

Appendix E

Analysis of comments from interested parties and local residents

Precis of comments

<i>No.</i>	<i>Comment</i>	<i>Response to comment</i>
1	Principle of development <ul style="list-style-type: none"> i) Ribbon development – continuous development from Hardwick to Cambourne ii) Scale of development 	<p>The Local plan has already allocated the site for development</p> <p>Ditto</p>
2	Relationship with Highfields Caldecote <ul style="list-style-type: none"> i) Encroachment on Highfields Caldecote ii) Buffer zone too small iii) Construction traffic iv) Prevent a rat run through village v) Fails to protect character of neighbouring village vi) Junction with Highfields Caldecote will not work vii) Disappointed to see development on NE of the site too close to Highfields Caldecote 	<p>The proposal is in accordance with the SPD</p> <p>The buffer zone is in accordance with the SPD, and has been extended from the original submitted plans.</p> <p>Will be addressed through planning condition</p> <p>Monitor impact – mitigation if required</p> <p>The character of Highfields Caldecote will be retained. The new village will have its own different character.</p> <p>County Council are content with the junctions.</p> <p>The buffer zone is in accordance with the SPD, and has been extended from the original submitted plans.</p>
3	Separate access onto A428 <ul style="list-style-type: none"> i) Need separate access onto A428 	<p>Local plan requires access on NW and NE corner, the proposal is in accordance with the Local Plan and the SPD.</p>

	<p>ii) Needs more than 2 access points</p> <p>iii) Provide third access out of the site</p>	<p>Local plan requires at least 2 access points</p> <p>See above</p>
4	<p>Broadway and impact on Bourn village</p> <p>i) Design of junction may still allow for a left turn out of the development and onto the Broadway</p> <p>ii) Remove access onto Broadway</p> <p>iii) Construction traffic</p> <p>iv) Noise pollution</p> <p>v) Safety issues</p> <p>vi) Prevent its use as a rat run through village</p> <p>vii) Impact of indiscriminate vehicular access through village</p> <p>viii) School and surgery in village will be overwhelmed</p>	<p>CCC agree with the applicant's assessment of the design. If in the future through monitoring it seems that the design of the junction does not work, then further mitigation measures may be required.</p> <p>Local Plan requires at least 2 access points out of the site, including here.</p> <p>Will be addressed through a construction management plan (CEMP) dealt with by condition</p> <p>Will be addressed by planning condition</p> <p>No safety issues have been identified</p> <p>Broadway junction will be designed to prevent traffic leaving the site making a left turn down the Broadway</p> <p>If monitoring of the impact of any traffic leaving the site and going down the Broadway will be mitigated if harm is identified by increased traffic flows</p> <p>The development will be providing its own education and health facilities</p>
5	<p>A428 and transport infrastructure</p> <p>i) Too much traffic along A428</p>	<p>Strategic transport infrastructure will be implemented as a result of this development</p>

	<ul style="list-style-type: none"> ii) Will further increase traffic into Cambridge iii) Caxton Gibbet junction does not work iv) Infrastructure needs to be in place before development begins v) Lack of public transport – no direct buses to Royston and St Neots train stations 	<p>Alternative transport solutions will be provided</p> <p>S106 contributions will be made towards improving this junction, but it is likely that the junction will be upgraded significantly when the A428 dualling is completed</p> <p>Transport infrastructure will be put in place in a phased manner throughout the duration of the development</p> <p>Improvement to public transport will be Cambridge focussed</p>
6	<p>Impact on Hardwick</p> <ul style="list-style-type: none"> i) Traffic calming along St Neots Road past Hardwick ii) Prevent rat running through Hardwick 	<p>Monitoring of the impact of any traffic leaving the site and going down St Neots Road past Hardwick will result in mitigation if harm is identified by increased traffic flows</p>
7	<p>Mixed uses</p> <ul style="list-style-type: none"> i) Incorporate employment areas within development ii) Not enough employment proposed, see Cambourne as an example iii) Needs to prove that the development can be self-contained iv) Where are the schools and surgeries? 	<p>Mixed use areas are proposed within the development</p> <p>Additional large-scale employment uses are proposed on the adjacent former Gestamp site</p> <p>See above</p> <p>These are proposed within the development</p>
8	<p>Sustainable development</p> <ul style="list-style-type: none"> i) Opportunity for a sustainable low impact development 	<p>Agree – see report</p>

	<p>ii) Need for a church, small shops, better public transport</p> <p>iii) Will be as large as a town without the facilities of a town</p> <p>iv) When will open space be provided</p> <p>v) Where is the vision? Is this the best we can do?</p>	<p>These are all within the development specification</p> <p>It will have all the facilities that a development of this size needs, complemented by facilities in Cambourne</p> <p>Open space will be phased throughout the development</p> <p>The development will be distinctive, based upon one of the runways, providing connections to surrounding communities, and is in accordance with the SPD.</p>
9	<p>Footpaths etc</p> <p>i) Need for footpaths to be upgraded to bridleways</p> <p>ii) Existing cycleways to Cambridge are poor</p> <p>iii) Provide a perimeter bridleway like Cambourne</p> <p>iv) Link to Comberton greenway project</p>	<p>Footpaths and bridleways will be provided within the development, to connect to surrounding routes</p> <p>The existing footpath to Cambridge will be upgraded to a cycle path as far as Madingley Mulch</p> <p>This will be provided</p> <p>S106 contributions will be made to enable this to happen</p>
9	Loss of airfield	The site has been allocated in the Local plan as a new village
10	UXO danger	This will be addressed by planning condition
10	Noise and light pollution	This will be addressed by planning condition
11	Flood protection will need to match that of Cambourne's eastern valley	Surface water drainage strategy to be implemented with input from the Environment Agency and the Local Lead Flood Authority

12	<p>Impact on grade II listed buildings</p> <p>Leave historic runway alone</p>	<p>Increased thickness of landscaping belts will reduce the impact on nearby listed buildings</p> <p>One of the runways will be incorporated into the masterplan, and this will retain the historic link to the site's previous use</p>
13	Increase in crime	There is no evidence that the new development will increase crime. There is a police station in Cambourne.