

Appendix A – Changes proposed by the Council to make the Huntingdon West AAP sound

These Proposed Changes (PC) are proposed by the Council in response to points raised and suggestions discussed during the Examination and they are required to make the plan sound.

The changes below are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

The page numbers and paragraph numbering below refer to the submission AAP, and do not take account of the deletion or addition of text.

No.	Page	Policy/ Paragraph	New or Revised Wording
PC1	10	HW1	<p><u>Changes should be made to the road network</u> in order to promote better accessibility and enable redevelopment, <u>including: a new and changed road system as shown on Map 3 'The Road Proposals' will be constructed.</u> The principal elements are:</p> <p>a. The removal of the current A14 viaduct and series of changes to the local road network, the design and specification of which will be determined by the Highways Agency.</p> <p>b. The <u>the West of Town Centre Link Road</u> the design and specification of which will be determined by Huntingdonshire District Council in consultation with its partners.</p> <p><u>b. the A14, the future of which will be determined through a study undertaken by the Department of Transport.</u></p>
PC2	11	Map 3	<i>Delete map.</i>
PC7	15	Map 5	<i>Delete map.</i>
PC8	16	HW4	<p>Development sites in the George St/ Ermine St area of approx 6ha will be redeveloped according to a masterplan using the concepts set out in Map 6e 'George Street/ Ermine Street - Land Uses' including provision for the following mixed uses:</p> <p>a. Retail of <u>approximately 5,350m²(footnote 1)</u> that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court;</p> <p>b. Approximately 170 to 230 homes (including affordable housing);</p> <p>c. Open space;</p> <p>d. <u>Employment of approximately 0.57ha^(footnote 2), such as office (B1a), or a</u>Alternative town centre uses such as office (B1a), live/work units, restaurants, a hotel and leisure facilities;</p> <p>e. An additional public car park to serve the need for long stays in the town centre; and</p> <p>f. Related servicing, pedestrian and cycle links, cycle and car parking.</p> <p><u>Footnote 1 - This figure is an approximate net internal floor area and has been arrived at from a robust residual assessment</u></p>

PC8			<p><u>based upon the submissions made by the Council and principal landowners in the Chequers Court area and evidence of need from the Huntingdonshire Retail Development Advice (Roger Tym and Partners on behalf of HDC, 2010). Any retail development beyond this figure would need to satisfy the policy tests in CS8 of the Core Strategy, HW4 of the AAP and demonstrate its acceptability in transport terms.</u></p> <p><u>Footnote 2 - Any employment development beyond this figure would need to satisfy the policy tests in CS7 of the Core Strategy, HW4 of the AAP and demonstrate its acceptability in transport terms.</u></p>
PC8	16	Paragraph 7.4	<p><u>...convenience floorspace across the District. The Council's updated Retail Study in 2010 identifies that the need in Huntingdon is for a total of approximately 19,450m² net retail floorspace, the majority of which (17,400m²) is for comparison sales. The provision of some of this space as part of a second phase of redevelopment at Chequers Court is planned but there is a need to facilitate further land for retail use. The George St/ Ermine St area offers the opportunity for complementary retail development which can demonstrate that the proposed site is or will be well connected to the town centre that can satisfy demand if there are no suitable sites within the town centre. Retail proposals will have to demonstrate that the sites chosen are appropriate, propose an acceptable traffic and urban design solution (for the redevelopment of the site and as part of the redevelopment of the area as a whole), have regard to issues of retail mix. They will also have to demonstrate and that they enhance the vitality of Huntingdon town centre...</u></p>
PC9			
PC9			
PC11	23	HW5	<p>...d. Parts of the hospital site will be considered for office use (B1a), non-residential institutional uses (D1), or alternative uses should these part not be required for hospital use due to reconfiguration of facilities on site.</p>
PC10	23	Paragraph 7.14	<p><u>...may be suitable uses. All this Constabulary land will require an appropriate road access, having regard to the previously proposed plans associated with the A14 improvements, the Government's proposed study on the A14, and any further proposals in respect of enhanced access around Huntingdon.</u></p>
PC10	23	Paragraph 7.15	<p><u>...Views Common adjoining the site. A single joint access as currently exists for both the Water Tower and this 1.9ha site is envisaged.</u></p>
PC11	23	Paragraph 7.17	<p>...planning application made. Alternative uses such as housing may also be possible if well related to existing development and appropriate measures are put in place to alleviate traffic on Hinchingsbrooke Park Road</p>
PC12	28	Paragraph 8.2	<p>Hinchingsbrooke Country Park consists of 70 hectares (170 acres) of woodland, meadows and lakes together with a number of facilities. Land to the south-west has the potential to be added <u>The Council will seek to add land to the Country Park to provide for additional recreational activities and support improved biodiversity. Such land could be leased or purchased. The existing route around the eastern lake provides a loop that would ideally be replicated by paths around the western part. This could be achieved in stages with initial paths leading to bird hides enabling people to view the wildlife. Country Park management of the island within the western lake would enable the lake to become a better habitat. This</u> The allocated land is</p>

			currently farmed and is largely within the floodplain...
PC14	28	Paragraph 8.3	There is a significant demand for car parking during events at the Country Park. Leasing or purchasing adjoining land near Huntingdon Rd could provide for an additional car park. In the short term, it is envisaged that car parking would only be used for events on a limited number of occasions in the summer months. In the longer term a A permanent car park <u>may become desirable located along Huntingdon Rd will be pursued in order to cater for increased visitor numbers and avoid the need for all visitors arriving by car to use Hinchingsbrooke Park Road.</u>
PC15	30	Policy HW7	Views Common will remain as a significant open space and, <u>subject to the outcome of the proposed study, if the A14 viaduct and embankment is to be removed, it will be added to by reinstatement of that land.</u> will be added to by reinstatement of land currently taken up by the A14 as shown on Map 9 'Views Common'. The Council will work with the owners to enhance public access across the Common.
PC15	31	Map 9	<i>Delete map.</i>
PC16	32	Paragraph 8.9	Open space must be provided in accordance with a standard which expects at least 1ha of additional open space in the area before an additional 500 person increase in the population <u>Green spaces such as these will be delivered in accordance with the Development Management DPD.</u>
PC17	33	Policy HW9	...and in particular how any proposal has: 1. Contributed towards sustainable principles for example by being adaptable and resource efficient 2. Met or exceeded the standards of the Code for Sustainable Homes and BREEAM or successor standards 3. Utilised renewable energy systems and sources 4. Protected the area's heritage...
PC17	33	Paragraphs 9.2, 9.3 and 9.4	<i>Delete these paragraphs.</i>
PC20	35	Policy HW11	Elsewhere the completion of the A14 road changes and associated works to the viaduct will determine when the majority of development can go ahead. <u>Elsewhere where it is considered that there is potential for a proposal to affect the A14 a transport assessment will be required to demonstrate that there will be 'nil detriment' to traffic flows on the A14 in accordance with the current Highways Agency policy position.</u>
PC19	35	Policy HW11	In the Hinchingsbrooke area additional transport measures may be necessary after the completion of the A14 changes before development goes ahead.
PC9	35	Policy HW11	Retail development in the George St/Ermine St area will be dependent on the selected site being appropriate in terms of a sequential analysis considering the existing town centre first and the development proposals <u>being complementary to the plans for the town centre in terms of the mix of retail activity and that the selected sites are appropriate in urban design terms and can demonstrate that they are well connected to the town centre.</u>

			contained within the Huntingdon & Godmanchester MTTs, including any review of that strategy once the outcome of the A14 study is known.
PC13	43	Appendix 2, paragraph 2.1	Hinchingbrooke Country Park can be improved and extended as funds become available throughout the life of the area action plan between 2010 and 2026. Low cost and urgent improvements are expected in the short term. <u>It is anticipated that within a year of the AAP being finalised, some additional land will become accessible to Country Park users through lease arrangements with adjoining landowners delivered through the Higher Level Stewardship (HLS) or other agri-environment schemes. Land near Huntingdon Rd may be used for car parking for events on a limited number of occasions in the summer months.</u> In the longer term additional land may be leased or purchased as funds become available.
PC9	43	Appendix 2, Paragraph 2.4	...a gas main diverted. An appropriate sequential analysis of sites available in the town centre, compared to this site, will be required for retail development. The timing of development...
PC10	43	Appendix 2, Paragraph 2.5 (including heading)	Map 7d 'Hinchingbrooke Community Campus - Land Use Proposals' - (Employment Proposal) (<u>Site A and site with permission for College</u>) <i>Delete all paragraph 2.5 text and insert instead:</i> <u>Development of these sites requires an appropriate road access, having regard to the previously proposed plans associated with the A14 improvements. The permission for the Huntingdonshire Regional College was granted with conditions allowing for a road to be built by developers to Highways Agency standards anticipating its eventual incorporation as part of the then proposed A14 scheme. Developers would be expected to show how both sites would be served by a new road and liaise with the Highways Agency in respect of further studying options for the upgrading of the A14.</u>
PC4	43	Appendix 2, Paragraph 2.7 (including heading)	Map 7d 'Hinchingbrooke Community Campus – Land Use Proposals' – (<u>Site B and Water Tower Site with Permission for Development</u> West of railway employment land) <i>Delete all paragraph 2.7 text and insert instead:</i> <u>Part of this land has been operating as a temporary car park since 2009. Employment development would be facilitated by the removal of the viaduct which was part of the now withdrawn scheme for the A14, but it is not necessary for the viaduct to be removed for some development to occur. Such development will need to respond to the physical constraint of the viaduct and the outcomes of the A14 study, if the viaduct is removed. Joint use of the existing access to Brampton Road is anticipated.</u>
	48	Proposals Map	<i>Add land with current permissions for Huntingdonshire Regional College and office development adjacent to the Water Tower to allocations already shown. Colour these separately and identify in the Legend as 'Employment or institutional alternative use – HW5'.</i>

PC21: Replacement Chapter 11 (Monitoring)

11.1 The Council produces an Annual Monitoring Report (AMR) in accordance with the Planning and Compulsory Purchase Act 2004. The AMR assesses performance against indicators, which are linked with spatial objectives from the Core Strategy as well as sustainability appraisal objectives and other adopted policies. If, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the area action plan.

11.2 The following table shows how policies in the area action plan will be monitored by indicators and the targets that are sought in relation to those indicators.

Policy	Indicators	Indicator Type	Targets	Responsible Agencies
HW1, HW10	Completion of WOTC Link Road	Local output (S106 and MTTs report)	CPO for WOTC Link Road complete by Dec 2011 Construction of WOTC Link Road by Dec 2013	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council
HW1	Completion of changes to the A14	Local output	Study to identify cost effective and practical proposals for the A14 completed in accordance with government timeframes	Highways Agency
HW2	Additional pedestrian and cycle paths included in the Market Town Transport Strategy	Local output (MTTS report)	Market Town Transport Strategy reviewed within 12 months of outcome of A14 study.	Huntingdonshire District Council, Cambridgeshire County Council
HW2, HW4, HW10	Additional pedestrian and cycle paths created within the AAP area	Local output (S106 report)	Link from Ferrars Road through Handscroft Lane created with development by Dec 2020	Private Sector
HW2, HW4, HW10	Additional pedestrian and cycle paths created within the AAP area	Local output (MTTS report)	Additional crossing points on ring road created after WOTC Link Road and additional development by Dec 2020	Huntingdonshire District Council, Private sector
HW2, HW6, HW7, HW10	Additional pedestrian and cycle paths created within the AAP area	Local output (Management Plan reports)	Additional public access around Hinchingsbrooke Country Park and Views Common created as funding becomes available by Dec 2026	Private Sector, Huntingdonshire District Council, Cambridgeshire County Council
HW2, HW3, HW4,	Additional pedestrian and cycle paths created within the AAP area	Local output (S106 and MTTs report)	Additional and diverted links north and south of George Street created with development by	Private Sector, Huntingdonshire District Council, Cambridgeshire

HW10			Dec 2020	County Council
HW2, HW3, HW4, HW10	Additional pedestrian and cycle paths created within the AAP area	Local output (S106 and MTTTS report)	Cycle and pedestrian bridge across railway if needed created with development by Dec 2026	Private Sector, Huntingdonshire District Council, Cambridgeshire County Council
HW3	High satisfaction with Huntingdon railway station	Local Output – specific to AAP (MTTS report and 5 yr survey)	More than 75% satisfied and more than 50% highly satisfied in survey	Network Rail, First Capital Connect, Cambridgeshire County Council, Huntingdonshire District Council
HW4, HW9	Completion of a masterplan for George St/ Ermine St area	Local Output – specific to AAP	Adoption of masterplan by Dec 2013	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council, Internal Drainage Board
HW4	Completed retail, and leisure development (gross and net internal floorspace in m ² A1, A2, D2)	Core Output	4,000m ² gross retail by Dec 2020	Private Sector
HW4	Completed employment development (gross and net floorspace in m ² B1a, B1b, B2, B8)	Core Output	2,000m ² gross employment by Dec 2026	Private Sector
HW4	Completed floorspace for other use class (net internal floorspace in m ² A3, A4, C1, C2, D1, sui generis)	Core Output	No specific target	Private Sector
HW4	New dwellings on previously developed land	Core Output	170 dwellings by Dec 2020	Private Sector
HW4	Affordable housing completions	Core Output	40% on proposals of 15 or more homes or 0.5ha or more	Private Sector, Registered Social Landlords
HW4, HW8, HW10	Additional public open space (m ²)	Local Output	Open space near George St and near Handscroft Lane with development by Dec 2020	Private Sector
HW4, HW10	Additional public car parking	Local Output (MTTS report)	Public car park to west of Huntingdon by Dec 2020	Huntingdonshire District Council, Private Sector

HW5, HW9	Completion of a masterplan for Hinchingsbrooke area	Local Output – specific to AAP	Adoption of masterplan by Council by Dec 2016	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council
HW5	Completed employment development (gross and net floorspace in m ² B1a, B1b, B2, B8)	Core Output	3000m ² gross by Dec 2020 5000m ² gross by Dec 2026	Private Sector
HW6, HW10	Extension to Hinchingsbrooke Country Park	Local Output – specific to AAP	Lease or purchase of all additional land identified by Dec 2026	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council
HW6, HW10	Enhanced facilities in Country Park	Local Output	Additional car parking for 250 cars provided by Dec 2020	Huntingdonshire District Council, Private Sector
HW6	High satisfaction with Country Park	Local Output (Management Info + 5 yr Survey)	More than 75% satisfied and more than 50% highly satisfied in survey	Huntingdonshire District Council
HW7	Reinstatement of land to Views Common	Local Output	Land added after removal of viaduct	Highways Agency
HW8, HW10	Additional public open space (m ²)	Local Output (S106 report)	Open space created as required by development	Private Sector
HW9	Number and percentage of housing sites (10+ dwellings) with a Building for Life assessment of less than 10, 10-13, 14-15 and 16+	Core Output (Survey)	Sites to achieve a minimum score of 10	Private Sector, Registered Social Landlords
HW9	High quality developments	Local Output (5 yr Survey)	More than 75% rate quality good and more than 50% rate quality high in survey	Private Sector, Registered Social Landlords
HW10	Amount of contributions towards infrastructure	Local Output (S106 report)	Infrastructure set out in Appendix 1 to AAP provided	Private Sector, Huntingdonshire District Council
HW11	Plan implemented within timeframes	Local Output	Timeframes set out in Appendix 2 to AAP met	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council, Highways Agency