

## Addendum to Report by Inspector Eric T Searle on Huntingdonshire Core Strategy 2008

(revisions to page 17 – Issue 4)

this area offers significant opportunities for development especially through the creation of a large sustainable urban extension to the east of the town. ~~The capacity of the A428 may be an issue until the section between the A1 and Caxton Gibbet can be upgraded to a dual carriageway.~~ (PC/5/00200)

### iii) Paragraph 5.86

Add to paragraph 5.86 after “Caxton to St Neots” **and the possible future improvements to the A428 from Caxton to the A1 bypassing St Neots** (PC/5/03700)

### iv) Paragraph 5.93

Add to the fifth line paragraph 5.93 after “spring 2009” **The release of development sites within the Huntingdon SPA will be required to demonstrate ‘minimal impact’ or ‘nil detriment’ on traffic flows on the A14 prior to the A14 improvements taking place.** Delete the next two sentences and add **Improvements will be needed to the three roundabouts on the A428 and other traffic management measures to mitigate the impact of development related traffic arising from the Core Strategy proposals.** (PC/5/03850A and B and PC/5/03900)

### v) Add to monitoring paragraph 6.5

...particularly the Huntingdon **Spatial Planning Area**. The next phase will see the start of strategic Greenfield development **that** will be dependent on the provision of a significant amount of infrastructure, **and in the case of sites close to the A14 in Huntingdon Spatial Planning Area demonstrate ‘nil detriment’ to the A14 if they wish to be developed prior to the A14 improvements.** Delete remainder of last two sentences. (PC/6/00050)

### vi) Paragraph 5.92

Research for the Council's ~~emerging~~ Watercycle Study has identified where current treatment infrastructure has insufficient capacity for development in its catchment. The scale of proposed development at St Neots is such that a new treatment works and increase in discharge consent ~~is likely to~~ **will** be required. ~~The design, construction and commissioning period for a new treatment plant is in the order of 5 years and, if land purchase negotiations are~~

~~added, the period could be 8 years~~ **The timing of growth however will not be affected as an increase in the discharge consent has been granted allowing development to proceed up to 2018 by which time any expansion of the treatment works can be delivered.** Any development proposals falling within the Upwood Sewage Treatment Works catchment will need to ensure that no adverse effect would arise impacting on Woodwalton Fen. (PC/5/03800A)

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**facilities at Chequers Court. and e** Complementary and appropriate development, **that does not jeopardise the delivery of further redevelopment of Chequers Court,** will be located in a significant mixed use redevelopment in the area west of the town centre covered by the Huntingdon West Area Action Plan

At least 9,000m<sup>2</sup> of comparison floorspace will be located in St Neots, **with priority given to proposals concentrated** in the town centre. ~~and e~~ Complementary and appropriate development **will be located** as part of a significant mixed use urban extension on greenfield land to the east of the town;

At least 2,000m<sup>2</sup> of comparison floorspace will be located in St Ives concentrated in the town centre; and

At least 4,000m<sup>2</sup> of convenience floorspace **primarily** in town centres across the District. (PC/5/02400 and PC/5/02500)

**x)** Add to third item in the contributions list after "strategic green infrastructure" **and biodiversity enhancement mitigation;** (PC/5/04000)

#### **4. Other changes**

4.01 The Council wishes to make several changes to the submitted Core Strategy in order to clarify, correct and update various parts of the text. They are often words of explanation which makes the Core Strategy easier to read and understand. Although these changes do not address key aspects of soundness, I endorse them on a general basis in the interests of clarity and accuracy. These changes are listed for convenience in the Annexe. The Annexe is a comprehensive list of all changes proposed by the Council, some of which have been further amended by me in this report.