



# ST IVES TOWN COUNCIL

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**TOWN CLERK:**

**Alison Melnyczuk BA (Hons) FILCM**

**TWINNED WITH STADTALLENDORF**

23 September 2011

Mr M Huntington  
Huntingdonshire District Council  
Planning Services  
Pathfinder House  
St Mary's Street  
Huntingdon  
Cambs PE29 3TN

Dear Mike

## **St Ives West Development – Comments on draft framework document**

Please find below the comments on the St Ives West Urban Design Framework from St Ives Town Council. The comments have been input to the online consultation document, against the consultation points shown.

### **Housing Layout**

- Support the general arrangement of new housing as shown in the document (Consultation Point: 4.5 Density and Mix)
- Although we recognise the concerns of adjacent villages regarding the loss of the gap between St Ives and Houghton, the layout shown will enable all the housing to be linked together encouraging social interaction and create a stronger link to St Ives town centre. (Consultation Point: 4.5 Density and Mix)
- Do not support developer and SHED alternatives for housing close to Westwood Road. This would result in unacceptable additional traffic on Westwood Road, increased separation between the town and green space and loss of practical green space at the end of the site (too narrow). The proposal to use existing parking at the Burgess Hall to serve the green space would be less effective. (Consultation Point: 4.5 Density and Mix)
- Accept the principle of lower housing density towards Houghton Grange (Consultation Point: 4.5 Map 28 Density)
- The report should make it clear that the aspiration to achieve up to 40% social housing includes a substantial amount of joint ownership housing rather than exclusively social rented housing. (Consultation Point: 4.5 Map 28 Density)
- A proportion of the main and social housing should be designed for elderly and disabled. (Consultation Point: 4.5 Map 28 Density)
- Any new housing in the "How" gardens should be very limited and of an especially high quality to suit the location (Consultation Point: 4.5 Map 28 Density)
- The requirement for new housing to be designed to current best practice and highest energy efficiency is welcomed. (Consultation Point: 4.1 Vision and Preferred Option)

## Green Spaces and Trees

- Welcome the proposal for a tree screen along the A1123 (Consultation Point: 4.1.6 Preventing a coalescence...safeguarding a gap between the two settlements)
- Welcome the provision of tree preservation orders on existing trees (Consultation Point: 4.2 Features to be Retained)
- Welcome the addition of public green space. Further discussions will be required regarding the long term management of these spaces. The Nobles Field Trust and Friends of Holt Island organisations already exist in St Ives or a new organisation could be created. Ongoing funding, from the CIL needs to be arranged. (Consultation Point: 4.4 Strategic Green Space)
- Welcome the expansion of the conservation areas to provide additional protection to the remaining green spaces against future development (Consultation Point: 4.1.6 Preventing a coalescence...safeguarding a gap between the two settlements)
- The view from Hemingford Meadow must be considered – impact of new housing and street lights to be minimised (Developer to provide a series of views at outline stage) (Consultation Point: 4.4 Strategic Green Space)

## Transport

- Serious concern about the impact of the new development on traffic flows on the A1123. CCC should confirm the level of impact of additional traffic and consider bringing forward elements of the St Ives Transport Plan that would help mitigate the impact. S106 / CIL funding could be used for this. (Consultation Point: 4.10.2 Principal Road Junctions and Traffic Flow)
- Welcome decision to review the existing Slepe Meadow junction with CCC. (Consultation Point: Map 15)
- A second bus stop is needed on the A1123 (Consultation Point: 4.10.4 Public Transport Networks)
- The provision of a network of extensive footpaths and cycle paths is welcomed. Segregation of pedestrians and cyclists needs to be considered. (Consultation Point: 4.10.4 Public Transport Networks)
- Developers need to be encouraged to consider additional measures to reduce traffic impact. For example a car pool scheme, 6 months free bus smartcard use, discounted adult cycle purchase etc. (Consultation Point: 4.10.2 Principal Road Junctions and Traffic Flow)
- A road block to prevent "rat running" is accepted in principle. Additional work is required to consider the best location and impact on existing residents will be required. Restrictions on the new loop road should be considered. The impact on parents driving their children to the St Ivo School will need to be considered. (Consultation Point: 4.10.3 Road Access through the Site)
- Improvements to the footpath between the development and Wyton on the Hill are required. (Consultation Point: 4.10.4 Public Transport Networks)

## Site Facilities

- The provision of a shop is welcomed. HDC should investigate ways to encourage early occupation of shop (Consultation Point: 4.8 Public Realm, Play Space and Street Design).
- The size of the shop needs to balance viability against the risk of extracting business from other local stores (Consultation Point: 4.8 Public Realm, Play Space and Street Design).

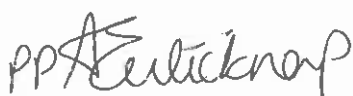
- The final document should contain a statement provided by CCC on the likely additional education provision including pre-school required by the new development. (Consultation Point: 2.3.6 Education)
- The new development must not result in pupils from adjacent villages being prevented from coming to St Ivo School. (Consultation Point: 2.3.6 Education)
- The final document should contain a statement provided by the Health Authority on any medical provision required by the new development (Consultation Point: St Ives West Urban Design Framework)
- Space for additional allotments is required (Currently a queue for sites in St Ives). This could be money provided for off-site provision. (Consultation Point: St Ives West Urban Design Framework)
- We note that the recent Framework Document for the Brampton site has a summary of likely S106 requirements. This would be a useful addition to this document. (Consultation Point: St Ives West Urban Design Framework)

### Delivery and Co-ordination

- Need to ensure different sites are co-ordinated and that the overall impacts on traffic, rain water and waste are considered – a single Outline Planning application would be an effective way to achieve this. (Consultation Point: St Ives West Urban Design Framework)
- No housing occupation should be allowed until – new trees planted road layout complete, cycle tracks and new bus stops in place. (Consultation Point: St Ives West Urban Design Framework)
- St Ives Town Council would like to receive any planning applications relating to the site that are located in the Parish of Houghton (Consultation Point: St Ives West Urban Design Framework)

If there are any queries, please come back to me.

Yours sincerely



Alison Melnychuk BA (Hons) FILCM  
Town Clerk

Copies by email to:  
District Councillors Jason Ablewhite, John Davies, Doug Dew, Julie Dew and Deborah Reynolds  
County Councillors Roy Pegram and Kevin Reynolds