the health and wellbeing of a developments residents at the heart of its planning.
- 3.2 Placemaking through design and community based support will be critical in ensuring the positive outcomes of this developments residents and avoid the negative trends often seen in new development of this scale.
- 3.3 Consideration should be given to supporting the community to form providing early intervention and support to create a culture of wellbeing within the community. Some of this will be about creating formal and informal places for residents to connect with. This could be via community buildings which are multi-use and flexible providing a neutral focal point for the community through to specialist community development and support workers who can provide a catalyst for the residents to make the community their own in a very positive way.
- 3.4 Green and blue spaces along with innovative sports provision can and should be designed to encourage resident to engage, for example small pockets of space should be allocated to interaction and not limited to children's play e.g. picnic areas, outdoor lounges etc. more information on these principles can be found in the following links [Supporting new communities strategy](#) [JSNA New Developments](#) [Healthy New Towns](#).

The table below provides a breakdown of the proposed mitigation projects and anticipated level of contribution that will be sought.

Cost Summary	Contribution
Total kickstart funding	£10,456
MH training/staff (level 3) (3 yrs)	£0
MH training (level 2)	£6,800
MH Counselling Services CYP	£1,600
Locality staff (2 yrs)	£75,000
Children centre staff (2 yrs)	£27,621
Children centre equipment/activities	£12,500
IDVA (2yrs) (if level 3)	£0.00
DA Kick Start funding (If Level 2)	£1,800.00
Social care unit (2 yrs) if Level 3 (100%)	£0
Social care unit (2 yrs) if Level 2 (50%)	£0
Specialist Community Development Worker (2 yrs) if level 2 or 3	£25,000
Multiagency co-ordination if level 2/3	£23,750
Community Development Activities if level 1	£0

Cost Summary	Contribution
School nursing	£0
Health visiting	£6,875
Health new towns initiative legacy (project workers)	£12,500
Health new towns initiative legacy (kickstart funding)	£5,600
Total	£209,502

2.0 HEALTH

- 4.1 The application has been compared to the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire².
- 4.2 The JSNA contains an evidence review of the built environment's impact on health and has distilled the evidence into the following themes:
- Generic evidence supporting the built environment's impact on health.
 - Green space.
 - Developing sustainable communities.
 - Community design (to prevent injuries, crime, and to accommodate people with disabilities).
 - Connectivity and land use mix.
 - Communities that support healthy ageing.
 - House design and space.
 - Access to unhealthy/"Fast Food".
 - Health inequality and the built environment.
- 4.3 The application, in particular the Environmental Statement (ES), has therefore been reviewed against these themes to ensure the application and assessments submitted in support of the application has identified relevant impacts on health and contains specific mitigation measures to address the impact the development can have on human health.

Generic evidence supporting the built environment's impact on health.

Specific comments on the Environmental Statement are as follows.

- 4.4 Overall the ES has not adequately considered the impacts of the development on "population and human health". In May 2017 changes in the UK implemented the 2014 amendments to the European Union Directive on EIA. The amendments clarify that 'population and human health' factors should be on the list of environmental topics considered by EIA.
- 4.5 This has been acknowledged within **Table 1.1 - Location of Required Information within the ES** "A description of the factors specified in regulation 4(2) likely to be significantly

² <http://cambridgeshireinsight.org.uk/joint-strategic-needs-assessment/current-jsna-reports/new-housing-developments-and-built-environment>

affected by the development: population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage, including architectural and archaeological aspects, and landscape should be included within Technical Chapters 6 – 16 of the ES". Furthermore section 5.1.3 of the ES states that "The EIA has been undertaken in accordance with EIA Regulations 2017 and the National Planning Practice Guidance. It was agreed with HDC that we would incorporate all 'new' topics (**human health**, climate change and biodiversity) within existing chapters. This has not been achieved in that the effects on population and human health have not been carried out for the following sections of the ES:

- Traffic and transport
- Landscape and visual
- Cultural heritage and archaeology
- Ecology
- Water resources, flood risk and drainage

- 4.6 The application has given weight to the emerging Huntingdonshire District Council Local Plan, but has failed to submit a Health Impact Assessment (HIA) which is a requirement in the Emerging Local Plan, whilst this is not a requirement at present in the current local plan, it is disappointing that an HIA was not included as part of the application particularly as the ES has failed to address impacts on population and human health.
- 4.7 There are concerns that the housing size multiplier used is too low, the ES states in section 15.7.26 that *"The Proposed Development will comprise up to 1,000 residential units. It is assumed that the average household size will be 2.25"*. Experience from other new developments in Cambridgeshire (given in the New Housing Development and the Built Environment JSNA) give a range of household sizes. Average household size in the new developments tend to be larger than the standard multiplier used of 2.5, with Cambourne, Cromwell Park and Orchard Park seeing average household sizes of 2.8. This has implications for not only the service delivery in new developments (i.e. coping with an increase in population compared to predicted populations) but also for design on these development sites in the longer term (e.g. households with a household size of 2.8 is likely to need more space and more car parking facilities).

Green space and Sport

- 4.8 There are concerns that the formal sports provision is not due to be available until phase 4 of the development, which could be 5 years since first occupation. There needs to be a commitment to provide "facilities for sport and recreational use, including open space, early on in the development and at key stages as the population of the development grows.
- 4.9 The availability and accessibility of parks, recreation and sports facilities strongly influence physical activity levels, and areas of socioeconomic disadvantage often suffer due to the poor quality or unequal distribution of such resources. Having access to local services and resources (shops, sports centre, and financial services) is associated with positive health outcomes (The location and accessibility of some local services may influence the 'obesogenic' environment in terms of encouraging or discouraging physical activity and providing for a healthy diet). In addition there is no assessment on the distance to open/green space the ANGSt standard could be used.

Connectivity and land use mix

- 4.10 The access and movement strategy fails to adequately address the need for dedicated, separated off-road, leisure and utility routes for non-motorised users. The current application uses the term “Foot/Cycleways” this term is vague and not specific enough to cater for the different needs of users and does not give a clear picture of the provision that will be made for both walking and cycling both for leisure and commuting uses.
- 4.11 Active transport has an important role to play in improving health and wellbeing. There is a wealth of evidence showing that walking and cycling are effective ways of integrating, and increasing, levels of physical activity into everyday life for the majority of the population, at little personal or environmental cost.
- 4.12 In the Commuting and Health in a Cambridge Study carried out by CEDAR, it was found that people who reported it was pleasant to walk and convenient to cycle were more likely to report walking and cycling respectively . Importantly, it was also found that those who perceived there were more convenient cycle paths and public transport were more likely to take up alternatives to the car and those who thought the opposite reported an increase in the number of car commuting trips.
- 4.13 The NICE physical activity and environment guidance conclude that people are more likely to walk or cycle if there is an attractive streetscape with well-maintained and unobstructed pavements. Well-lit and pedestrian-friendly footpaths; and street patterns that provide opportunities for informal contact among residents are identified as having a positive impact on health, wellbeing, physical activity and walkability.

House design and space

- 4.14 The application does not contain an adequate commitment to the address the housing needs of different sectors of the community, in particular a commitment should be made to provide quality housing of a mix of types and tenures and helps meet peoples’ changing needs over a lifetime e.g. a commitment to building a proportion of homes to Approved Document M – Access to and use of buildings of the building regulations.

Community design (to prevent injuries, crime, and to accommodate people with disabilities).

- 4.15 The commitment to use the “Secure by Design” principles is welcomed.

Developing sustainable communities.

- 4.16 The application has not addressed the need to reduce social isolation including supporting access to community facilities and community groups from the first stage of occupation, this has been identified as an issue in new communities across Cambridgeshire in the “New Housing Developments and the Built Environment Joint Strategic Needs Assessment”

Communities that support healthy ageing.

- 4.17 The application has not addressed the needs of older people, particularly in relation to the built environment.

Access to unhealthy/“Fast Food”.

- 4.18 There are concerns over the location of the retail offer near the primary school, there should be consideration given to prevent fast food uses (A5) locating near schools

Healthcare

- 4.19 There are concerns that the information provided in the ES on “healthcare capacity” is taken from the Infrastructure Delivery Plan and not from consulting the Cambridgeshire and Peterborough Clinical Commissioning Group. The methodology used to identify capacity is too simplistic using the ratio of one GP per 1800 patients. The applicant should confirm that the capacity referred to in the application has been confirmed by the CCG, and that this capacity takes into account the new care models, the GP 5 year forward view, and the GP at Scale policies.

5.0 Minerals and Waste

- 5.1 The County Council is satisfied with the Waste Management Strategy prepared by WSP which meets the requirements of Policy CS28 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

APPENDIX 2: TRANSPORT ASSESMENT COMMENTS

Background

The document reviewed is a Transport Assessment prepared by Tpa (Transport Planning Associates) in support of a development of circa 1000 dwellings, a new primary school, local centre and other road side uses (such as a hotel) off Ermine Street, Great Stukeley, Huntingdon.

CCC have previously made extensive pre-application comments in respect of a scoping note for the proposed Transport Assessment.

Comments

Para 3.52 – This assertion would need to be backed up by evidence if it is to be accepted as a reason for increasing bus modal share.

Para 3.57 – The propensity for people to travel by foot and cycle would largely be dependent on the nature of the pedestrian and cycle facilities provided across the A141, which acts as a significant barrier to walking and cycling.

Para 3.63 and Table 3.6 – The speeds along Ermine Street must be taken into consideration when proposing at-grade pedestrian and cycle facilities. This type of crossing on a high speed road will not be conducive to encouraging walking and cycling, especially for vulnerable road users such as children.

Para 3.80 – If the original speed surveys were undertaken at the same time as the roadworks, then these should have also been re-surveyed, as the results could have been impacted by the roadworks.

Para 3.94 – The junction assessment results were not reviewed as part of the pre-application process as this was a scoping exercise and not a Transport Assessment review exercise. In addition the queue length surveys had not been submitted therefore the validity of the base modelling could not have been confirmed. The future year modelling could therefore not have been accepted at that time.

Para 3.102 – Junction 4 is one which has been identified as being a critical junction in the highway network. Evidence would need to be presented that the A14 junction would indeed improve this junction's performance such that no mitigation were required to accommodate this development.

Para 3.107 – As can be seen in the attached modelling review, some of the junctions have not been modelled to replicate the existing situation on site. This is particularly true where there is unequal lane usage on the approaches.

Para 4.9 – It is unclear how the trigger point of 380 dwellings has been calculated. Evidence/justification must be submitted in support of this trigger.

Para 4.13 – The provision of pedestrian/cycle facilities on the A141 is welcomed. However any crossing point must be subject to the full Stage 1 Road safety Audit process prior to the determination of the planning application. Consideration must also be given to current design standards in respect of the proximity of the crossing to the roundabout.

Para 4.15 – Again the proposed pedestrian/cycle crossings on Ermine Street are welcomed. However previous comments relating to vehicle speeds must be taken into consideration. Any crossing point must again be subject to the full Stage 1 Road safety Audit process prior to the determination of the planning application.

Paras 4.17 to 4.24 – It is unclear as to whether the applicant has engaged with Stakeholders in respect of the provision of a new bus service. There must be certainty over the long term viability of the service before a contribution could be accepted.

Para 4.30 and Table 4.1 – It is assumed that the proposed build out rates are based on predicted growth, although clarification will be required in respect of this.

Para 5.33 and Table 5.7 – The information from the previous tables appears to have been incorrectly entered into this table. The information under the Primary School heading appears to be the Secondary School data and the information under the Secondary School heading appears to be the 2011 journey to work Census data.

This will impact on the tables further within the chapter that build on this dataset. This will also affect the flow diagrams and data used for the modelling.

Para 5.60 and Table 5.21 – Whilst it is accepted that the Primary school trips within the site may be based upon the existing data from Huntingdon Primary School, the trip mode shares from St Johns may well differ given the need to cross Ermine Street to access the site. The masterplan appear to indicate that safe crossing points are not on the walk/cycle desire line.

Para 5.63 – The assumptions made for the proportion of children from the Ermine Street and St John's development are acceptable. However. It is not clear as to whether the number of school places is such that children from further afield may attend the school as well. This must be clarified as this will have impact on the trip distribution.

Para 6.5 – In order to check the distributions, CCC will require the spreadsheets calculations used for Appendix P and a plan showing the proposed traffic routing.

Para 6.13 and Table 6.1 – Again, the spreadsheet model and also route plans should be included in order that the distribution may be validated.

Para 6.22 – As previously stated the provision of a bus service would be subject to bus operator's agreement, evidence of which would be required.

Para 6.25 – The current controlled crossing point linking to the St John's development lies away from the desire line meaning that pupils travelling to the new primary school are likely to use the uncontrolled crossings. The controlled crossing should therefore be moved so that it is nearer to the desire line meaning it is more likely to be used.

Para 7.15 – This may be acceptable subject to the validation of the distribution proposed in Table 6.1.

Para 7.20 to 7.23 – The effect of the A14 re-routing should be based upon the modelling produced for the A14 scheme and not a simply discounting of flows. The information from the A14 report has

been used to inform the Alconbury Weald Transport work and thus the same information should be used for this site.

Para 8.4 – As previously stated the changes in the A14 flows should be derived from the scheme modelling outputs.

Para 8.8 to 8.9 – The forecast flows require adjusting to take into consideration comments made in respect of para 5.33 and Table 5.7.

Chapter 9 – The following is a review of the modelling submitted in Technical note 3 (Appendix F). This review concerns the modelling geometry only.

Junction 1 – Ermine Street/A141//A141/Stukeley Road roundabout

The queue length surveys appear to show unequal lane usage on the A141 (E) and Stukeley Road approaches. However the modelling has not been run with lane simulation. In addition the peak hour profile has only been run for one hour which assumes 0 queues at the start and finish of the time period. This would not be the case for this junction as shown by the queue length surveys.

Junction 2 – A14/A141 – grade separated junction

The queue length surveys appear to show unequal lane usage on the A141 (N) approach. However the modelling has not been run with lane simulation. In addition the peak hour profile has only been run for one hour which assumes 0 queues at the start and finish of the time period. This would not be the case for this junction as shown by the queue length surveys.

Junction 4 – Stukeley Road/St Peter's Road/Ermine Street signals

Currently under review by CCC signals team.

Junction 5 Ermine Street/Eddison Bell Way signals

Currently under review by CCC signals team.

Junction 6 – Ermine Street/Cromwell Walk/St John Street signals

Currently under review by CCC signals team.

Junction 8 – A141/Abbots Ripton Road/Huntingdon Road roundabout

Measurement of the entry angle on the A141 (east) is incorrect and too large.

Junction 13 – Edison Bell Way/Brampton Road/Station Access signals

Currently under review by CCC signals team.

Junction 14 – St Johns Street/George Street/Walden Road

The Walden Street approach to the junction (left turn) does not adequately replicate the observed queues.

Currently under review by CCC signals team.

Junction 15 – Castle Moat Road/The Avenue signals

Currently under review by CCC signals team.

Junction 16 – Nursery Road/Hartford Road/Riverside Road

Currently under review by CCC signals team.

Junction 17 A141/A1123/B1514 roundabout

The queue length surveys appear to show unequal lane usage on the A1123 approach. However the modelling has not been run with lane simulation. In addition the peak hour profile has only been run for one hour which assumes 0 queues at the start and finish of the time period. This would not be the case for this junction as shown by the queue length surveys.

General

Given the above comments in respect of the flows and the modelling any conclusions in respect of the junctions that require mitigation could not be accepted at this time.

Para. 10.3 to 10.4 – The proposed accesses and other mitigation measures associated with the traffic impact cannot be fully accepted at present due to previous comments in respect of the modelling and traffic flows. In respect of the walk/cycle measures these are more likely to be acceptable although comments above in respect of the crossings on Ermine Street should be taken into consideration.

Again in respect of the diversion of buses into the site, CCC will require more certainty that such services can be delivered in practice.

Para 10.6 – Again the proposed junction mitigation measures cannot be accepted at the moment given previous comments in respect of the flows and the modelling. It is likely that further junctions will require mitigation.

Once the flows and modelling have been revised, a suitable package of traffic, walking and cycling mitigation measures can be agreed. All mitigation measures will need to be subject to the appropriate Safety Audit process and preliminary design checks prior to their approval for the purposes of planning.

Chapter 11 Summary and Conclusions

Given the above comments, the summary and conclusions could not be accepted at this time.

Conclusion

The Transport Assessment as submitted could not be accepted at this time. A revised Transport Assessment/Addendum should be submitted, taking into consideration the above comments prior to determination of the planning application.

APPENDIX 3: ARCHAEOLOGY COMMENTS

The site is located in a landscape of high archaeological potential. Evaluation undertaken in 2004 (Historic Environment Record Number ECB1883) identified significant archaeological remains of Bronze Age, Iron Age and Roman date. The Environmental Statement submitted in support of the application identifies these heritage assets and proposed a programme of excavation to mitigate the impact of development. We confirm our support to this approach and recommend that the programme of work is secured by the following conditions of planning permission.

1. No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority the pre-commencement aspects of archaeological work should include:

- (a) Submission of a Written Scheme of Investigation that sets out the methods and timetable for the investigation of archaeological remains in the development area, presents an appropriate outreach element, describes post-fieldwork analysis stages, defines relevant technical and publication reports and indicates archive preparation methods for deposition in an approved archaeological archive storage facility;
- (b) Completion of fieldwork and recording in accordance with the approved Written Scheme of Investigation.

2. The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation:

(a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;

(b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;

(c) Preparation of the archaeological archive for display (as appropriate) and deposition at the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local Planning Authority;

Reason: To secure satisfactory mitigation measures and conserve the interest of the historic environment in compliance with NPPF paragraph 141 and policy LP36 of the Proposed Submission Local Plan.

APPENDIX 4: LEAD LOCAL FLOOD AUTHORITY COMMENTS

We have reviewed the following documents:

- Flood Risk Assessment prepared by WSP (ref:70023625-FRA-001, Rev 2) dated August 2018.

At present we **object** to the grant of planning permission for the following reason:

1. There are inconsistencies between attenuation calculations and discharge rates. The 'developable area' has been used to ascertain a maximum discharge rate; however the attenuation volumes have only been based on the impermeable area rather than the developable area. This needs to be amended as it may result in the attenuation being undersized.
2. The current proposal is to split the site into three catchments, using only one management/treatment stage in each (the attenuation basin in each catchment that captures surface water). A well designed drainage scheme will involve a number of SUDs features in sequence, forming a surface water management train. A management train will incrementally improve the quantity and quality of surface water run-off potentially reducing the need for single, large attenuation features that may be harder to maintain due to size and build-up of sediment. Whilst the FRA makes reference to considering the use of permeable paving and bio retention areas as the design progresses, we believe a stronger commitment to implementing a full SuDS scheme should be made at this stage.

Informatives

The proposal includes for the diversion of an existing ordinary watercourse which crosses the site. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991.

Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/watercourse-management/>

Please note the council does not regulate ordinary watercourse in Internal Drainage Board areas.

APPENDIX 5: PUBLIC RIGHTS OF WAY COMMENTS

The development of the land north-west of Spittals Way and Ermine Street provides an opportunity to connect and enhance the existing rights of way network. We welcome the outline proposals to create additional footpaths. We would like to see good pedestrian, equestrian and cycle links as part of the development, as they are in accordance with the requirements of the County Council's adopted Rights of Way Improvement Plan to create links with new and existing communities and the existing Rights of Way network. Providing improved non-motorised user (NMU) infrastructure also encourages healthy lifestyles, in line with national and local policies on health and well-being, including those of the Cambridgeshire Health and Wellbeing Board. We are however concerned that no indication has been made that off-road, leisure and utility routes will be designed and made available to all Non-Motorised Users (NMUs), including equestrian users. We therefore object to the outline planning application as it currently stands.

We would emphasise the importance of ensuring that good soft-user infrastructure is in place before first occupation and community facilities. Experience from other major developments where occupation of dwellings took place before infrastructure was in place showed that people quickly fell into poor habits, becoming reliant on their own private cars rather than walking or cycling. This was supported by a report entitled 'Lessons From Cambourne' in 2007 that stated:

"There is a lack of connection to surrounding villages and Cambourne is poorly integrated into the surrounding countryside. A new settlement should have good pedestrian and cycle links to local footpaths and bridleways and these rights of way need to be established well in advance of construction."

We want to see this site reflect the lessons from Cambourne and ensure good NMU links are provided to surrounding settlements, and that these links are delivered well in advance of any occupation.

Unfortunately, it does not appear that the Design and Access Statement has adequately evaluated the needs of all NMU users, including equestrians. No reference on the Design Code Regulation Plan Framework is made to off-highway routes being made available to all users. There are only references to 'Footpaths' and 'Foot/Cycleways' links across the site. It therefore does not appear that this submission has met several local policies with regard to NMU provision. This includes section 3.38 referenced from the Huntingdonshire Design Guide 2017 which states 'new developments should be linked to surrounding areas using green corridors to assist wildlife movement as well as by a network of paths and bridleways.'

General principles

The County Council's adopted statutory Rights of Way improvement Plan (ROWIP) contains an assessment of the extent to which the local rights of way network meets the present and likely future needs of the public, including the opportunities provided by local rights of way for exercise and other forms of open-air recreation and enjoyment and the accessibility of local rights of way network to new residents. Within the ROWIP there are a number of Statements of Action (SOA) which prioritise specific issues to be addressed and potential solutions and improvements which could be made.

The relevant SOAs in this instance include:

- SOA2 (5) 'Enable increased access to PROW to facilitate healthy lifestyles.'

- SOA3 (1) 'Ensure that RoW are protected from inappropriate use during development and that new facilities are provided to a good standard.'
- SOA3 (3) 'Liaise with planners and developers to provide new countryside access provision to link new development into an enhanced network catering for increased population. To include new routes, status upgrades, improved facilities and improved information, signage and interpretation.'
- SOA5 (3) 'Prioritise bridleway improvements on grounds that bridleway users currently suffer highest risk on roads and bridleway network is currently most disjointed. Ensure that bridleway improvements have least possible effect on pedestrians so as to maximise benefit to widest user community, subject to available funding. Support alternative mechanisms of delivery where necessary.'

The ROWIP would therefore strongly support the delivery of an upgraded Public Right of Way network across the Ermine Street development. The provision of bridleways instead of footpaths, where appropriate, would also satisfy the aims of the Cambridgeshire Health and Wellbeing Strategy. A copy of the ROWIP and Health and Wellbeing Strategy can be found at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/transport-plans-and-policies/local-transport-plan/> and <https://cambridgeshireinsight.org.uk/jsna/health-andwellbeing-strategy/>

Specific Comments on the application

The application does not provide a justification why Public Footpath No. 42 Huntingdon should be diverted or evidence why the existing line of the footpath cannot be retained. Further evidence needs to be provided which demonstrates why the development layout cannot accommodate the existing alignment of the Public Footpath. The granting of planning application does not necessarily mean that a diversion will be approved as it must meet its own legal tests and be acceptable to both the Local Planning Authority and the County Council as the Local Highway Authority.

The Definitive Map team at Cambridgeshire County Council requests that a Public Right of Way (PROW) Strategy is provided at the outset of the development to ensure that both the Local Planning Authority and the County Council are content with the Public Rights of Way provision within the development.

The PROW Strategy should detail general standards for PROWs provided within the site including surfacing, widths, boundary treatments, signage, gradients and drainage. The PROW Strategy should be provided in consultation with the County Council, Local Planning

Authority and local statutory user groups including the Ramblers Association and British Horse Society. Where possible, the strategy should accord with the Cambourne Highway Design Guide which provides a successful design principle for new public bridleways provision (document attached).

As a result of this development, it is envisaged that the local Public Rights of Way network will become more heavily used. The PROW network will provide convenient and attractive off-carriageway links to Brampton, Huntingdon Race Course, Hinchingsbrooke Country Park and the surrounding rural countryside. Whilst increased use of the countryside access network is encouraged and offers a positive benefit to the developer in promoting the site and future residents, it will result in an acceleration of damage to the network which will need to be mitigated

by the development. This should be achieved by an appropriate Section 106 contribution which will allow the County Council to undertake minor improvements to the surrounding PROW to ensure year-round accessibility to the PROW network and the wider countryside.

The Definitive Map team would like to see the development provide a perimeter public bridleway instead of the 'potential footpath' as indicated on the masterplan. NMU provision within the site should accommodate the widest range of use, including cyclists and equestrian users in both their design and legal designation. This should also be detailed through the PROW Strategy. The County Council would therefore expect that where PROW are proposed within the development, where appropriate, they will be provided to a bridleway standard. The County Council can, in agreement with the landowner, dedicate the necessary rights to allow cycle and equestrian use on these routes. The County Council would also strongly advocate the linking up of the perimeter bridleway to Public Bridleway No. 26 The Stukeleys which is immediately to the west of the site. This would provide an excellent link to Great Stukeley in the north and Huntingdon Racecourse to the south west.

Finally Public Footpath No. 46 Huntingdon is not shown on the development plans or referred to within the associated documents. It may be that this public footpath requires removing from the Definitive Map due to an anomaly that occurred during the Alconbury Spur A14 construction. Until such time however that a legal order is made to remove the route from the Definitive Map and Statement the public footpath should be shown on the relevant documents and plans to ensure clarity and accuracy of the application. For the reasons outlined above the Definitive Map team at the County Council are objecting to the application until a PROW strategy is provided to the satisfaction of the Local Planning Authority and the County Council.

For the reasons outlined above the Definitive Map team at the County Council are objecting to the application until a PROW strategy is provided to the satisfaction of the Local Planning Authority and the County Council.