

Appendix F to Appendix B

Question 1: Do you feel there are any further constraints that need to be identified, as illustrated on the Constraints Diagram in the draft Development Brief?

Comment:	Response:
Site levels	
1. Does not state the comparative level of the established neighbouring housing to the north (includes gardens & houses of Horne Lane). Corridor of hedging could improve privacy and safeguard the boundary.	<i>Agree. Additional text acknowledging the lower levels for some of the properties to the north. (refer to Paragraph 4.1)</i>
2. Levels in relation to existing houses in Horne Lane.	<i>Agree. Additional text acknowledging the lower levels for some of the properties to the north. (refer to Paragraph 4.1)</i>
3. Undulating levels on the site.	<i>Acknowledged – add text. (refer to Paragraph 4.1)</i>
Adjacent properties	
4. Buffer strip of open land should be maintained along the northern boundary and joining onto the proposed amenity space on the eastern part of the site along the water course. Could be laid out to orchard as was the area historically.	<i>Matter to be addressed at the application stage to satisfy CBC. It is envisaged the proposals will include landscaping around the boundaries within the curtilages of proposed gardens. Detailed proposals will obviously need to ensure satisfactory relationships between existing and proposed properties.</i>
5. Relationship to existing housing - possibility of green buffer adjacent existing housing with cycle path.	<i>The relationship to existing housing is acknowledged – see 4 above.</i>
6. Neighbouring housing amenity needs to be considered at the south of the development for the houses in the hollow.	<i>Agree – add to plan and text. (refer to Paragraph 4.1 and Constraints Plan)</i>
Roads/traffic	
7. Road development to provide safe access and exit to new	<i>Will have to be addressed at the application stage to satisfy CBC. The transport survey and modelling concludes the Royal Oak junction is able to</i>

development and increased traffic flow at Royal Oak junction.	<i>accommodate the additional development.</i>
8. Traffic on Biggleswade Road and traffic impact of development.	<i>The planning application will need to include a Transport Assessment to satisfy CBC on highway access issues and the draft document is with CBC.</i>
Environment	
9. If the amenity space is used for sports the tree with a TPO will need to go. Main sewer easement would need to extend across the cricket field. This will cause disruption to the cricket club.	<i>The indication is there is no demand for additional sports field and consequently no impact on the protected tree. The sewer easement through the cricket field already exists.</i>
10. Plan shows intent for 'no breaks' in established hedge feature, yet proposal shows main access road bisecting this hedge.	<i>Disagree as regards the 'intent'.</i>
11. Retain existing planting on boundaries.	<i>Noted – add text confirming intention to retain existing planting as much as possible. (refer to Paragraph 4.1)</i>
12. Existing trees should be safeguarded whether or not they have TPO's.	<i>Noted – see 11 above.</i>
13. No mention of Bats.	<i>Additional text added in light of updated Ecology and Bat Report. (refer to Paragraph 4.1)</i>
Flooding/sewerage	
14. If the amenity space is used for sports the tree with a TPO will need to go. Main sewer easement would need to extend across the cricket field. This will cause disruption to the cricket club.	<i>The indication is there is no demand for additional sports field and consequently no impact on the protected tree. The sewer easement through the cricket field already exists.</i>
15. Flood potential should not be underestimated.	<i>Agreed and this has been explored with the drainage board who are satisfied with the flood risk conclusions.</i>

16. What is the impact on the brook and on flood risk?	<i>Already considered – see 15 above.</i>
17. Sewerage capacity	<i>AW has confirmed there is capacity within the works to accommodate the additional development.</i>
18. Can foul sewer cope – impact on The Hollow.	<i>Anglian Water confirm the sewer has capacity to serve the proposed development and that a connection can be made from within the development area.</i>
19. Odour from treatment works and how significant will this be?	<i>The level of odour from the treatment works will not change as a consequence of the development.</i>
Other	
20. Has area been checked for archaeology?	<i>Yes – investigation has been undertaken.</i>
21. A new Doctors Surgery. Existing facility would not cope with additional people.	<i>The Doctor's Surgery has planning permission for an extension and this is matter for the PCT. Development will provide funding towards improving facilities. The surgery has been consulted on the proposals and advise.....(Clarification has been requested from the surgery).</i>
22. Lighting from football ground	<i>Noted – add text. (refer to Paragraph 4.1)</i>
23. Petrol tanks on adjacent petrol station.	<i>Not considered an issue.</i>

Question 2: Do you have any comments on the draft Concept Plan?

Comment:	Response:
Layout generally	
1. Put industrial area on amenity land by the brook – use amenity land as buffer and separate road which can feed the Hollow.	<i>Disagree. Design objective was to create a green swathe on the east side linking the Hollow to the open countryside to the east and the flatter area lends itself to more appropriate open space activity.</i>
2. Opposed to public seating and child play areas facing houses in Biggleswade Road.	<i>None envisaged.</i>
3. How high is the proposed screening along Biggleswade Road?	<i>Matter of detail to be considered at the planning application stage.</i>
4. Question access to employment area through housing.	<i>The roads will need to be designed to ensure no conflicts between housing and employment uses. Furthermore the nature of the employment will be light industrial type activities and this would have no greater impact than, for example, dray lorries visiting the community hall. Properties fronting the shard access corridor will obviously have to have regard to noise in the environment in the detailed design.</i>
5. Final footprint for business park to be no further west than as shown on July 2012 plan.	<i>Noted.</i>
6. Retain emergency access to The Hollow.	<i>Noted.</i>
7. Support new access to The Hollow, but should be repositioned through the industrial area for more direct	<i>Matter of detail to be considered at the planning application stage.</i>

access.	
8. Exploit southerly aspect.	<i>Noted.</i>
9. Industrial development & Community Hall should be located near Biggleswade Road to prevent industrial traffic travelling through housing developments.	<i>This would introduce the industrial development into more prominent location that will have greater impact on existing properties. The siting of the community hall also needs to have regard to potential noise affecting neighbouring properties as noted by other respondents. Therefore consider indicative plan achieves the right balance.</i>
10. Hall should be near the top of the development.	<i>See 9 above.</i>
11. Amenity land on flood plain is a waste of time, put industrial area there	<i>Not agreed. Only a small part of the site is regarded to be at risk of more than 1 in 100 year flooding.</i>
12. Should be a wider buffer area between the development and the brook/Pegnut Wood.	<i>Why? Matter for detailed planning application stage.</i>
13. New residents could be put off buying a house if it is near an industrial unit.	<i>To ensure no conflict arises between housing and the employment development the proposal is specifically for Class B1 use which by definition is an activity capable of being undertaken in a residential area without harm in terms of noise, smell, dust, fumes etc.</i>
14. Should existing access to the Hollow be improved to provide additional access.	<i>Not feasible due to alignment and other ownerships.</i>
15. Housing and employment units should be kept separate due to noise/smells and access by lorries & vans.	<i>See 13 above.</i>
Traffic/roads	
16. What provision will be made to reduce problems of existing access to property from roundabout?	<i>This will be a technical matter to be satisfied with the consideration of details at the application stage.</i>
17. Concern over traffic access onto Biggleswade Road and	<i>The planning application will need to include a Transport Assessment to satisfy</i>

traffic speed.	<i>CBC on highway access issues and the draft document is with CBC.</i>
18. Proposed roundabout on Biggleswade Road would be dangerous, downhill and on a bend.	<i>It has been identified as the most appropriate location by the Highway Consultants and has been the subject of a safety audit by Beds County Highways and is currently under consideration by CBC.</i>
19. Opposed to position of roundabout in front of houses in Biggleswade road.	<i>See 18 above.</i>
20. Concern over traffic entering and leaving garage filling station; proximity of the T junction at Biggleswade Road and Station Road/Sun Street will lead to congestion.	<i>Has been considered by the highway consultants and is addressed in the Transport Assessment. Not regard it a problem.</i>
21. Move the roundabout further up nearer the garage and other joining traffic.	<i>See 18 above.</i>
22. Traffic speeds on Biggleswade Road and need for traffic calming.	<i>Transport Assessment currently under consideration by CBC which will consider the need for traffic calming although the roundabout junction itself should assist in delivering traffic calming measure.</i>
23. Any new gateway features should be located as you enter Potton where the town sign is positioned.	<i>See 22 above.</i>
24. Only one or two storey buildings. No flats. <u>Speed restrictions</u> . More trees.	<i>Proposals will need to include a mixed development including smaller units that may be provided in flats. The objective is to restrict speeds with 20 mph homezones and additional landscaping will be incorporated.</i>
25. Loss of resident on street parking in Biggleswade Road. Additional parking bays should be provided for residents & their visitors.	<i>The highway consultant considers the proposal will enable the continuation of on street parking along Biggleswade Road. Highlight consideration in text. (refer to Paragraph 5.37)</i>
26. Speed limit on the Biggleswade Road should be extended to include the entire road to the far side of Sutton Crossroads.	<i>This will considered by CBC with the Transport Assessment.</i>

27. Can there be a guarantee that there will not be a road link between Biggleswade Road to Bury Hill. Sheepwalk Close is a quiet area and making it a rat run would spoil the area and create a safety risk.	<i>Not feasible in highway or ownership terms.</i>
28. Is only 1 access road sufficient/emergency access?	<i>CBC Highways have advised single access is sufficient.</i>
29. Exact roundabout position not clear.	<i>Matter for detailed planning application stage.</i>
Pedestrian access/footpaths/cycle paths	
30. Concern over pedestrian access to Potton Centre – the proposed Biggleswade Road footpath passes in front of the garage filling station and there will be conflicting pedestrian/vehicle movements.	<i>Proposals will include provision of a public footpath along the Biggleswade frontage. The safety issues will be considered and addressed in the Transport assessment.</i>
31. Widen the pavements on Biggleswade Road.	<i>See 30 above.</i>
32. Footpath link via Sheepwalk is important as a link to town centre.	<i>Noted.</i>
33. Access and accessibility between site and town centre.	<i>Noted.</i>
34. Provision for horse riders and cycle access.	<i>Do not see how horse rider access through the development would integrate with the wider network.</i>
35. Provision of walkway link through to Bury Hill. Zebra crossing exit & crossover Bury Hill. Possibly traffic calming on Bury Hill.	<i>Noted and traffic calming will considered by CBC with the Transport Assessment.</i>
36. A footbridge linking the area to Sutton would be useful.	<i>Involves other land ownerships. With the transfer of the open space to the Town Council an option for the future.</i>
37. The new footpath on the east side of Biggleswade Road is described as linking the town and the Hollow but does not	<i>Show more direct access on plan (added to the Concept/indicative plan).</i>

reach the Hollow.	
38. If there is no footpath from the east corner of the development into the town there will be an increased flow of traffic through the site of people to access the proposed Community Hall.	<i>Noted and referred to in the document as an objective.</i>
39. Should be a requirement to provide a cycle path to and from Biggleswade Road through the site and over the water course to Sheepwalk Close. This would form part of the proposed Sandy to Potton cycle path as being developed by Town Plan working parties.	<i>See 38 above.</i>
40. Cycle path links	<i>Add additional text. (refer to Paragraph 5.20)</i>
Types of housing/housing mix	
41. No. All looks good. Are there bungalows?	<i>Noted.</i>
42. Housing density too high.	<i>Density is within the range in the CBC design guide.</i>
43. An executive homes development would have less cars per household.	<i>CBC policies require a mix of house sizes and types.</i>
44. Plan does not give details of the housing and/or workplaces.	<i>Specific house type, sizes, numbers will be determined through the planning application process but will have to satisfy CBC policies for an appropriate mix.</i>
45. What is the true amount of Housing Association and ratio of rented/low cost properties?	<i>CBC aim to achieve 70% rented and 30% shared equity. Precise details to be addressed at the planning application stage.</i>
46. No 2½ storey housing fronting Biggleswade Road.	<i>Have to be demonstrated at detailed planning application stage that there will be satisfactory relationships between the proposed and existing development.</i>
47. <u>Only one or two storey buildings. No flats.</u> Speed restrictions. More trees.	<i>Proposals will need to include a mixed development including smaller units that may be provided in flats. The objective is to restrict speeds with 20 mph</i>

	<i>homezones and additional landscaping will be incorporated.</i>
Adjacent properties	
48. <u>Houses proposed on the south of the development are too close to the hollow house.</u> Consideration needs to be given to the hedge. Who maintains it?	<i>Matter to be addressed at the application stage to satisfy CBC. The proposals are indicative at this stage and detailed proposals will have to meet the CBC's design guide criteria for safeguarding amenity.</i>
49. More clarification of spaces between new and existing houses.	<i>Will be addressed at the detailed planning application stage and have to satisfy CBC design guide criteria.</i>
50. Boundary impact – the plan should not permit roadways, garages or dwellings to be built adjacent or near to the boundaries of existing properties.	<i>Level of detail that will be addressed at the detailed stage and have to satisfy CBC design guide criteria.</i>
51. Concern over noise from community hall for residents of Sheepwalk Close. Also noise from people using footpath link from the hall to Bury Close.	<i>Detailed proposals for the community hall will clearly have to address noise containment for existing and proposed properties.</i>
52. Avoid building close to boundary with existing properties.	<i>See 46 above.</i>
53. Drainage – essential to ensure no run-off into houses in Horne Lane.	<i>Ground investigations confirm soak ways favourable and Flood Risk Assessment and development will be subject to requirement to ensure no greater rate of surface water run off.</i>
Environment	
54. Houses proposed on the south of the development are too close to the hollow house. <u>Consideration needs to be given to the hedge. Who maintains it?</u>	<i>Matter to be addressed at the application stage to satisfy CBC. The proposals are indicative at this stage and detailed proposals will have to meet the CBC's design guide criteria for safeguarding amenity.</i>
55. Pleased to see hedgerows protected and creation of footpath links to the town centre.	<i>Path links is addressed. Add text confirming intention to retain existing planting as much as possible. (refer to Paragraphs 4.1 and 5.20)</i>
56. Concern that hedgerow boundary is not fully protected.	<i>Add text confirming intention to retain existing planting as much as possible</i>

	<i>(refer to Paragraph 4.1)</i>
57. Only one or two storey buildings. No flats. Speed restrictions. <u>More trees</u>	<i>Proposals will need to include a mixed development including smaller units that may be provided in flats. The objective is to restrict speeds with 20 mph homezones and additional landscaping will be incorporated.</i>
58. Existing screening on the south west boundary should be left undisturbed and further enhanced.	<i>Add text confirming intention to retain existing planting as much as possible (refer to Paragraph 4.1)</i>
Other	
59. Too many houses and no to industrial workshops.	<i>The proposal complies with the adopted CBC policy.</i>
60. School should be provided.	<i>No requirement.</i>
61. Noise from the community hall.	<i>See 51 above.</i>
62. Street lighting to be down light only.	<i>Noted.</i>
63. Swales, balancing ponds – sustainable drainage.	<i>See 53above.</i>
64. Jargon. What do 'LEAP'/'LAP' mean?	<i>Noted amend text on plan. (refer to Paragraph 5.27 and Concept/Inductive Plan)</i>

Question 3: What type of housing development would you like to see provided on the site?

Comment:	Response:
Low cost/starter/small	
1. First time buyer/ low cost starter homes.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
2. 2 & 3 bedroom properties.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
3. Affordable/smaller homes	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
4. Shared ownership.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
Affordable/rented	
5. Rental properties.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
6. No affordable housing.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
7. No affordable houses at the end of the gardens of Blackbird Street.	<i>Matter for detailed planning application stage, but the indicative plan envisages lower density in this area.</i>
8. How will affordable be integrated?	<i>Add text to clarify (refer to Paragraph 5.9)</i>
Retirement/suitable for the elderly	
9. Bungalows for the elderly or single storey properties.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
10. Retirement housing.	<i>CBC policies will require an appropriate mix of property sizes and types – emerging policies give greater importance for retirement housing.</i>

11. 2 bedroom bungalows.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
Flats/building height	
12. No flats.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
13. Not too many blocks or 3 storey properties.	<i>Noted.</i>
14. No flats that have rooms overlooking the gardens of Blackbird Street and Horne Lane.	<i>See 23 below</i>
15. 2 storey height limitation.	<i>Matter for detailed planning application stage.</i>
Housing mix	
16. Mixed	<i>Noted.</i>
17. Split of housing mix questioned.	<i>Matter for detailed planning application stage. CBC aim to achieve 70% rented and 30% shared equity.</i>
18. No details on proportions of housing types.	<i>Matter for detailed planning application stage.</i>
Other	
19. Low density.	<i>CBC policies in line with national policy promote efficient use of land.</i>
20. Question density.	<i>Policy MA5 refers specifically to achieving a minimum 150 dwellings.</i>
21. Question reference to minimum number of dwellings, why not maximum?	<i>Policy MA5 refers specifically to achieving a minimum 150 dwellings.</i>
22. Sufficient off road parking with wide roads.	<i>Matter for detailed planning application stage and development will have to meet CBC parking standards.</i>
23. Gardens for the properties.	<i>Matter for detailed planning application stage and development will have to meet CBC design standards.</i>

24. Garages attached where possible.	<i>See 23above</i>
25. Environmentally friendly/green/energy efficient/solar panels/swift nest boxes.	<i>See 23above</i>
26. Good design.	<i>Development will have to meet CBC design standards.</i>
27. Medium to larger homes: 3, 4 & 5 bedroom properties.	<i>CBC policies will require an appropriate mix of property sizes and types.</i>
28. None.	

Question 4: What type of employment development would you like to see provided on the site?

Comment:	Response:
Noise/heavy industry	
1. High class, offices not factories. <u>No noise.</u>	<i>To ensure no conflict arises between housing and the employment development the proposal is specifically for Class B1 use which by definition is an activity capable of being undertaken in a residential area without harm in terms of noise, smell, dust, fumes etc.</i>
2. No heavy/noisy plant.	<i>See 1 above.</i>
3. No chemical storage or heavy industry.	<i>See 1 above.</i>
4. No warehouses or industry that will generate noise, air pollution etc.	<i>Not proposed.</i>
5. Noise safeguards for residential properties.	<i>Addressed by restriction to B1 use.</i>
6. Business that is not going to create heavy traffic, lorries and noisy machinery.	<i>See 1 and 8 above.</i>
Small/light/offices	
7. <u>High class, offices not factories.</u> No noise.	<i>To ensure no conflict arises between housing and the employment development the proposal is specifically for Class B1 use which by definition is an activity capable of being undertaken in a residential area without harm in terms of noise, smell, dust, fumes etc.</i>
8. Car mechanics and accessory shop.	<i>Car mechanics may in some situations be B1.</i>

9. Starter units for small businesses.	<i>As proposed.</i>
10. Small light industrial units.	<i>As proposed.</i>
11. Mix of small and medium size units and offices.	<i>Will respond to market demand.</i>
Retail	
12. Car mechanics and <u>accessory shop</u> .	<i>Car mechanics may in some situations be B1.</i>
13. Small builders merchants.	<i>No proposals for retailers.</i>
14. Dry cleaners.	<i>Possibility but a commercial judgement.</i>
15. Opposed to small businesses, shops and supermarket chain stores.	<i>No proposals for retail.</i>
16. Farm (local) produce processing plant.	<i>No retail proposed.</i>
17. Retail units.	<i>No retail proposed.</i>
Restrictions	
18. Restrictions on vehicle sizes and visiting times.	<i>Difficult to regulate, however the nature of the use and size of the units should govern any impact.</i>
19. No HGVs.	<i>Difficult to regulate, however the nature of the use and size of the units should govern any impact.</i>
20. Zero emissions and opportunities for apprentice driven operations.	<i>See 1 above and a commercial judgement.</i>
21. Industrial working hours should be restricted so as not to disturb residents of housing developments.	<i>See 1 above.</i>
Other	

22. Versatile.	<i>As proposed.</i>
23. Units should be flexible enough to accommodate activities of a heavier/more traditional nature so the potential for employment is not unduly constrained.	<i>See 1 above.</i>
24. Class B1 is restrictive. Extending this to B8 and A2 would encourage types of work which could employ the local youth.	<i>B1 is proposed to ensure no nuisance issues.</i>
25. Employment that would help the Potton community.	<i>This is a justification for allocating mixed use development.</i>
26. Would not want business units that enticed businesses from existing buildings in the town.	<i>Commercial judgement.</i>
27. Could the units be placed at the south western end of the development with its own access straight onto Biggleswade Road?	<i>Alternative access not available.</i>
28. Good design.	<i>Agreed. Detailed proposals will have to demonstrate to CBC a good standard of design in accordance with the adopted design guide.</i>
29. Not sure more is needed. Any that are built should ensure no risk of pollution of the brook.	<i>Commercial judgement and the allocation is intended to address the town's growth needs for the next 9 years.</i>
30. None.	
31. None it will become run down and not benefit Potton people.	
32. Is there a need for more industrial units?	<i>Commercial judgement and the allocation is intended to address the town's growth needs for the next 9 years.</i>

Question 5: Do you support the provision of a new community hall and if so, what facilities should it provide?

YES 31 Replies

No 22 Replies

No Answer 20 Replies

Suggested Facilities:

1. Gym and community indoor sports facilities. After school clubs. Scouts, Guides, Youth Club etc. Rentable for weddings, Drama Groups, Dance Groups.
2. Varied facilities for all abilities and ages.
3. Multi purpose and large enough to accommodate shows/concerts/exhibitions.
4. Squash & badminton, basket ball, indoor bowls, indoor tennis, hockey
5. Large dance floor area.
6. Swimming pool.
7. Ice rink.

8. Big stage with lighting and curtains and cinema screen and be a 'green' construction.
9. Should have a sprung floor for dance groups (min size 10m x 15m).
10. Should be self-financing in the future.
11. Staging, lighting & sound for choral and drama productions.
12. Small meeting rooms.
13. Side rooms for other clubs (whist, bridge), History Society
14. Changing rooms
15. Bar
16. Kitchen
17. Youth and OAP club.

Other Comments:

1. Community Hall will bring a rise in Pottton Town Council element of Council Tax. Those groups using it should pay full upkeep costs/
2. The issues surrounding the need for an additional hall in Pottton must be decided by the wider community, and, it is therefore inappropriate for it to be considered within this consultation. Should it be decided not to proceed with a Hall, the ear-marked site should still be transferred to the Town Council for amenity use.
3. Support the establishment of a Community Hall, but not here – it has the feel of gesture politics. Not clear who is financing the building of the Community Hall or how it will be financed into the future. The plan just says that a serviced site will be provided.
4. Indifferent. Not keen on it costing the council (and thus tax payers) money. If there is a demand, this looks as good a place as any. Concern over noise pollution and littering.

5.	Not sure it would be used enough to make it viable. Would need careful management and not sure if position is suitable near the sewage works and close to the stream.
6.	Already have 7 halls in Potton. A better idea would be health centre for all.
7.	Question location of hall within the town.
8.	Potton is growing and community facility is vital.
9.	May bring benefits but reservations about what will happen to existing halls.
10.	Support in theory subject to it having viable/useable facilities that are not subsidised by Potton Town Council.
11.	Who will build hall?
12.	Potton needs a good sized hall, as the current provision is inadequate. If Potton were to be given a hall who pays for it? What happens to the Community and Mill Lane halls?
13.	Need to lean on the Town Council to get them to agree to the 'Hall for All' project.
14.	A good idea but should be an Eco one as in Gamlingay.
15.	Possibility of shared parking with Hollow clubs.
16.	New hall should be fitted with sound proofing and air conditioning to help contain potential noise.
17.	Details give more emphasis on 'hall for all' than housing and employment proposals.

Question 6: What specific proposals would you favour on the proposed amenity space (e.g. pitch areas, community orchard, wildlife habitat)?

Comment:	Response:
Natural	
1. Community orchard (but who will look after it)	<i>Specific proposals to be explored with CBC at planning application stage.</i>
2. Wildlife habitat (with features like log piles)	<i>Specific proposals to be explored with CBC at planning application stage.</i>
3. Woodland landscape and picnic areas.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
4. Leave it as it is – preserve existing habitat.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
5. Wild flower meadow.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
6. Keep existing trees: the tree will need to go if the space is to be used for sport and the electricity wires would have to go if you want trees in there.	<i>Noted.</i>
Sport/Play	
7. All weather sports pitch – possible training area for Colts Club.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
8. Swimming pool.	<i>Specific proposals to be explored with CBC at planning application stage – question viability.</i>
9. Ice rink.	<i>Specific proposals to be explored with CBC at planning application stage – question viability.</i>

10. Tennis area	<i>Specific proposals to be explored with CBC at planning application stage.</i>
11. Sport area	<i>Specific proposals to be explored with CBC at planning application stage.</i>
12. As much open or public amenity space as possible should be wildlife friendly. There should be a very wide buffer between the development and the brook and Pegnut Wood.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
13. Open grassland with kick about area/running track/fitness circuit.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
14. Contained play area for younger children.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
15. Adventure playground.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
Other	
16. Area for staging outdoor events i.e concerts	<i>Specific proposals to be explored with CBC at planning application stage.</i>
17. Public seating.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
18. Dog walking track.	<i>Specific proposals to be explored with CBC at planning application stage.</i>
19. Sponsors for specialist areas eg birds/RSPB, voles/WWF, sports/SDC	<i>Management issue for Town Council.</i>
20. Amenity space looks to be near the brook so may be hazardous to young children. I also believe it to be on the flood plain.	<i>Management issue for Town Council.</i>
21. Public right of way across brook to adjoin with current footpath to Sutton via Pegnut Wood.	<i>To be explored with CBC Rights of Way Officer.</i>
22. Voles have already been moved which suggests the discussion on the development has been pre-empted.	<i>This is nothing to do with the land east of Biggleswade Road and may possibly be in connection with the current Kier development.</i>

23. It is likely the amenity space would attract smokers from the employment area with all the problems that would generate.	<i>Management issue for the Potton Town Council.</i>
24. Dog free	<i>Management issue for the Potton Town Council.</i>

Question 7: Do you have any additional comments on the draft Development Brief?

Comment:	Response:
The development/infrastructure	
1. Too ambitious – goodbye to a lovely area in Potton. We will be another Sandy.	<i>The proposal responds to the CBC adopted development plan and allocation of the site.</i>
2. Will dramatically alter the ‘feel’ of Potton – start of a loss of identify for the area.	<i>See 1 above</i>
3. Seems the development will be the end of Potton as a small market town.	<i>See 1 above</i>
4. Do not see the need for 150 houses. Potton is a fantastic place and does not need ruining by further development.	<i>See 1 above</i>
5. Would spoil village feel and incur much more traffic.	<i>See 1 above</i>
6. Do not agree with the development of this land for all the additional housing as schools, doctor’s surgery etc are already fully used. Also I do not agree there is a need for a village hall in the town.	<i>See 1 above. Development will have to address any infrastructure shortfall issues.</i>
7. Concern over parking and capacity for Doctor/Schools/Post Office.	<i>Development will have to address any infrastructure shortfall issues.</i>
8. Developer’s only interest is to crowd as many properties as possible onto any site to maximise profit. Quality of surrounding property space should be considered.	<i>Development will have to meet CBC design standards.</i>

9. Concerns re sewage. Odour buffer zone should be extended to all residences south of the proposed site. Assurances that no increase in odour and noise from sewage works due to increase in population.	<i>Anglian Water advises there is capacity re sewerage. The proposal will not have impact in terms of additional odour and possible misunderstanding of the odour contour.</i>
10. What evidence is there that due consideration has been given to Potton's currently stretched infrastructure?	<i>Development will have to address any infrastructure shortfall issues.</i>
11. Mix of development on the town edge.	<i>See 1 above.</i>
12. Concern over capability of existing Doctor facility/schools/sewerage works to cope.	<i>Development will have to address any infrastructure shortfall issues.</i>
13. Insufficient parking spaces in Potton Market Square.	<i>????</i>
Consultation/process	
14. Very light on real detail – when will we know what really will be in the development?	<i>The document is intentionally brief and is only intended to set out the framework.</i>
15. Refers to future documentation towards finalising the planning application. Should the plan change will residents of Potton be party to such changes?	<i>Brief will be adopted by CBC as a technical document to inform future applications and departures will have to be justified to CBC, town Council and the public.</i>
16. Request to see final written evaluation and true collation of the replies received to the questionnaire.	<i>Will be considered in public by CBC.</i>
17. Brief very general.	<i>The document is intentionally brief and is only intended to set out the framework.</i>
18. Future consultations better promoted.	<i>Proposals will be required to meet CBC Statement of Community Involvement.</i>
19. The consultation appeared to be mainly about the provision of a hall with very little detail about the development itself.	<i>Not agree. The consultation was in respect of the brief document which includes only three paragraphs commenting on the community hall in the twenty pages.</i>

	<i>Yes the consultation leaflet gave greater emphasis to the community hall and this was intentional. The delivery of housing, employment and open space will be for the developer and be influenced by commercial factors. The community hall is an important component in the allocation and will have to be considered in the outline application. Therefore we need to understand whether this is deliverable in terms of local need, aspirations and wishes. It was therefore felt important to give emphasis to the opportunity and to see how the local population responded.</i>
Traffic/roads	
20. Concern about increase in potential accidents with new road.	<i>Transport issues will have to be considered and addressed with applications.</i>
21. Opportunity to improve existing road and traffic congestion problems in the area.	<i>None have emerged from the Transport Assessment that might be related to proposed development.</i>
22. Concerns about cars speeding in and out of Potton. Traffic calming/speed cameras/buffer zone of 40mph past the Hollow football club and the sewage works.	<i>Proposed roundabout will introduce traffic calming and this will be considered with the Transport Assessment.</i>
Other	
23. Hedges are important for wildlife and look of the environment coming into Potton. Therefore need to be mixed and maintained. Flooding from water coming off the land into the hollow properties.	<i>Matter for detailed consideration at planning application stage.</i>
24. Not too many dark, dreary looking buildings.	<i>Development will have to meet CBC design standards.</i>
25. Concern over noise during and after the building.	<i>Management issue - can be addressed by condition on planning permission.</i>
26. Bridleway could be created that would link into the existing Skylark Ride.	<i>Involves other land ownerships. With the transfer of the open space to the Town Council an option for the future.</i>

27. Map of town's facilities is inaccurate.	<i>The plan on page 4 will be corrected prior to publication.</i>
28. No provision or thought being made to Woodentops pre-school.	<i>Not regarded material to the development brief.</i>
29. Clarify jargon 'urban grain' or 'distorted grid pattern'.	<i>Review text (refer to Paragraph 5.20)</i>