A meeting of the **OVERVIEW AND SCRUTINY PANEL (ECONOMY AND GROWTH)** will be held in **MEETING ROOM 0.1A AND 0.1B, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, CAMBS, PE29 3TN** on **TUESDAY, 12TH DECEMBER 2017** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

Contact (01480)

APOLOGIES

1. MINUTES (Pages 5 - 10)

To approve as a correct record the Minutes of the meeting held on 2nd November 2017. **A Green 388008**

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary and other interests in relation to any Agenda item.

3. NOTICE OF KEY EXECUTIVE DECISIONS (Pages 11 - 14)

A copy of the current Notice of Key Executive Decisions is attached. Members are invited to note the Plan and to comment as appropriate on any items contained therein. **M Sage 388007**

4. LOCAL PLAN: PROPOSED SUBMISSION CONSULTATION (Pages 15 - 348)

The Panel are to receive a report on the Local Plan and the proposed submission consultation. **C Kerr 388430**

5. REPRESENTATIVES ON EXTERNAL ORGANISATIONS - ANNUAL UPDATE REPORT (Pages 349 - 354)

Members are to receive the annual update report of the Council's representatives on external organisations. **A Green 388008**

6. OVERVIEW AND SCRUTINY PROGRESS (Pages 355 - 362)

Members are to receive the work programmes for all Overview and Scrutiny Panels. **A Green 388008**

Dated this 4th day of December 2017

Head of Paid Service

Notes

1. Disclosable Pecuniary Interests

(1) Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.

(2) A Member has a disclosable pecuniary interest if it -

(a) relates to you, or
(b) is an interest of -

(i) your spouse or civil partner; or
(ii) a person with whom you are living as husband and wife; or
(iii) a person with whom you are living as if you were civil partners

and you are aware that the other person has the interest.

(3) Disclosable pecuniary interests includes -

(a) any employment or profession carried out for profit or gain;
(b) any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);
(c) any current contracts with the Council;
(d) any beneficial interest in land/property within the Council's area;
(e) any licence for a month or longer to occupy land in the Council's area;
(f) any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or
(g) a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.

Non-Statutory Disclosable Interests

(4) If a Member has a non-statutory disclosable interest then you are required to declare that interest, but may remain to discuss and vote providing you do not breach the overall Nolan principles.

(5) A Member has a non-statutory disclosable interest where -

(a) a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or
(b) it relates to or is likely to affect a disclosable pecuniary interest, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association, or
(c) it relates to or is likely to affect any body –

(i) exercising functions of a public nature; or
(ii) directed to charitable purposes; or
(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of control or management.

and that interest is not a disclosable pecuniary interest.

2. Filming, Photography and Recording at Council Meetings

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Please contact Mr Adam Green, Democratic Services Officer (Scrutiny), Tel No. 01480 388008/e-mail Adam.Green@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the District Council's website – www.huntingdonshire.gov.uk *(under Councils and Democracy).*

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Elections & Democratic Services Manager and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the OVERVIEW AND SCRUTINY PANEL (ECONOMY AND GROWTH) held in Civic Suite 0.1A, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN on Thursday, 2nd November 2017.

PRESENT: Councillor D B Dew – Chairman.

Councillors C E Bober, E R Butler, Mrs S Conboy, I D Gardener, R Harrison and D R Underwood.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors B Hyland, D J Mead, T D Sanderson, Mrs J Tavener and K D Wainwright.

IN ATTENDANCE: Councillors R Fuller, T Hayward and R B Howe.

28. MINUTES

The Minutes of the meeting held on 5th October 2017 were approved as a correct record and signed by the Chairman.

29. MEMBERS' INTERESTS

No declarations of interest were received.

30. NOTICE OF KEY EXECUTIVE DECISIONS

The Panel received and noted the current Notice of Key Executive Decisions (a copy of which is appended in the Minute Book) which has been prepared by the Executive Leader for the period 1st November 2017 to 28th February 2018.

31. COMBINED AUTHORITY PRESENTATION

The Executive Councillor for Devolution and Growth, Councillor R B Howe was in attendance to present to Members an update on the Combined Authority Progress. Also in attendance was Councillor T Hayward, one of the Council's representatives on the Combined Authority's Overview and Scrutiny Panel.

In his PowerPoint presentation, the Executive Councillor outlined what the Combined Authority have set out to do. Members were informed that Cambridgeshire and Peterborough is seen as a target area for growth however there are challenges to growth such as connectivity and transport. The Executive Councillor added that there needs to be greater connectivity for people between their homes and their workplaces. In addition, there is a target to build 100,000 homes, which has since been increased by 20-25% by the Government.

The Combined Authority has also considered a low carbon,

knowledge-based economy. In order to do this the Combined Authority aim to build a digital infrastructure in the Market Towns to allow businesses to grow. In addition, the Combined Authority recognises that there is a skills shortage, particularly in Cambridgeshire where unemployment is low. Also another issue is the lack of tertiary education in St Neots.

A Member commented that they thought the biggest obstacle to business growth is the lack of tertiary education. As this means that there is therefore a lack of skilled workers.

The final commitment is that the Combined Authority has been tasked with looking at how public service is delivered within Cambridgeshire. The Executive Councillor stated that the Combined Authority had been talking to large scale employers regarding the lack of skilled workers however, in response to a question, the Executive Councillor confirmed that he had, in his role of Deputy Mayor of the Combined Authority, visited smaller and medium sized businesses regarding the lack of skilled workers.

A Member stated that they like the aspiration the Combined Authority has in regards to transport infrastructure however, they have concerns that it will lead to more dormitory towns. In addition, current transport provision is lacking competition and this is affecting rural services. The Executive Councillor was asked how is the Combined Authority going to increase quality of rural public transport. In response, the Executive Councillor agrees that there is a danger that dormitory towns are being created. For example, St Neots are exporting 25-28% of their population every day. The aim of the Combined Authority should be able to develop facilities in order to provide businesses a place to start and grow. In regards to bus services the Executive Councillor stated that there are no easy answers and that companies pull out of rural franchises as they lose money. It was confirmed that the Cambridgeshire and Peterborough bus services have been amalgamated, however the Executive Councillor warned that there may not be the finances to do anything about the poor, or non-existent, rural bus services.

The Executive Councillor outlined the Combined Authority's 100 day plan and the key achievements. The Combined Authority have developed a plan to build 100,000 new homes however, due to a Government requirement, that requirement has increased. It was noted that quite a number of feasibility studies had been carried out, following which the Combined Authority can establish which projects are the most viable and value for money.

The Executive Councillor stated that the Combined Authority has looked at the gross value added (GVA) per work within the area and are thinking of solutions to rebalance the GVA. A Member stated that they would like to see the 'Cambridge effect' exported to the rest of the region. In response, the Executive Councillor stated that it is the aim of the Combined Authority to grow along a series of corridors towards the Market Towns.

Following a question regarding the satisfaction of the Combined Authority with the Local Enterprise Partnership (LEP), the Executive Councillor stated that the LEP have currently had their funding frozen

by the Department for Communities and Local Government, in March 2017, as a result of allegations around governance issues. This means that the LEP have not been able to deliver any economic growth as a result. The Executive Councillor stated that once the LEP have had their funding unfrozen then they will be key in delivering education and skills to the area.

The Combined Authority has started to develop a St Neots Masterplan. This has been seen as key to reverse the decline of footfall within St Neots. The Combined Authority are going to pump primp money for initiatives to increase footfall. It was noted that St Neots has a significant manufacturing population however there is no knowledge intensive business services (KIBS) economy to support it.

Concern was expressed that, although 24 hectares of land has been designated for office and employment at Winteringham Park, the development could become like another similar development where the employment land used for housing. In addition, there is also a requirement for infrastructure in order to encourage businesses to develop the employment land. In response the Executive Councillor stated that St Neots has to be unconstrained in order to unlock its growth potential.

Following a question regarding the interaction of the Combined Authority with different layers of local government, the Panel was informed that interaction happens often between the different layers, particularly at officer level. As a result the Mayor has taken control of transport and infrastructure projects as the Combined Authority are able to deliver more quickly than the County Council as they are constrained budget wise and practically.

Concern was raised that although the Combined Authority wants to develop houses and infrastructure, those decisions are determined at local level and therefore the influence of the Combined Authority is minimal. The Executive Councillor accepted that decisions are made locally and that there needs to be a way to encourage more rural development. A Member added that it is difficult to develop a big strategy when locally Councils are constrained by planning rules.

The Executive Councillor stated that Huntingdonshire has only just missed out on funding for a new bridge over the River Ouse. He added that a feasibility study has been carried on a Hunts Strategic River Crossing. A Member was concerned that they did not know what the river crossing was as it had been referred to as an Ouse Crossing, a Hunts Strategic River Crossing and a Huntingdon River Crossing. The Member wanted clear communication and consultation to ensure residents know what it will be.

The Panel was informed of the Combined Authority forward plan. A Member commented on the transport system and asked if it could be integrated. In response the Executive Councillor stated that there is a good opportunity for the Combined Authority to build upon transport.

A Member admires the “blue sky” aspiration but was concerned that there is a gulf between the Combined Authority and the public and that they were worried that the Combined Authority are not effectively communicating their plans. The Executive Councillor stated that he

had given bimonthly updates to Council for 18 months and that District Councillors had the opportunity to disseminate the information to their residents. The Combined Authority will explain to people the forward plan but will be measured on results.

Further concern was expressed that the Combined Authority has a very big agenda and that they are spreading themselves too thinly. The Member stated that they would rather the Combined Authority pick out two or three projects and deliver them. In response, the Executive Councillor stated that the Combined Authority has a small officer group and that it runs itself as a commissioning agency. In addition, many of the projects are long term projects and that the feasibility studies will lead to the prioritisation of the projects.

In the opinion of a Member, the interaction between the Combined Authority and Highways England appears to be little as the authority seem to be carrying out feasibility studies that Highways England have already completed. In response, the Panel was informed that the Combined Authority are not working in isolation.

The Panel received a brief presentation from Councillor T Hayward, the Vice Chairman of the Overview and Scrutiny Panel at the Combined Authority. Councillor Hayward stated that the Panel reviews the plans of the Combined Authority Board and make sure that the Board are realistic. The Panel was assured that they are not just Overview and Scrutiny but have an opportunity to develop policy. Members were informed that the Panel receive papers five days before meeting which in turn is two days before the Board meeting. In Councillor Hayward's opinion this does not give sufficient time to consider the items and decide whether a call in is required.

The Panel was informed that all the Combined Authority Portfolio Holders have an Overview and Scrutiny Panel Member shadowing them. In addition, the Chairman or Vice Chairman or representative can attend Board meetings. At the beginning, Overview and Scrutiny were concerned with the depth of the discussion before decisions are made but not so much now. There is concern that the Members of the Board are Leaders of their respective Councils and that could lead to too much of a load on one person. Members thought it would be better to have representatives that can concentrate on their role.

The Panel Members were concerned whether the 100 day plan will be met but have been reassured that it has been met however Councillor Hayward stated that he is still not sure. There is also the four year plan and that scrutiny are involved in the development of that. Following a question, Councillor Hayward stated that he and his colleagues are trying to have sufficient input into the process.

Overview and Scrutiny expressed concern regarding the amount of money that is spent on feasibility studies. Further concern was expressed that each Member fights for their area too much rather than focuses on an overall strategic programme. In addition, there is a feeling of Overview and Scrutiny Members that too much of a focus is on the north east of the area.

In response to a question regarding feedback, Cllr Hayward gives an update to each parish council he attends.

The Panel are assured that both Councillors Howe and Hayward are representing Huntingdonshire effectively. The Panel,

RESOLVED

to receive an update on the Combined Authority every six months.

(*At 7.26pm, during the consideration of this item, Councillor E R Butler entered the meeting.*)

(*At 8.06pm, during the consideration of this item, Councillor R Fuller left the meeting and did not return.*)

32. OVERVIEW AND SCRUTINY PROGRESS

With the aid of a report by the Democratic Services Officer (Scrutiny) (a copy of which is appended in the Minute Book), the Panel reviewed all the Panels' work programmes since the last meeting.

(*At 8.45pm, during the consideration of this item, Councillors T Hayward and R B Howe left the meeting and did not return.*)

Chairman

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NOTICE OF EXECUTIVE KEY DECISIONS INCLUDING THOSE TO BE CONSIDERED IN PRIVATE

Prepared by **Councillor G J Bull, Executive Leader of the Council**
Date of Publication: **14th November 2017**
For Period: **1st December 2017 to 31st March 2018**

Membership of the Cabinet is as follows:-

Councillor G J Bull	Executive Leader of the Council	Councillor R Fuller	Deputy Executive Leader and Executive Councillor for Housing and Planning
Councillor D Brown	Executive Councillor for Commercial and Shared Services	Councillor J A Gray	Executive Councillor for Strategic Resources
Councillor S Cawley	Executive Councillor for Transformation and Customers	Councillor J White	Executive Councillor for Operations
Councillor Mrs A Dickinson	Executive Councillor for Community Resilience, Well-Being, and Regulatory Services		

Notice is hereby given of:

- Key decisions that will be taken by the Cabinet (or other decision maker)
- Confidential or exempt executive decisions that will be taken in a meeting from which the public will be excluded (for whole or part).

A notice/agenda together with reports and supporting documents for each meeting will be published at least five working days before the date of the meeting. In order to enquire about the availability of documents and subject to any restrictions on their disclosure, copies may be requested by contacting the Democratic Services Team on 01480 388169 or E-mail Democratic.Services@huntingdonshire.gov.uk.

Agendas may be accessed electronically at www.huntingdonshire.gov.uk.

Formal notice is hereby given under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that, where indicated part of the meetings listed in this notice will be held in private because the agenda and reports for the meeting will contain confidential or exempt information under Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. See the relevant paragraphs below.

Any person who wishes to make representations to the decision maker about a decision which is to be made or wishes to object to an item being considered in private may do so by emailing Democratic.Services@huntingdonshire.gov.uk.or by contacting the Democratic Services Team. If representations are received at least eight working days before the date of the meeting, they will be published with the agenda together with a statement of the District Council's response. Any representations received after this time will be verbally reported and considered at the meeting.

Paragraphs of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) (Reason for the report to be considered in private)

1. Information relating to any individual

2. Information which is likely to reveal the identity of an individual
3. Information relating to the Financial and Business Affairs of any particular person (including the Authority holding that information)
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations that are arising between the Authority or a Minister of the Crown and employees of or office holders under the Authority
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings
6. Information which reveals that the Authority proposes:-
   (a) To give under any announcement a notice under or by virtue of which requirements are imposed on a person; or
   (b) To make an Order or Direction under any enactment
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN.

Notes:- (i) Additions changes from the previous Forward Plan are annotated ***
(ii) Part II confidential items which will be considered in private are annotated ## and shown in italic.

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private.	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Approval of Council Tax Base 2017/18	Section 151 Officer	1 Dec 2017		Clive Mason, Head of Resources Tel No. 01480 388157 or email: clive.mason@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Local Plan: Proposed Submission Consultation***	Cabinet	13 Dec 2017		Clara Kerr, Planning Services Manager Tel No. 01480 388430 or email: clara.kerr@hutingdonshire.gov.uk		R Fuller	Economy and Growth
Review of Fees and Charges	Cabinet	14 Dec 2017		Adrian Forth, Finance Manager Tel No. 01480 388605 or email: adrian.forth@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Memoranda of Understanding with the Local Enterprise Partnership	Cabinet	14 Dec 2017		Andy Moffat, Head of Development Tel No. 01480 388400 or email: andy.moffat@huntingdonshire.gov.uk		G Bull	Economy and Growth

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Community Chest Grant Aid Awards 2017/18 - Phase 2***	Grants	16 Jan 2018		Chris Stopford, Head of Community Tel No. 01480 388280 or email: chris.stopford@huntingdonshire.gov.uk		A Dickinson/ J A Gray	Performance and Customers / Communities and Environment
Asset Disposals##	Cabinet	18 Jan 2018		Clive Mason, Head of Resources Tel No 01480 388157 or email clive.mason@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Site Disposal - B##	Cabinet	18 Jan 2018		Colin Luscombe, Estates Strategic Assessment Tel No. 01480 388728 or email: colin.luscombe@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Business Case for CCTV Commercialisation##	Cabinet	18 Jan 2018		Chris Stopford, Head of Community Tel No. 01480 388280 or email: chris.stopford@huntingdonshire.gov.uk		D Brown	Performance and Customers
Community Resilience Plan***	Cabinet	18 Jan 2018		Chris Stopford, Head of Community Tel No. 01480 388280 or email: chris.stopford@huntingdonshire.gov.uk		A Dickinson	Communities and Environment
Business Case for Document Centre Commercialisation##	Cabinet	8 Feb 2018		Chris Stopford, Head of Community Tel No. 01480 388280 or email: chris.stopford@huntingdonshire.gov.uk		D Brown	Performance and Customers
Treasury Management Strategy 2018/19	Cabinet	8 Feb 2018		Clive Mason, Head of Resources Tel No. 01480 388157 or email: clive.mason@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Revenue Budget 2018/19 and Medium Term Financial Strategy 2019/20 to 2022/23	Cabinet	8 Feb 2018		Clive Mason, Head of Resources Tel No. 01480 388157 or email: clive.mason@huntingdonshire.gov.uk		J A Gray	Performance and Customers

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Corporate Enforcement Policy***	Cabinet	8 Feb 2018		Chris Stopford, Head of Community Tel No. 01480 388280 or email: chris.stopford@huntingdonshire.gov.uk		A Dickinson	Communities and Environment
Corporate Plan Refresh***	Cabinet	8 Feb 2018		Adrian Dobbyne, Corporate Team Manager, Tel No. 01480 388001 or email: adrian.dobbyne@huntingdonshire.gov.uk		G Bull	Performance and Customers
Lettings Policy Review	Cabinet	8 Feb 2018		Jon Collen, Housing Needs and Resources Manager Tel No. 01480 388220 or email: jon.collen@huntingdonshire.gov.uk		R Fuller	Performance and Customers
Commercial Investment Strategy: Business Plan Review	Cabinet	22 Mar 2018		Clive Mason, Head of Resources Tel No. 01480 388157 or email: clive.mason@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Endorsement of the Huntingdonshire Local Plan to 2036***	Cabinet	22 Mar 2018		Clara Kerr, Planning Services Manager Tel No. 01480 388430 or email: clara.kerr@huntingdonshire.gov.uk		R Fuller	Economy and Growth

Public
Key Decision - Yes

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter:	Huntingdonshire Local Plan 2036
Meeting/Date:	Overview and Scrutiny Panel (Economy and Growth) - Date 12th December 2017
Executive Portfolio:	Housing and Planning
Report by:	Planning Service Manager (Growth)
Ward(s) affected:	All

RECOMMENDATION

The Overview and Scrutiny Panel is invited to comment on the report to Council attached at Appendix A, namely the Huntingdonshire Local Plan 2036: Proposed Submission 2017, and associated evidence bases and supporting information, and recommend to Cabinet that the recommendations made to Council are endorsed.

Public
Key Decision - Yes

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter:	Huntingdonshire Local Plan 2036
Meeting/Date:	Cabinet - Date 13th December 2017
Executive Portfolio:	Housing and Planning
Report by:	Planning Service Manager (Growth)
Ward(s) affected:	All

RECOMMENDATION

The Cabinet is invited to comment on the report to Council attached at Appendix A, namely the Huntingdonshire Local Plan 2036: Proposed Submission 2017, and associated evidence bases and supporting information, and recommend to Council that the recommendations are endorsed.

The Cabinet is also invited to endorse the Local Development Scheme: December 2017 attached at appendix B.

Public
Key Decision - Yes

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter:	Huntingdonshire Local Plan to 2036
Meeting/Date:	Overview and Scrutiny Panel (Economy and Growth) – 12th December 2017 Cabinet – 13th December 2017 Council – 13th December 2017
Executive Portfolio:	Housing and Planning
Report by:	Planning Service Manager (Growth)
Ward(s) affected:	All

Executive Summary:

This report proposes that the Local Plan which the local planning authority proposes to submit to the Secretary of State is a sound plan and should proceed to the Regulation 19 stage of the process, namely publication of the plan for representations to be made. Publication will be for 7 weeks (1 additional week than the minimum prescribed in the Regulations acknowledging that it would cover the Christmas/New Year period) and then submission to the Secretary of State by the end of March 2018.

This report sets out the timetable to ensure that we are still able to meet the expected Government deadline to have submitted a new Local Plan by the end of March 2018.

The report summarises responses to the Regulation 18 consultation which concluded on the 25th August 2017, as well as summarises the 'Call for Sites' consultation that ran side by side with the Regulation 18 Consultation.

In September 2017 the Government issued a consultation – 'Planning for the right homes in the right places: consultation proposals' which proposes a standardised methodology for calculating Objectively Assessed Need (OAN). If the proposed methodology is introduced Huntingdonshire would see housing need rise from 804 units per annum to 1010, namely an additional 206 residential units to be delivered in Huntingdonshire per year. If the numbers were increased there would then be significant further work to be undertaken to identify the appropriate 'policy on' housing requirement, with the potential for new site allocations, viability testing, further consultation, and further sustainability appraisal. All of this work would materially delay progress on taking the Local Plan through to adoption, and any delays would also be likely to require other elements of the evidence base to be updated. That same paper highlights that there are transitional arrangements available to Councils that submit their Local Plan to the Secretary of State on or before the 31st March 2018, or before the revised Framework is published, whichever is later which allows them to continue with their current plan preparation rather than

using the new standardised methodology.

Recommendation(s):

It is recommended that Full Council:

1. Approves the Proposed Submission ('Proposed Submission 2017') Local Plan as attached at Appendix 1, and the Policies Map at Appendix 2 , The Sustainability Appraisal and The Statement of Consultation for the purpose of publication for representations to be made for seven weeks commencing on or around the 18th December 2017;

2. Delegates to the Managing Director and Executive Leader, in consultation with the Head of Development, Housing and Planning Portfolio Holder and the Chair of the Development Plans Policy Advisory Group any presentational improvements or other inconsequential changes (e.g. correcting typographical errors or factual inaccuracies) to the 'Proposed Submission 2017' that (taken together) do not materially affect the policies set out in the Local Plan.

3. Approves the subsequent submission of the Plan to the Secretary of State for the purpose of independent examination.

1. PURPOSE OF THE REPORT

1.1 The purpose of this report is to enable Council to consider and approve the Proposed Submission Local Plan for the purpose of publication for representations in December 2017 and then submission to the Secretary of State by the end of March 2018.

1.2 The recommended Proposed Submission Local Plan is available at **Appendix 1**. (http://www.huntingdonshire.gov.uk/media/2856/draft-local-plan.pdf)

1.3 A series of supporting documents are prescribed under Section 20(3) of the Act to be published alongside the Local Plan. These are

- The Policies Map which can be found at **Appendix 2** (http://www.huntingdonshire.gov.uk/media/2858/local-plan-policies-map.pdf)
- The Sustainability Appraisal (http://www.huntingdonshire.gov.uk/media/2685/draft-final-sustainability-appraisal-report.pdf)
- The Statement of Consultation (http://www.huntingdonshire.gov.uk/media/2860/statement-of-consultation.pdf)

1.4 The Evidence Bases in support of the Local Plan are set out in Section 4 of this report. The Housing and Employment Land Availability Assessment (HELAA) December 2017 can be found at http://www.huntingdonshire.gov.uk/planning/new-local-plan-to-2036/monitoring-research-and-evidence-base/housing-and-economic-land-availability-assessment/

2. WHY IS THIS REPORT NECESSARY/BACKGROUND

2.1 At the Cabinet meeting on 19 November 2015 it was resolved that quarterly reports on progress with preparation of the HLP2036 should be provided. A decision is required now as to whether the Plan proceeds to the Regulation 19 stage because, unless it does, the submission of the Plan by the end of March 2018 will not be achievable.

3. SUMMARY OF CONSULTATION DRAFT 2017 COMMENTS RECEIVED AND RESULTANT PROPOSED CHANGES TO THE PLAN

3.1 In June 2017 Cabinet agreed an extra round of public consultation, known as the Huntingdonshire's Local Plan to 2036: Consultation Draft 2017 produced on the 23rd June 2017. That additional round of consultation was undertaken.

3.2 At part of the Local Plan process the Council also formally asked Parish Councils, landowners, agents, developers and the public to identify sites for future housing and employment growth that are both deliverable and achievable.

3.3 Following the move away from the Local Development Framework process to Local Plans, detailed work commenced on the Huntingdonshire Local Plan process as far back as the Huntingdonshire Local Plan 2036: Issues and

Options Consultation in 2012. Officers have carefully considered all representations received pursuant to all consultations and have been very open in accepting comments from any party at any time since 2012. While it is recognised that not every individual will be satisfied with the Plan as it has evolved, the Plan has very much been shaped by those with an interest in Huntingdonshire.

3.4 The consultation which took place during July – August covered four main elements:

- Huntingdonshire Local Plan to 2036: consultation draft 2017
- Huntingdonshire Local Plan to 2036: draft final sustainability appraisal
- Housing and Economic Land Availability Assessment June 2017 (HELAA)
- Call for sites 2017

3.5 A total of 791 representations were received on the draft Local Plan itself, of which 200 related to chapter 4 The Development Strategy. The Sustainability Appraisal attracted only 26 representations although some respondents blend sustainability issues in with their Local Plan comments. The HELAA attracted 68 representations as most respondents do not duplicate the comments submitted on proposed allocations. The Call for Sites attracted 227 submissions.

3.6 Following the consultation a series of amendments were incorporated into the Proposed Submission 2017 Plan in light of representations and can be summarised as set out below:

Representations on and proposed changes to Section A and B: Chapters 1-4

2.8 Chapters 1 and 2 attracted few representations directly relevant to the content of the chapters with a number of the representations relating to the plan as a whole.

2.9 Changes made to this section arising from the consultation include:

- Addition of further reference to historic settlement patterns and their role in shaping the character of the district in para 2.5
- Opportunities arising from access to high speed broadband have been added as a key issues under the 'Economic' heading in chapter 3
- Additional key issues under the 'Environmental' heading in chapter 3 included cover:
    - Recognition of the need to conserve the historic environment
    - Opportunities to create more resilient and better connected ecological networks, enhance biodiversity and create habitats
    - Tackling climate change and reducing flood risk by protecting land foreseeably needed for flood water, and/or water supply.
- Objectively assessed needs moved from chapter 3 to be the first policy in chapter 4.
- Nene Valley added to list of strategic green infrastructure in objective 25

2.10 Following the consultation a series of amendments were made in light of representations and can be summarised as:

Policy:	**Summary of comments received:**
LP1: Strategy	• The objectively assessed housing

for Development and its supporting text attracted more representations than any other part of the draft Local Plan.	need figure should be higher, with a variety of alternative calculations put forward • Housing target should be clearly set out in policy • The 5 year housing land supply is not robust - additional sites should be allocated to address this • Challenges to the 70:30% distribution between SPAs and KSC/ Small Settlements and its deliverability • Over-reliance on SELs - greater flexibility/ buffer needed to provide a buffer against slippage • Fails to significantly boost the supply of housing • Need allocations in small settlements/ rural areas to create/ support thriving rural areas • Should have a more refined categorisation of Small Settlements • Support for categorisation of various individual settlements • Environmental objections to any potential third river crossing to facilitate redevelopment of Wyton Airfield • Wide variety of additional sites promoted for allocation
LP2: Green Infrastructure - attracted relatively few comments in comparison with other policies in this chapter	• Identifying a number of new or updated supporting documents that would usefully be referenced as justification for elements of the policy • Seeking a new policy on development adjacent to watercourses • Seeking early/ timely provision of new green infrastructure • A number of detailed amendments or additions to the policy relating to heritage assets, Grafham Water with regards to Anglian Water's water services functions, and provision for leisure uses as part of/ within green infrastructure
Many of the comments on the Delivering the strategy section repeated or raised similar issues to those on Policy LP1.	• There should be more allocations to add flexibility • There should be an over allocation to ensure delivery • The delivery tests should be deleted or set out in a policy • The Infrastructure Delivery Plan has too many 'unknowns' regarding timing of delivery of critical elements • Previously identified highway improvements should be delivered • Scenario tested for Strategic Transport Study appears to fall short of the OAN • Seeking clarification on no double charging from CIL and S106

	• Suggested additional text on timing of infrastructure provision
Policy LP4 Waste water	suggesting additions or amendments to policy text relating to: • Adding flexibility to accommodate any changes to responsible authorities • Provision for refusal where capacity can't be readily increased • Clarification of waste water treatment capacity • Adding flexibility to reflect locationally specific circumstances • Positive confirmation should be required for development from EA and other responsible authorities
The Key Diagram	Comments were mostly related to specific concerns about individual features, such as the existing and under construction development to the east of the A1198 at Godmanchester not being reflected. There was a potentially more significant issue raised in that the diagram did not give a good representation of the location or amount of development being allocated, except for the strategic expansion locations.
The built up area (commented on both through the definition and in conjunction with many representations on other policies)	There were a few expressions of support but the concerns raised can be broadly summarised as: • Definition is too rigid and contrary to presumption in favour of sustainable development • Approach to unallocated sites is too restrictive and precludes sustainable growth outside the built up area • No evidence for 30 dwellings threshold
LP5 Spatial Planning Areas and LP6 Key Service Centres	• Clearer definition of exact extent of SPAs sought and they should be mapped • Approach to unallocated sites is too restrictive and precludes sustainable growth outside the built up area • Retail threshold challenges as both too high and too low • Objections to omission of various sites as allocations
LP6 'Small Settlements' (also attracted a significant number of representations)	• Objections to restriction of growth outside built up area to community planning proposals and rural exceptions should be extended to include employment uses • Allocations in small settlements would provide more flexibility • Market led growth well related to the built up area would allow for a wide range of sites to come forward and allow

	villages to thrive • Support/ objection to classification of various individual settlements • 10% growth suggested unlikely to be achievable within the built up area
Policy LP7 'Flood risk.'	There was concern about the impact of development on flood risk for existing development elsewhere, but most comments sought additions or amendments to policy text. These related to: • Accurate reflection of the national sequential and exception tests • Provision for and requirements of development in defended areas • Improving the accuracy of the use of some terminology

2.11 The following table summarises the changes that are proposed for the various policy and other elements of Chapter 4.

Policy/ Section	**Summary of Proposed Changes**
Amount of development	This is a new policy, was previously text at the end of chapter 3 that is added so that the objectively assessed needs of the district are formally set out in a policy
Strategy for Development	Now policy LP2, this has had more detail added to the 'Distribution of Growth' section of the policy, specifically identifying all of the spatial planning areas, key service centres and the new proposed 'Local Service Centres'
Green Infrastructure	Limited changes to the detail of criteria and to Grafham Water Priority Area
Delivering the Strategy	Text amended to explain approach where under-delivery is identified. Additional text included on transport infrastructure improvement proposals. Infrastructure Delivery Plan to be finalised for proposed submission.
Delivering Infrastructure	A supplement to the Strategic Transport Study will be produced for clarification. Text on timing of infrastructure provision and footpaths added.
Flood Risk	Text of policy changed to reflect submissions from EA and Anglian Water. Policy moved from end of chapter so that it carries on from delivering infrastructure and is followed by Waste Water Management
Waste Water Management	A number of relatively minor amendments made as suggested by EA and Anglian Water. Supporting text clarified in response to other comments
The Key Diagram	Introductory text expanded. Allocations to be listed for each spatial planning area, the Key Service Centres and the Local Service Centres. A number of amendments to the image still to be made.
Built-up Areas definition	Definition reworded to be more positive and specific about what is included in the built-up area and what is excluded
Spatial Planning Areas	Very minor changes for clarity.

Key Service Centres	Supporting text has been added to be more positive and specific about development.
Local Service Centres	New policy added which is similar to the Key Service Centres policy but reflects the more limited nature of services and facilities available.
Small Settlements	Supporting text has been added to be more positive and specific about development.
The Countryside	Very minor changes to supporting text for clarity.

Representations on and proposed changes to Section C: Chapters 5-8

2.12 Given the variety of representations on the policies in the Development Management section they are summarised with the relevant proposed changes in the table below. The changes are in general of a minor nature. However, Members' attention is in particular drawn to comments received on Policy LP36 Renewable and Low Carbon Energy which did not receive any representations of support and has been revised. It is also highlighted that in order to accommodate the amount of development as a policy the numbering has changed. For the avoidance of doubt the numbering reported below is as per the Regulation 18 consultation. In the Proposed Submission 2017 all the numbering has been moved forward by one number to accommodate LP1 i.e LP36 is now referred to as LP37.

Chapter 5: Requiring Good Design

Summary of Comments Received	Summary of Proposed Changes
LP10 Design Context • Including reference to specific SPD in the policy reduces flexibility	It is considered that SPD should be reasonably long lived and 'or successor documents' is included in policy, so no changes are considered necessary.
LP11 Design Implementation • Reasoning for BREEAM 'Good' rather than 'Excellent' needed • Concern about the clarity of criteria and consequent consistency of their application	Supporting text has been amended to identify that 'Excellent' is particularly challenging in some circumstance so 'Good' is considered to be realistic but challenging. Some changes have been made to the supporting text in order to help clarify criteria with clear links to the Design Guide for more detailed information and guidance.
LP12 Strategic Placemaking • Concerned that the thresholds for masterplanning and design codes are too low • Concerned that Design Review is ill defined and potentially over burdensome • Concerned about pressure during masterplanning for mixed use sites to reducing the proportion of non-residential uses • Concerned about design code	Policy name changed to 'Placemaking' to better reflect importance of requirements encompassed by policy to design of developments more generally. Added 'proportionate to the scale and complexity of the site and development proposed' after 'masterplanning process' at end of first sentence. Design code level is considered to be appropriate, minor amendments made to wording for clarity. Policy text regarding design review has been

requirement slowing down planning decisions	amended, supporting text is considered to strike the correct balance as extra detail may date.
LP13 Amenity • Identifying a disconnect between the introduction paragraph and the policy • Concerns about securing good equestrian provision/ facilities • Concerns about securing good non-motorised user provision/ facilities • Objection to the broadband infrastructure requirement	Introduction paragraph has been revised to more clearly relate to purpose of the policy with regards to amenity. No changes made regarding equestrian or non-motorised user provision/ facilities, but those issues were referred to consideration of Sustainable Travel policy. Policy and supporting text revised regarding broadband requirements so that the requirement is clearer.
LP14 Surface Water • Seeking a requirement for 50+ parking spaces to have surface water run-off interceptor • Seeking water retaining SuDS to help improve condition of Ouse Washes • Concern about surface water impact on existing development • Concern with pollution risk from deep infiltration SuDS • Seeking an increase in floodplain storage	New text has been added into policy and supporting text regarding surface water run-off interceptor and also for the Parking Provision policy. New criterion regarding water retaining SuDS has been added into policy and supporting text has been revised. Concern about surface water impacts on existing development to be considered in relation to the Flood Risk policy. A statement regarding deep borehole soakaways has been added at end of the policy based on suggested change. Supporting text has also been added. The issue of flood plain storage will be considered with other issue relevant to the flood risk policy.
LP15 Sustainable Travel • Suggested adding to supporting text to identify limitations eg short term funding for bus services • Concern about/ seeking improvement to bridleway/ non-motorised user/ cycling provision and clarification on routes • Seeking a change so that refusal would only result where evidence shows that impact will be severe • Concerns about congestion • Seeking specific reference to DfT Circular 02/2013 • Concerned with loss of public transport • Concerned about provision for public transport and private cars • Seeks more connection between this and parking & renewable energy policies recognising predictable future changes to	Supporting text has been amended to identify limitations eg short term funding for bus services. Supporting text has been amended to clarify policy with regards to bridleway/ non-motorised user/ cycling provision and routes. Policy wording clarified with regards to severe impacts. The concerns about congestion did not specific issue relate to the policy. Specific reference to DfT Circular 02/2013 has been made. The concern expressed with loss of public transport was considered to not relate to policy wording. Concerns about provision for public transport and private cars are considered to be suitably addressed within the policy and supporting text. Connection between policies recognising predictable future changes to majority electric/ driverless cars is

majority electric/ driverless cars • Seeks early engagement with Highways England regarding the Strategic Road Network	considered to be unnecessary, however supporting text has been amended for this and the parking provision policy. Supporting text has been amended to include early engagement with Highways England regarding the Strategic Road Network.
LP16 Parking Provision • Seeking greater provision for charging cars and cycles as well as points at public car parks • Queries regarding future parking provision requirements • Seeking reduction in cycle parking provision and clarification on disabled parking • Concerns about the consistency of applying the policy	The policy and supporting text have been amended with regards to charging cars and cycles as well as points at public car parks. Supporting text has been amended with regards to future parking provision requirements The cycle parking provision requirements have been clarified. Links to disabled user provision have been corrected. With regards to concerns about the consistency of applying the policy, the wording has been reviewed and minor amendments have been made.

Chapter 6: Building a Strong, Competitive Economy

Issues Raised	Response
LP17 Established Employment Areas • Opportunity for further employment development • Retail development in employment areas should be considered acceptable in principle	The policy was revised to allow for extension onto land immediately adjoining and capable of integration with an Established Employment Area. Main town centre uses are directed to town centres first and need to undertake a sequential test to justify alternative locations.
LP18 Rural Economy • Concern that existing businesses are limited to expansion within their existing site • Overly restrictive and does not support a thriving rural economy • Over-reliance on Alconbury Weald; greater flexibility needed to bring economic benefits to the wider district	The policy was revised to allow for extension onto land immediately adjoining and capable of integration with an Established Employment Area
LP19 Homes for Rural Workers The policy was broadly supported with a minor change sought to removing occupancy conditions.	The policy was revised in accordance with the suggested wording; replacing 'no interest' with 'no reasonable offer to purchase'
LP20 Town Centre Vitality and Viability • Should reflect Combined Authority work on St Neots town centre regeneration • Add reference to historic environment	The policy was revised to acknowledge the requirement for a proportionate retail impact assessment. Reference to Combined Authority market town regeneration programme added to the chapter's overall

• Objection to 600sqm threshold • Requirement for impact assessments to be proportionate • Safeguard A1 premises • Town centres should be made easier to use	introduction.
LP21 Local Services and Community Facilities • Reference should be included to the need for cemeteries, an assessment done on need over the next 20 years and allocations made • Would look to protect local assets of community value through this	The policy was revised to include reference to cemeteries.
LP22 Tourism and Recreation • Reference to improving multi-user rights of way to support the rural economy • Inconsistent with LP7 over flexibility regarding proposals in the countryside near small settlements	No change. Rights of way addressed in the sustainable Travel policy and LP7 amended to allow greater flexibility.

Chapter 7: Strengthening Communities

Issues Raised	Response
LP23 Affordable Housing Provision • Range of affordable housing types, sizes and tenures should be clearly set out within the main policy text • Concern about requirement for dispersal across the development in 'small clusters of about 15 dwellings' • Tenure split of affordable housing should be remain fluid to respond to the most up to date evidence and market conditions	The proposal will need to reflect the latest evidence based on need. Dispersal pattern amended to seek small clusters. Tenure split responds to primary need for social or affordable rented properties. Allowances built in for site specific circumstances.
LP24 Housing Mix • Should allow for alternative mixes to be approved in circumstances where the applicant can justify that the mix is required to address operational needs or updated local evidence • Concerned about the robustness of the evidence that has been put forward: little local evidence; a consistent reliance on national figures and studies which are not specific to Huntingdonshire • Does not go far enough in providing serviced plots to meet demand for self and custom build housing.	Criteria d. and e. allow for consideration of other assessments of housing and demographic need that can be referred. The Huntingdonshire Accessible and Specialist Housing Evidence Paper was updated to include more local and clearer evidence of need. The Council is currently meeting its identified need for self and custom-build plots. The policy provides flexibility to address this further should the need increase significantly.
LP25 Specialist Housing • Should include an allowance for	Development on sites well-related to a settlement could be achieved through

developments on sites which are well related to a built-up area as an exception to the requirements of relevant policies • Specialist accommodation may need to be located to address healthcare needs, even if such accommodation does not meet all of the locational criteria in the draft policy	the current draft exceptions housing policy. If material considerations justify a location that does not meet policy requirements this would be addressed at application stage.
LP26 Gypsies, Travellers and Travelling Showpeople • Concern raised that the Cambridgeshire, King's Lynn, Peterborough, and West Suffolk Gypsy and Traveller Accommodation Assessment, October 2016 (GTAA 2016) is not robust. • Should include allocations to meet additional pitch needs, including provision for ethnic Gypsies and Travellers who fall outside the Planning Policy for Traveller Sites (PPTS) 2015 Gypsy and Traveller definition	GTAA is being considered by the inspectors examining the Cambridge City and South Cambridgeshire Local Plans whose recommendations are expected shortly and therefore no evidence to suggest the methodology used by our consultant is not robust. Proposals for occupants who do not meet the definitions set out in the PPTS will be assessed against other relevant policies in the Local Plan, subject to the provisions of the Equality Act 2010.
LP27 Community Planning Proposals • Most comments supported this policy. • Further clarification sought over the relationship between market housing quantity and use of CIL/ S106 to support facilities necessary for that development • Concern over demonstrating community initiative rather than developer led proposals and open book viability assessment	The introductory text to the policy was revised to clarify that this related to exceptions to development strategy policies rather than those provided as necessary to support a proposed development which would be expected to be delivered through CIL payments or as part of a S106 agreement.
LP28 Rural Exceptions Housing • A reference to encouraging community engagement and/or support should be included in the supporting text • Concern that the policy could increase land values. • Stated that the policy should seek to ensure that public subsidy is used unless in specific circumstances • Should be a stronger emphasis on ensuring the affordable units are delivered as a priority. Open market units should be subject to	Supporting text was amended to state that promoters will be expected to work with communities to resolve any concerns expressed regarding a specific proposal. However, given that any individual scheme is likely to receive both support and objections, a balanced judgement will be taken reflecting community views and the merits of the proposal. Supporting text was amended to state that where public subsidy is available for a scheme, the market housing element should be reduced to reflect

occupation trigger points • A wider description of what constitutes a local connection should be used in 7.52, to include those with close family in the parish • Concern expressed that perpetuity restriction should be relaxed as this is discriminatory against residents living in rural areas; conversely this should be strengthened	this. Local connection criteria have been clarified. Perpetuity restrictions addressed
LP29 Health Impact Assessment • Concern that the thresholds are of 50 dwellings for a rapid Health Impact Assessment and 200 for a full Health Impact Assessment are too low • Concern that the other policies in the Local Plan should be sufficient to enable the health and wellbeing of residents and users on and affected by new development. Recommended to delete the policy.	It can be evidenced that these are appropriate thresholds given that all development has health impacts.

Chapter 8: Conserving and Enhancing the Environment

Issues Raised	Response
LP30 Biodiversity and Geodiversity • Minor changes sought to text relating to nature conservation sites. • Seeking inclusion of national and local nature conservation sites • Seeking enhancement of valued spaces	Minor change to text relating to nature conservation sites. National and local sites already included. Regarding the issue of enhancement of valued spaces this is considered to be adequately addressed in the Protection of Open Space policy.
LP31 Trees, Woodland, hedges and Hedgerows Comments on this policy were supportive.	No changes made
LP32 Protection of Open Space • The supporting evidence is flawed • The policy is too vague • Concern about Local Green Space	Shortcomings in the evidence base (Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021) have been referred to colleagues in Lifestyles. Amendments to the policy have been made to address clarity. No changes made with regards to Local Green Space as the Local Plan is not allocating any so current level of detail is considered appropriate.
LP33 Rural Buildings	Policy has been simplified and clarified

• Potentially conflicts with NPPF and principles of sustainable development, particular relating to replacement • Prior approval should be identified as a material consideration	to address issues identified. Supporting text on Prior Approval has been expanded including reference to it being a material consideration.
LP34 Heritage Strategy • Object to requirement for intrusive archaeological investigation • A number of detailed separate concerns with wording • Concern about the application of the policy with regards to non-designated assets • Concern about the consistent use of terminology specifically 'historic environment' vs 'heritage assets' and 'substantial' harm	Archaeological requirements have been review and are considered to be appropriate. A number of detailed changes made to policy wording to improve clarity, consistency with national policy and conservation legislation, and more consistency with the use of terminology.
LP35 Heritage Assets and their Settings • Object to requirement for intrusive archaeological investigation • A number of detailed separate concerns with wording • Concern about the application of the policy with regards to non-designated assets • Concern about the consistent use of terminology specifically 'historic environment' vs 'heritage assets' and 'substantial' harm	A number of detailed changes made to policy wording to improve clarity, consistency with national policy and conservation legislation, and more consistency with the use of terminology.
LP36 Renewable and Low Carbon Energy • Objections to no support for wind energy proposals as not justified or supported by evidence • Concern about existing wind turbine installations' futures beyond permitted period • Identifies the benefits to Warboys area from the turbines nearby, that would be denied to other places with the policy • Identifies conflict with national policy and strategies • Identifies conflict with CRIF • Would prevent public bodies from developing wind turbines on its assets in Huntingdonshire.	Five Town/ Parish Councils objected broadly seeking a more proactive approach to renewable energy provision along with Cambridgeshire County Council, Anglian Water and one local resident. The policy put forward in chapter 8 reflects the evidence base which suggests that wind energy development may be acceptable in principle, subject to a full and robust assessment under all planning policies in all areas of the District outside the Great Fen and its visual and landscape setting. .

• Policy would add to local's energy costs • Concern that as worded the policy would not provide a positive setting to encourage renewable energy • Seeking a positive approach for single 'local' turbines and hydroelectricity schemes	
LP37 Air Quality • Suggesting a more site by site basis for requiring an air quality assessment • Seeks change from 'proposal' to 'planning application' and definition for large scale major	Requirements for when an air quality assessment will be required are considered to be appropriate and give certainty. The use of 'proposal' is consistent across all policies and is considered to be beneficial as it would include pre-application work/ discussions. Large scale major is defined in the glossary.
LP38 Ground Contamination and Groundwater Pollution • Suggesting a revision to 1st para of policy regarding controlled waters receptors and preliminary risk assessments • Seeking reference to brownfield land and Brownfield Land Register	Policy text has been revised based on suggestion. Supporting text has been updated to include reference to brownfield land. The Brownfield Land Register is considered to be a detailed but separate issue.
LP39 Water Related Development • Suggesting clarifications • Supports short stay berths with residential use only if facilities are available • Suggesting additional text referring to the River Basin Management Plan	Policy wording changed to aid clarity. Supporting text reviewed.

4. SUMMARY OF CALL FOR SITES CONSULTATION AND RESULTANT PROPOSED CHANGES TO THE PLAN

3.1 A formal 'Call for Sites' was publicised alongside the draft Local Plan consultation seeking submissions of additional sites that landowners, developers and agents wished to put forward for potential residential development. They were asked to put forward sites which met the following criteria:

1) Previously developed land which is available and potentially suitable for residential development throughout Huntingdonshire; and
2) Greenfield land which meets the criteria set out below:

A) Is located in or adjacent to one of the:

- spatial planning areas identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Huntingdon, St Neots, St Ives and Ramsey; or
- Key Service Centres identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley; or
- small settlements which has a range of services including at least four of the following: primary school, doctors surgery, public hall, food shop or public house; and

B) Does not comprise:

- Grade 1 agricultural land, which is the highest quality agricultural land
- Land designated as functional floodplain (flood zone 3b) determined by consideration of the Council's Strategic Flood Risk Assessment (SFRA)
- Land designated as being a Site of Special Scientific Interest (SSSI) or other important nature designation such as a Special Area of Conservation (SAC), a Special Protection Area (SPA) or Ramsar Site
- Land within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011.

3.2 The Call for Sites attracted 227 submissions, not all of which met the criteria specified.

3.3 All site submissions were reviewed and allocated to a settlement category based on the level of service provision available. Sites related to a spatial planning area or key service centre were taken forward for a detailed assessment by default. The many sites put forward in small settlements were reviewed and grouped into three basic categories:

- Small settlements with good sustainability – those with all five specified services of primary school, doctors surgery, public hall, food shop and public house
- Small settlements with reasonable sustainability – those with four of the five specified services
- Small settlements with limited sustainability – those with three or fewer of the specified services

3.4 The table below lists the detailed site assessments completed and published for consultation as the HELAA. These covered the spatial planning areas, key service centres, small settlements with good sustainability and small settlements with reasonable sustainability. Sites in small settlements with limited sustainability were not assessed in detail; however, some may have potential for rural exceptions development. A small number of sites had been assessed in previous versions of the HELAA but significant amendments were put forward involving changes to the land area and so were reassessed.

Detailed Site Assessments

Location Category	**Number of sites**
Potential new settlement proposals	
Sibson Aerodrome	
RAF Molesworth	
West of A1 from Buckden to Brampton	
Abbotsley Squash Club and Cromwell golf course, South of B1046, Abbotsley	
Abbotsley Golf course, surrounding Eynesbury Hardwicke Manor, Abbotsley	
Spatial Planning Areas	
Huntingdon	15

St Neots	4
St Ives	7
Ramsey	5
Key Service Centres	
Buckden	1
Fenstanton	3
Kimbolton	4
Sawtry	3
Somersham	5
Warboys	10
Small Settlements with Good Sustainability	
Alconbury	7
Bluntisham	7
Great Staughton	5
Small Settlements with Reasonable Sustainability	
Abbots Ripton	2
Catworth	1
Elton	6
Farcet	5
Great Gidding	2
Great Gransden	4
Hemingford Grey	5
Hilton	5
Houghton and Wyton	2
Needingworth	3
The Offords	5
Stilton	5
Waresley	1
Exception to address Parish Council concerns	
Southoe	1

3.5 The HELAA consultation attracted 700 responses plus an additional form letter which was circulated around Hail Weston of which some 260 copies were signed and returned.

3.6 As a result of consultation responses it has been recognised that Great Paxton was omitted in error from the list of settlements with reasonable sustainability. Assessments have now been added for 4 sites, and we should have not have included the sites in Hilton and Waresley and they have since been removed.

3.7 The Parish of Elton does not currently meet the criteria for a settlement with reasonable sustainability due to the closure of the village shop in August 2017. The site assessments have been retained as the shop is currently being marketed.

Proposed Additional Site Allocations

3.8 Of the 128 sites for which detailed assessments were completed many were considered unsuitable for development for technical and/ or landscape impact reasons. Consultation responses have provided further details for some initially considered to be potentially suitable which have identified other technical constraints including a review of potential access arrangements by the local highway authority.

3.9 Of the remaining sites twelve are proposed as additional allocations for the Proposed Submission Local Plan. These are shown in Table 2.

Table 2: Proposed Additional Allocations

Site	Number of Dwellings
East of Valiant Square, Bury (Ramsey SPA)	88
North of St James Road to North of High Street, Little Paxton (St Neots SPA)	34
East of Silver Street and South of A1, Buckden	247
North of Station Road/ Stowe Road, Kimbolton	66
East of Robert Avenue, Somersham	Assessed at 74, proposed revision to 49
College Farm, West of Newlands industrial estate, Somersham	57
South of Stirling Close, Warboys	49
North of School lane, Alconbury	95
North of 10 Station Road, Bluntisham	29
West of Longacres, Bluntisham	150
Between 20 Cage Lane and Averyhill, Great Staughton	14
South of Perry Road, Great Staughton	20

3.10 The sites would add a total of 898 dwellings to the housing supply put forward in the Proposed Submission Local Plan. Initial estimates of the possible delivery trajectory have been undertaken for the purposes of infrastructure testing. These suggest that together the sites might add approximately 175 dwellings to the Council's 5 year housing land supply as well as provide additional resilience for it in future years. 3.11 An additional category is proposed for the Development Strategy of 'Local Service Centres' made up of the three settlements categorised as having 'good' sustainability as they contain all five of the services considered. These are Alconbury, Bluntisham and Great Staughton. Additional allocations are proposed where they are in accordance with the adopted development strategy and in the new category of Local Service Centres as these provide an opportunity for sustainable growth to support communities with greater facilities.

4. THE EVIDENCE BASE IN SUPPORT OF THE LOCAL PLAN AND PRESCRIBED DOCUMENTS UNDER S20(3) OF THE ACT

Strategic Transport Study

4.1 The Strategic Transport Study can be found via the following link

The Strategic Transport Study Addendum/Development Scenario 6 dated 28th November 2017 can be found here:

http://www.huntingdonshire.gov.uk/media/2641/huntingdonshire-strategic-transport-study-baseline-report.pdf

http://www.huntingdonshire.gov.uk/media/2642/huntingdonshire-strategic-transport-study-development-scenario-comparative-assessment.pdf

The Strategic Transport Study Addendum can be found here:
http://www.huntingdonshire.gov.uk/media/2852/habitats-regulations-assessment-addendum.pdf

Strategic Flood Risk Assessment (SFRA):

4.2 No further amendments were required or made to the SFRA prepared in advance of the Consultation Draft 2017 and for the avoidance of doubt can be found here:

https://www.huntingdonshire.gov.uk/environmental-issues/flooding/strategic-flood-risk-assessment/

Retail and Commercial Leisure Needs Assessment:

4.3 No further amendments were required or made to the Retail and Commercial Leisure Needs Assessment prepared in advance of the Consultation Draft 2017 and for the avoidance of doubt can be found:

http://www.huntingdonshire.gov.uk/media/2604/retail-and-commercial-leisure-needs-assessment.pdf

Wind Energy Development

4.4 Consideration of the responses to the consultation document issued in November 2016 and the Regulation 18 has informed the policy contained in the Plan.

Habitats Regulations Assessment

4.5 The Habitats Regulations Assessment can be found here:

http://www.huntingdonshire.gov.uk/media/2684/habitats-regulations-assessment-2017.pdf

The Habitats Regulations Assessment Addendum can be found here:

http://www.huntingdonshire.gov.uk/media/2852/habitats-regulations-assessment-addendum.pdf

Local Plan Viability Testing:

4.6 A Local Plan Viability Study was published during the last consultation over the summer period evidencing that the local plan policies are deliverable and identifying the appropriate percentage of affordable housing to be sought to help meet local need.
http://www.huntingdonshire.gov.uk/media/2695/local-plan-viability-study.pdf

4.7 Following the Call for Sites, an Addendum to this Study has now been prepared. This has shown that the cumulative viability position has improved and confirmed that a policy relating to a requirement of up to 40% affordable housing across all residential developments is included in the Local Plan. The Local Plan Viability Study and the Addendum can be found via the following links:

http://www.huntingdonshire.gov.uk/media/2855/local-plan-viability-study-addendum.pdf

Growth and Infrastructure Investment and Delivery Plan

4.8 Following the Huntingdonshire Local Plan to 2036 consultation, which took place from 3 July to 25 August 2017 and included a Call for sites 2017, an additional piece of work has been undertaken to consider the change in infrastructure needs over the plan period due to the additional sites and minor changes in site number provision. The addendum to the Infrastructure Delivery Plan and the Infrastructure Schedule (June 2017) has now been finalised. The Infrastructure Delivery Plan, Infrastructure Schedule and the Addendum can be found via the following links:

http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan.pdf

http://www.huntingdonshire.gov.uk/media/2693/infrastructure-schedule.pdf

http://www.huntingdonshire.gov.uk/media/2861/infrastructure-delivery-plan-addendum.pdf

4.9 As outlined to Members in the last update in June 2017 (Minute 12 refers), a further piece of work has also been undertaken covering Infrastructure Prioritisation, Funding and Programme Management. This will now be updated further following the Addendum work to provide a programme management tool to assist the Council and its partners in delivering the necessary infrastructure to support growth in the district.

Duty to Co-Operate

4.10 The Duty to Co-operate Statement can be found via the following link http://www.huntingdonshire.gov.uk/planning/new-local-plan-to-2036/

5. THE LOCAL PLAN PROCESS AND NEXT STEPS

5.1 The Plan has been prepared in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 and is the result of effective discussion and consultation with local communities, businesses and other interested parties. The report to Cabinet in June 2017 identified the Local Plan timetable as set out below, and no changes are proposed

Timetable: Key stages- completed	
Sustainability appraisal scoping report	February – March 2012
Issues and options consultation	May – June 2012
Strategy and Policy consultation	August – November 2012
Full draft Local Plan (stage 3) consultation	May – July 2013
Additional sites consultation	November – December 2013

(Long Term Transport Strategy preparation led by Cambridgeshire County Council)	May – November 2014
Huntingdonshire Local Plan to 2026: Targeted Consultation 2015	January – March 2015
Finalisation of evidence base – including Housing and Employment Land Availability Assessment, Strategic Flood Risk Assessment, Growth & Investment Infrastructure Delivery Plan, Growth Viability Assessment and Gypsy and Traveller Accommodation Needs Assessment	August 2015 - June 2017
Strategic Transport Study in collaboration with Cambridgeshire County Council	January 2016 - June 2017
Full draft Local Plan (July 2017) consultation, Housing and Economic Land Availability Assessment June 2017, and a call for sites.	June – August 2017
Housing and Employment Land Availability Assessment (October 2017)	October – November 2017
Timetable: key stage – to be completed/undertaken	
Statutory publishing the Local Plan (and the other proposed submission documents) for representations to be made, prior to the Plan being submitted for independent examination (accompanied by those representations) on proposed submission Local Plan to 2036 (Reg. 19)	December 2017
Submission to Secretary of State	March 2018
Estimated examination	March - May 2019
Receipt of Inspector's report	June 2019
Estimated date for adoption	July 2019

5.2 Local planning authorities must publicise the version of their Local Plan that they intend to submit to the Planning Inspectorate for examination to enable representations to come forward that can be considered at examination. This is known as the publication stage. As part of this report agreement is sought to agree the updated Local Development Scheme for publication on the Council's website.

5.3 Regulation 19 is not in itself a public consultation as the Council will not be considering the responses to the publication, rather they are submitted alongside the plan to the Secretary of State for his consideration. While anyone can comment on the Regulation 19 stage the comments must be based on the questions of legal compliance and soundness, the latter as set out in paragraph 182 of the NPPF, namely the Plan must be:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework

5.4 The examination starts when the Local Plan is submitted to the Planning Inspectorate and concludes when a report to the local planning authority has been issued. During the examination a planning Inspector will assess whether the Local Plan has been prepared in line with the relevant legal requirements (including the duty to cooperate) and whether it meets the tests of 'soundness' contained in the National Planning Policy Framework.

5.5 It is considered that the Proposed Submission 2017 Plan has been prepared in line with the relevant legal requirements and is Sound, and should be the Plan the Council intends to submit to the Secretary of State for independent examination.

5.6 The Inspector should work proactively with the local planning authority. Underpinning this is the expectation that:

- issues not critical to the plan's soundness or other legal requirements do not cause unnecessary delay to the examination of the plan
- Inspectors should identify any fundamental concerns at the earliest possible stage in the examination and will seek to work with the local planning authority to clarify and address these
- where these issues cannot be resolved within the examination timetable, the potential of suspending the examination should be fully considered, with the local planning authority having an opportunity to assess the scope and feasibility of any work needed to remedy these issues during a period of suspension, so that this can be fully considered by the Inspector
- consideration should be given to the option of the local planning authority making a commitment to review the plan or particular policies in the plan within an agreed period, where this would enable the Inspector to conclude that the plan is sound and meets the other legal requirements.

5.7 If necessary, the Inspector may be asked by the local planning authority to recommend modifications to the Local Plan that would address any issues with soundness or procedural requirements that are identified during the examination. The Inspector can only recommend modifications if they are asked to do so by the local planning authority itself. If, in doing so, the Inspector identifies any fundamental issues with the plan, they may recommend that the plan should not be adopted by the local planning authority. The local planning authority will then need to consider whether to withdraw the plan and prepare a new document for submission. In this situation, any existing Local Plan policies will remain in force while a new plan is prepared, although some of those existing policies are likely to become increasingly out-of-date.

6. COMMENTS OF OVERVIEW & SCRUTINY AND CABINET

6.1 The comments of the relevant Overview and Scrutiny Panel and Cabinet will be provided at the Council meeting on the 13th November.

7. KEY IMPACTS / RISKS

7.1 If the Inspector identifies any fundamental issues with the plan, they may recommend that the plan should not be adopted by the local planning authority. The local planning authority will then need to consider whether to withdraw the plan and prepare a new document for submission. In this situation, any existing Local Plan policies will remain in force while a new plan is prepared, although some of those existing policies are likely to become increasingly out-of-date.

7.2 In September 2017 the government launched a consultation, namely 'planning for right homes in the right places: consultation proposals'. As part of that document the government proposes a standardised methodology for calculating objectively assessed need (OAN). If the government was to formally introduce that methodology Huntingdonshire's housing need could potentially rise from 20,100 to over 25,000 homes by 2036.However, that same consultation also proposes a transitional arrangement for a proposed approach to standardised OAN methodology. That consultation advises that the new standardised method should be used, unless the plan will be submitted for examination on or before 31st March 2018, or before the revised Framework is published (whichever is later).

7.3 If the currently proposed methodology is introduced, the Council would need to prepare a Plan with that method informing the assessment of housing need (subject to any changes that may emerge from the Government's consultation). If the numbers were increased there would then be significant further work to be undertaken to identify the appropriate 'policy on' housing requirement, with the potential for new site allocations, viability testing, further consultation, and further sustainability appraisal. All of this work would materially delay progress on taking the Local Plan through to adoption, and any delays would also be likely to require other elements of the evidence base to be up-dated. Thus, the timescale for putting this important part of the plan-led system in place would be significantly extended and subject to considerable uncertainty. It would therefore be preferable, provided that the Council agrees with the officer assessment that the Local Plan as currently formulated is sound, to proceed to submit the Plan for examination before the end of March 2018

8. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

8.1 The timetable for implementation will be in the hands of the Secretary of State, once submitted. However, it is anticipated that a plan will have been considered by the Secretary of State, found to be sound and will be presented back to Full Council for formal adoption by summer 2019.

9. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND / OR CORPORATE OBJECTIVES

9.1 The production of the HLP2036 and associated evidence relates to the 2017/18 strategic priority of Delivering Sustainable Growth and specifically two associated strategic objectives.

9.2 The first objective under the strategic priority is as follows:

"To improve the supply of new and affordable housing, jobs and community facilities to meet future need."

Our work programme includes:

- *"ensuring an adequate supply of housing to meet objectively assessed needs;*
- *planning and delivering the provision of decent market and affordable housing for current and future needs;*
- *ensuring that there are the right community facilities to accommodate the housing growth."*

9.3 The relevant key actions for 2017/18 are:

- prepare the submission draft of the Local Plan;
- facilitate delivery of new housing on the large strategic sites at:
  - St Neots
  - Alconbury Weald
- maintain a 5 year housing supply position

9.4 The second related objective under the strategic priority is as follows:
"Support development of infrastructure to enable growth"
Our work programme includes:

- *influencing the development of the Highways and Transport Infrastructure Strategy; and*
- *facilitating the delivery of infrastructure to support housing growth.*

10. CONSULTATION

10.1 Summaries of the various consultations that have taken place and have helped shape the Proposed Submission 2017 Plan are provided above.

11. LEGAL IMPLICATIONS

11.2 Legal requirements, including the tests of soundness, for the preparation of Local Plans are set down. It is considered that the Proposed Submission 2017 Plan has been prepared in line with the relevant legal requirements and is Sound, and should be the Plan the Council intends to submit to the Secretary of State for independent examination.

12. RESOURCE IMPLICATIONS

12.1 A single Planning Policy earmarked reserve was agreed at the Cabinet meeting of 17th March 2016 enabling money to be drawn down to support production of the Local Plan.

13. REASONS FOR THE RECOMMENDED DECISIONS

13.1 It is considered that the Proposed Submission 2017 Plan has been prepared in line with the relevant legal requirements and is Sound, and should be the Plan the Council intends to submit to the Secretary of State for independent examination. It should therefore be published for representations with the intention that the Plan be submitted to the Secretary of State by the end of March 2018. Policies in the Local Plan will have more weight, and thereby provide more certainty, when they have been published and there is no counter reason why publication should be delayed.

14. LIST OF APPENDICES INCLUDED

Appendix 1 – The Huntingdonshire Local Plan 2036: Proposed Submission 2017
Appendix 2 – The Policies Map

BACKGROUND PAPERS

BACKGROUND PAPERS
Cabinet Report June 2017 Item
http://applications.huntingdonshire.gov.uk/moderngov/documents/s86239/Item%203%20-%20Huntingdonshire%20Local%20Plan%202036%20Quarterly%20Update%20Approval%20for%20Consultation%20and%20Infrastructu.pdf

HM Treasury July 2015 Fixing the Foundations
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Productivity_Plan_web.pdf

Written Ministerial Statement July 2015 Local Plans
http://www.parliament.uk/documents/commons-vote-office/July%202015/21%20July/8-Communities-and-Local-Government-Local-Plans.pdf

Written Ministerial Statement 18 June 2015 on Wind Turbine Development
http://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf

The Town and Country Planning (Local Planning)(England) Regulations 2012
http://www.legislation.gov.uk/cy/uksi/2012/767/made/data.xht?wrap=true

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Huntingdonshire's Local Plan to 2036: Proposed Submission 2017

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Draft for final checking

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The Local Plan includes a range of links to websites providing supporting information, data or guidance. Every effort has been made to ensure that these links are up to date. As websites change these links can become invalid. In circumstances where links have become invalid please use a suitable search term for an internet search. A list of known issues with links detailing alternative links or workarounds will be maintained on the Council's website. Alternatively please contact the Local Plans team at the email address above for guidance.

Cross reference links
Cross references have been included in the text. These provide a clickable internal link to the reference in electronic versions (pdf and web).

Important Note:

This plan should be read as a whole in conjunction with other relevant national and local planning policies. Cross references between policies within this plan are not exhaustive; applicants should satisfy themselves that they have identified the policies which are relevant to their proposal for development.

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Section A: Introduction

A.1 Huntingdonshire's Local Plan to 2036 sets out the Council's approach to securing sustainable development over the next twenty years in order to meet identified needs. The Local Plan is structured as follows:

Section A: Introduction

This section sets out:

- the purpose of the Local Plan;
- an overview of Huntingdonshire district;
- the key issues that have influenced the Plan; and
- the vision and objectives which define the Plan, derived from the key issues identified above.

Section B: Strategy

This section sets out:

- the housing and jobs targets which the Local Plan aims to meet;
- the geographical distribution of future development in the district, focusing the highest levels of growth in locations with best access to services and facilities; and
- the Council's requirements for how development should contribute to infrastructure delivery.

Section C: Development Management Policies

This section contains policies which set out the Council's detailed requirements for planning applications. It includes policies relating to:

- design;
- economy;
- community;
- environment.

Section D: Allocations for Development

This section identifies sites considered to be the most suitable for delivering the Local Plan's strategy for sustainable growth. The site allocation policies highlight the key issues for each site.

Section E: Policies Map

The Policies Map is provided in a separate document to the Plan itself. It shows the extent of land that is affected by all policies of this local plan that are specific to a particular piece of land, including all of the Allocations policies.

1 What is this Plan and what does it do?

What is the Local Plan?

1.1 The Huntingdonshire Local Plan to 2036 is the plan for future sustainable development in the district (known as the development plan). The Local Plan performs two specific roles:

- it identifies key areas of land for development (known as allocations) to deliver the homes, jobs and services needed in the district, and
- includes policies against which all planning applications are considered.

1.2 The development plan for Huntingdonshire comprises:

- This Local Plan document;
- The separate Policies Map, which shows the extent of land that is affected by all policies of this Local Plan that are specific to a particular piece of land;
- 'Made' neighbourhood plans within the district (see Page 3); and
- Cambridgeshire and Peterborough Minerals and Waste plans, available on the Cambridgeshire County Council website.

What does the Local Plan do?

Provides a flexible framework for sustainable development

1.3 The Local Plan provides the basis for meeting the land use needs of Huntingdonshire's communities up to 2036. Achievement of the Local Plan's vision and objectives will primarily take place through the determination of planning applications. The Local Plan's success, therefore, is dependent on the actions of a wide range of organisations and individuals, and in particular those preparing development proposals. All partners have an important role in delivering the vision and objectives of the Local Plan and contributing to the future success of Huntingdonshire.

1.4 Huntingdonshire District Council (the Council) assesses the delivery of the Local Plan and its policies via the Council's Annual Monitoring Report (AMR). The AMR includes indicators which measure the performance of the Local Plan policies and assess its wider effects on the District, monitoring information on housing, business, retail and leisure completions, and the expected future housing trajectory. If an indicator shows significant change, or monitoring indicates that the Local Plan's targets are not likely to be met, the Council may consider reviewing the Local Plan. There is a table below each policy in the Local Plan indicating how it will be delivered and monitored.

1.5 The Local Plan has been written to try to allow sufficiently flexible responses to changing needs and circumstances. The evidence base will be kept up to date and specific studies regularly reviewed. All of the policies are written to refer to national policy rather than repeat it and to refer to the evidence base. This allows them to remain robust even where there are minor changes to higher level policies or the evidence base.

Applies national planning principles

1.6 National context for the Local Plan is provided by the National Planning Policy Framework (NPPF). The NPPF sets out the government's economic, environmental and social priorities for planning and provides a planning framework both for plan-making and development management decision-making.

Presumption in favour of sustainable development

A holistic approach to social, economic and environmental issues lies at the core of the Local Plan reflecting the presumption in favour of sustainable development established in paragraph 14 of the NPPF.

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will seek to work with applicants, in particular through the pre-application process, to find solutions which secure development that improves the economic, social and environmental conditions in Huntingdonshire.

1.7 The NPPF is supplemented by the National Planning Practice Guidance (NPPG). The Local Plan identifies guidance from the NPPG where it is considered to be relevant.

1.8 The Local Plan is complementary to the NPPF and NPPG: it aims to apply national policy in a Huntingdonshire context. In determining planning applications, the Council will use the Local Plan alongside the NPPF and the NPPG and will also take into account any other material considerations.

Supports the Council's and partners' priorities

1.9 The Local Plan supports the achievement of a range of strategic and local priorities belonging to the Council and its partners, such as those identified in the Great Fen master-plan and those in the Council's Corporate Plan. Chapter 3'Issues Shaping the Local Plan' identifies the key issues which have shaped the Local Plan; and references the most significant priorities of the Council and partners.

Sets high-level policy requirements that are supplemented by more detailed guidance

1.10 The polices in this Local Plan address many types of development in all parts of the district, and are therefore necessarily high-level. To supplement the Local Plan, the Council has produced Supplementary Planning Documents (SPDs) that address a range of topics in detail. SPDs are produced in response to changing circumstances or where a need for more detailed guidance is identified. The Council has an on-going programme for reviewing and updating SPDs. The Council's website hosts information about current SPDs and detailed policy guidance for specific locations in the form of Urban Design Frameworks and Development Briefs.

Sets the context for neighbourhood and community planning in the district

1.11 The Localism Act 2011 empowers local communities to prepare their own neighbourhood development plan (commonly known as neighbourhood plans) to promote the types of development that they think are right for their area. Once a neighbourhood plan is completed and has successfully passed its referendum it is 'made' by the Council, which means that it will formally become part of the district's development plan for the area which it covers. In Huntingdonshire, town or parish councils can prepare a neighbourhood plan for land within their boundaries, or jointly prepare one for larger areas.

1.12 In the same way that the Local Plan translates national policy principles in a Huntingdonshire context, neighbourhood plans should aim to be complementary to the Local Plan, providing additional local policy detail. A particular requirement for neighbourhood plans is that they must be in 'general conformity' with the strategic policies of the Local Plan.

Strategic Policies in the Local Plan

Strategic policies are those which are essential to the delivery of the Local Plan strategy. These include:

1. All policies in 4'The Development Strategy' of this Local Plan

2. All policies that allocate land for development in Section D:'Allocations' as they are required to achieve the strategy as set out in 4'The Development Strategy'
3. The policies on 'Design Context' and 'Affordable Housing Provision'.

Legislation sets out 'basic conditions' which Neighbourhood Plans (and Neighbourhood Development Orders) must satisfy. To meet the basic conditions, Neighbourhood Plans must be prepared in general conformity with the strategic policies contained within the Local Plan as set out above.

This is considered to be compliant with the distinction made in the NPPF between policies of a strategic nature and those that are not.

1.13 Neighbourhood plans are not the only tool that can help achieve communities' aspirations; there are a range of community planning tools which may be more or less appropriate for different communities and the outcomes they want to achieve. Within the Local Plan, the 'Community Planning Proposals' and 'Rural Exceptions Housing' policies in particular may be of use for communities who choose not to pursue the formal neighbourhood plan route.

1.14 The Council provides support to town and parish councils in relation to community and neighbourhood planning initiatives. Further information is available on the Council's website.

What does the Local Plan not do?

1.15 As noted above, this Local Plan sets out a framework to inform decisions on planning applications. Planning permission is only needed if the work being carried out meets the statutory definition of 'development' set out in section 55 of the Town and Country Planning Act 1990. In addition, some forms of development are allowed under national 'permitted development rights' that allow certain building works and changes of use to be carried out without having to make a planning application. This includes, for example, permitted development rights for some domestic extensions. Other permitted development rights include changes of use such as for offices (class 'B1a') to homes (class 'C3') and shops (class 'A1') to homes (class 'C3'), which are dealt with through processes known as 'Prior Approval' or 'Prior Notification'. In these cases the Council checks that specified elements of the development are acceptable before work can proceed. More detail is provided in national guidance on 'When is permission required?'. Where the development proposal goes outside of the limitations of permitted development rights a planning application is required. A number of policies in this Local Plan deal specifically with these types of development proposal. Where this is the case, the policy and supporting text are clear about the form of development proposals they deal with.

Status of the Local Plan

1.16 The Local Plan supersedes all the previous development plan documents adopted by the Council. Full details are set out in Appendix A:'Replacement of Development Plans'.

What was involved in preparing the Local Plan?

1.17 a number of policies in this Local Plan acknowledge that in certain circumstances, there may be cause for the Council to negotiate a reduction in levels of infrastructure contribution, including affordable housing, in order to reach an economically viable solution to enable development to proceed. In such cases, a developer may be required to provide a formal 'open book' viability assessment to support a proposal that does not comply with the Local Plan policy requirement. Where this is required, the developer must meet the costs of the Council's verification of this.

Evidence gathering

1.18 The Local Plan is supported by a wide range of evidence sources, some of which are referred to in Chapter 3'Issues Shaping the Local Plan'. A full list of evidence sources relied upon by the Local Plan is available on the Council's website.

Engaging with residents and other interested groups

1.19 While preparing the Local Plan, the Council has consulted extensively with residents and other interested stakeholders. Detail on how the Council consulted, and how the Local Plan content evolved as a result of that consultation, is set out in the Statement of Consultation.

Working with our neighbours and partners

1.20 When preparing the Local Plan, the Council is required to work with neighbouring authorities and other 'prescribed bodies' on significant planning issues that cross administrative boundaries under the statutory duty to cooperate.

1.21 The Cambridgeshire councils have a long history of working together and cooperating on a range of issues. Arrangements have been put in place to ensure cooperation with the wider range of prescribed bodies, including the establishment of a Cambridgeshire and Peterborough Joint Strategic Planning Unit. Individual arrangements have been made with neighbouring councils in Bedfordshire and Northamptonshire. Chapter 3'Issues Shaping the Local Plan' sets out some of the most significant outcomes arising from working with partners; the Council's approach to the duty to cooperate is set out in full in the Statement of Consultation.

Ensuring the Local Plan delivers sustainable development

Sustainability Appraisal

1.22 To ensure that the Local Plan promotes sustainable development and does not cause significant environmental, social or economic problems, its policies and allocations are subject to a system of appraisal known as Sustainability Appraisal (SA). SA is an iterative process which has been undertaken alongside, and informed, preparation of the Local Plan.

Habitats Regulations Assessment

1.23 Habitats Regulations Assessment (HRA) is a further requirement to ensure that there are no likely significant effects on internationally important sites and nature conservation through the Local Plan's implementation. The Local Plan has been screened to consider the likely effects of all the policies cumulatively and of any individual policy on designated European sites in the district. Both the SA and HRA report documents are available on the Council's website.

Ensuring the viability of development

1.24 The Council is required to assess the likely cumulative impacts on development; existing and proposed local standards, supplementary planning documents and policies that support the development plan, as well as nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the Local Plan at serious risk, and should facilitate development throughout the economic cycle.

1.25 Detailed viability work has been undertaken as part of the Local Plan's preparation to consider the financial implications for development of the policies contained in this plan. This has helped to shape the policy requirements for new development, and in particular the proportion of affordable housing to be sought within development sites.

Council approach to site-specific development viability

A number of policies in this Local Plan acknowledge that in certain circumstances, there may be cause for the Council to negotiate a reduction in compliance with development standards or levels of infrastructure contribution, including affordable housing, in order to reach an economically viable solution to enable development to proceed. In such cases, a developer may be required to provide a formal 'open book' viability assessment to support a proposal that does not comply with the Local Plan policy requirement. Where this is required, the developer must meet the costs of the Council's verification of this.

2 Huntingdonshire District

2.1 This chapter sets out what Huntingdonshire is like in 2017. It considers the district's locational context, and describes the settlement pattern and the roles of the towns and larger settlements.

Main Characteristics

Context

2.2 Huntingdonshire is situated approximately 100km (62 miles) north of London. It has strong relationships with Cambridge to the east, Peterborough to the north and Bedford to the south-west. These provide employment, shopping, leisure and health services to complement those available within the district. Huntingdonshire benefits from excellent strategic communication links. The East Coast mainline railway bisects the district with stations in Huntingdon and St Neots. Highway linkages are particularly good. East-west linkages are provided by the A428 and the A14 which facilitates access west to the Midlands and east to Europe via the East Coast ports. The A1 provides north-south linkages facilitating access southwards to London and northwards locally to Peterborough and then onwards to the East Midlands, York and onto Scotland.

Character

2.3 Huntingdonshire is the largest district in Cambridgeshire, with a population of 169,500[(1)], and a land area of over 900 square km (350 square miles). The district's predominantly rural nature is reflected in the sparse population density which averages just 1.9 people per hectare (4 per acre) ; in comparison the population density of East Cambridgeshire is 1.3 per hectare (3 per acre) and Cambridge City is 30.4 people per hectare (75 per acre). Huntingdonshire has a relatively strong, stable economy with a high proportion of small to medium size enterprises.

2.4 Huntingdonshire's population has grown by around 20% over the past 20 years[(2)], partly in response to housing market pressures in and around Cambridge. 64% of the district's economically active residents live and work within Huntingdonshire. Recent housing and employment growth has been concentrated in and around the district's main towns, and to a lesser extent at the larger villages. Further information about the characteristics of the district as a whole is set out in 3'Issues Shaping the Local Plan'.

Settlement pattern

2.5 Three of Huntingdonshire's main settlements are located in the Ouse Valley corridor which runs through the south and east of the district. The Roman road, now known as Ermine Street, provided focus for settlement along a north-south corridor crossing near the bridgehead at Godmanchester with the Via Devana which provided connections between Roman settlements near Cambridge and Corby. In contrast, Ramsey lying to the northeast in the Fens grew up focused around the Abbey which was founded in the late 10th century. The four historic market towns of Huntingdon, St Neots, St Ives and Ramsey are the largest centres of population and services in the district. These market towns have traditionally acted as service centres for nearby smaller settlements typically providing shopping, leisure, health and education services as well as being centres for employment. This arrangement has benefited both the market towns by increasing their catchment populations and the other settlements by providing residents with local access to services that would not be viable within individual settlements. The strength of this relationship varies according to proximity and accessibility with residents of some settlements looking to more than one market town for day-to-day services and all, including residents of market towns, looking outside the district to larger towns and cities for higher order services and greater choice.

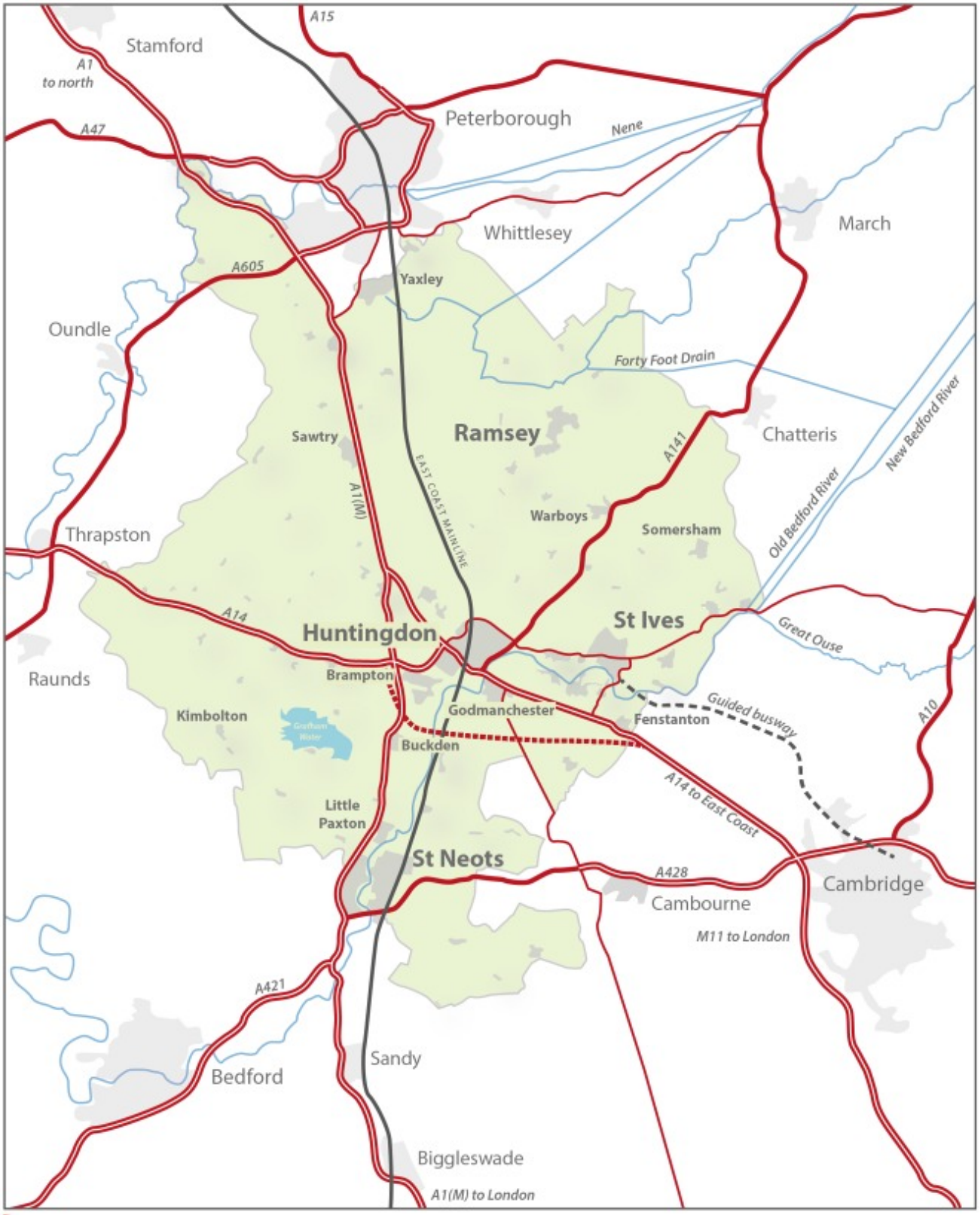
1 All population figures shown in this chapter are sourced from Census 2011.
2 Huntingdonshire's population growth between the 1991 and 2011 Censuses was 21%.

2.6 Huntingdonshire contains one other town, Godmanchester, a large number of villages of varying sizes, hamlets and isolated dwellings in the countryside. Outside the towns the larger settlements have a range of services such as a primary school, a range of shops, public transport services, a community meeting place, a general practitioner's surgery and a range of employment opportunities. These settlements often play a role in providing services for residents of nearby smaller villages and countryside areas. The settlements which most strongly perform this function are identified later in this chapter.

2.7 Predominantly rural, Huntingdonshire includes many smaller villages scattered across the district which largely retain their historic form. Buildings clustered around a church or village green and linear patterns are both common settlement patterns. These patterns contribute to the distinctiveness and character of these settlements and the wider area.

2.8 The countryside is strongly shaped by the agricultural heritage of the district. Large swathes comprise high quality agricultural land used for arable crops. The north east of Huntingdonshire is heavily influenced by the fen landscape forming a strong contrast to the west which is dominated by gently rolling claylands with more wooded areas with Grafham Water and the Kym valley adding to the landscape character. The valley of the River Great Ouse dominates the landscape of the central and eastern parts of the district being an attractive landscape with a particular sense of enclosure and tranquillity providing many opportunities for quiet recreational use.

Figure 1 : District Map



Settlement Portraits

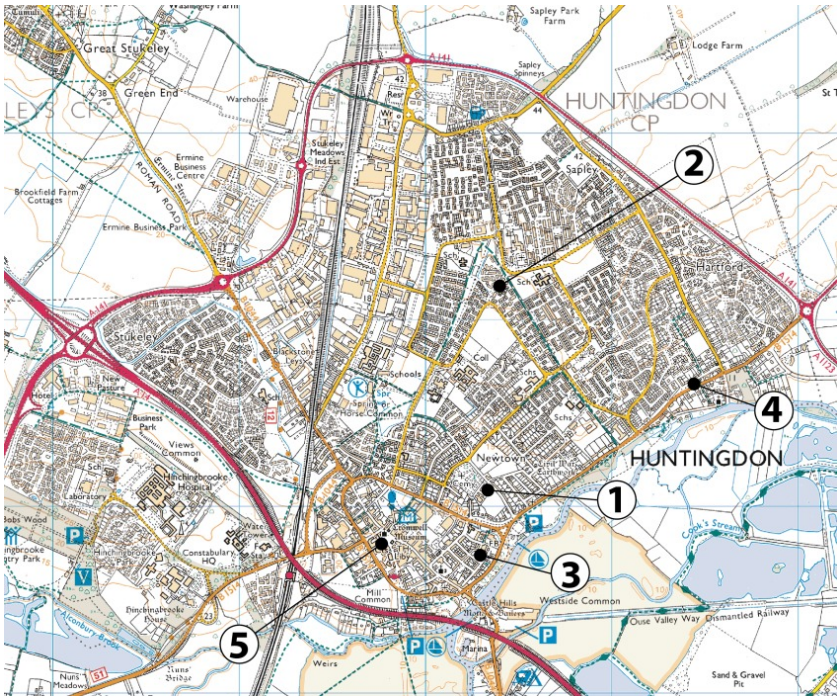
2.9 The following pages provide summary portraits of the market towns and largest villages in Huntingdonshire. Each settlement's population is shown[3], followed by symbols showing what services that settlement contains. The key below defines the symbols used.

Retail & Commercial services			**Community & Leisure**	
Food shopping			Library	
Non-food shopping			Leisure Centre	
Service (e.g. hairdressers,			Public Hall	
Food and drink (i.e. pub, cafe, restaurant)				
Bank				
			Employment	
Education & Health			Industrial estate	
Day nursery			Business park	
Primary School				
Secondary School			**Transport**	
Further Education College (post-18)			Bus service (hourly or better)	
GP Surgery			Train station	
Hospital				

3 All population figures shown in this chapter are sourced from Census 2011

Huntingdon

Population	Community & Leisure
23,732	
Retail & Commercial	**Employment**
Education & Health	**Transport**



1. Nightingale Mews

2. Moorhouse Drive

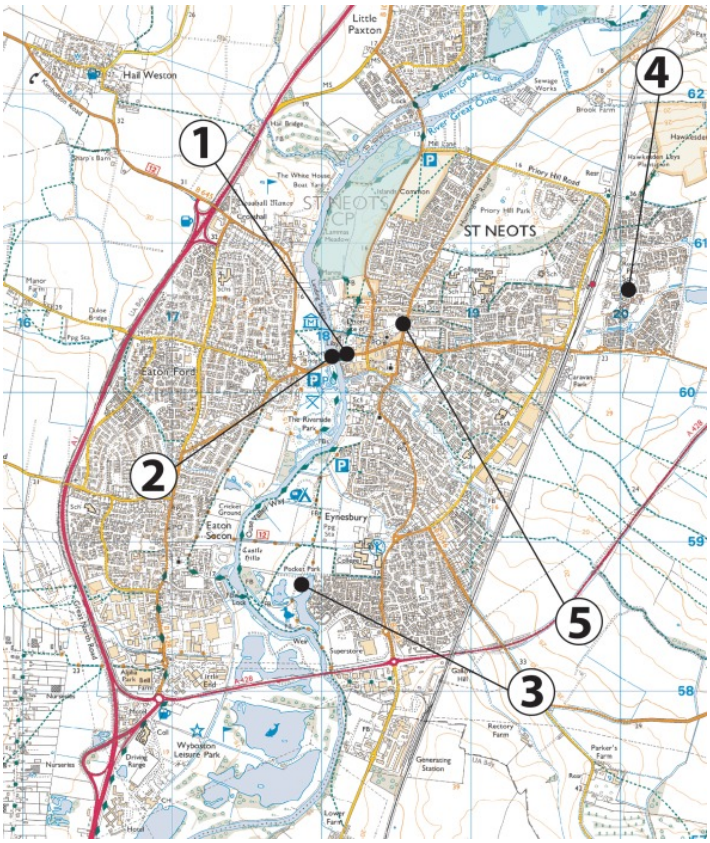
3. Victoria Square

4. Hartford Village Hall

5. Farmers market

St Neots

Population	Community & Leisure
30,870	
Retail & Commercial	**Employment**
Education & Health	**Transport**



1. St Neots Market Place

2. Riverside

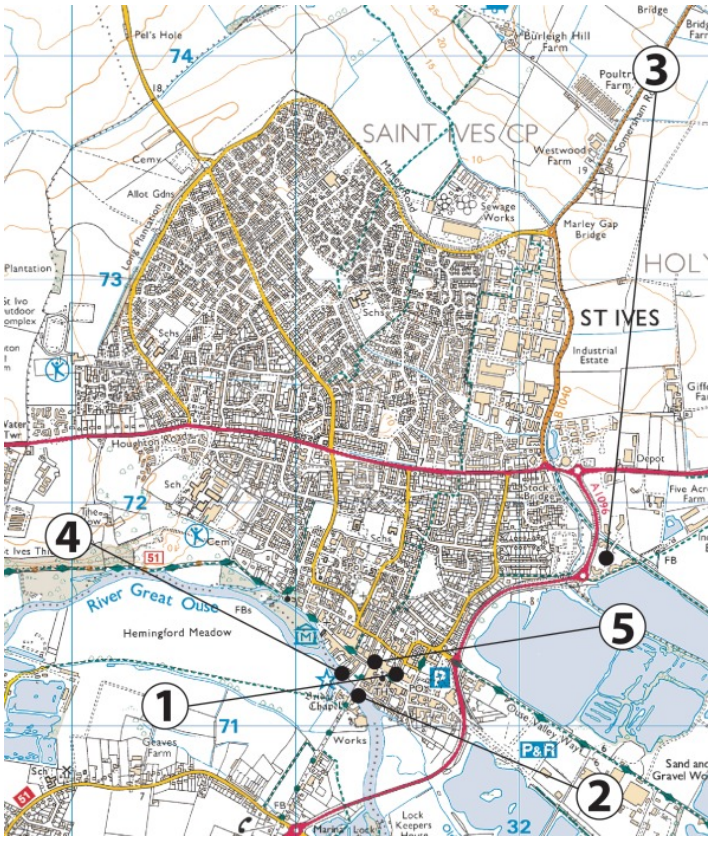
3. Barford Road Pocket Park

4. Play area, Loves Farm

5. Town centre services

St Ives

Population	Community & Leisure
16,384	
Retail & Commercial	**Employment**
Education & Health	**Transport**



1. Town centre shops and services

2. St Ives bridge

3. St Ives business park

4. River frontage

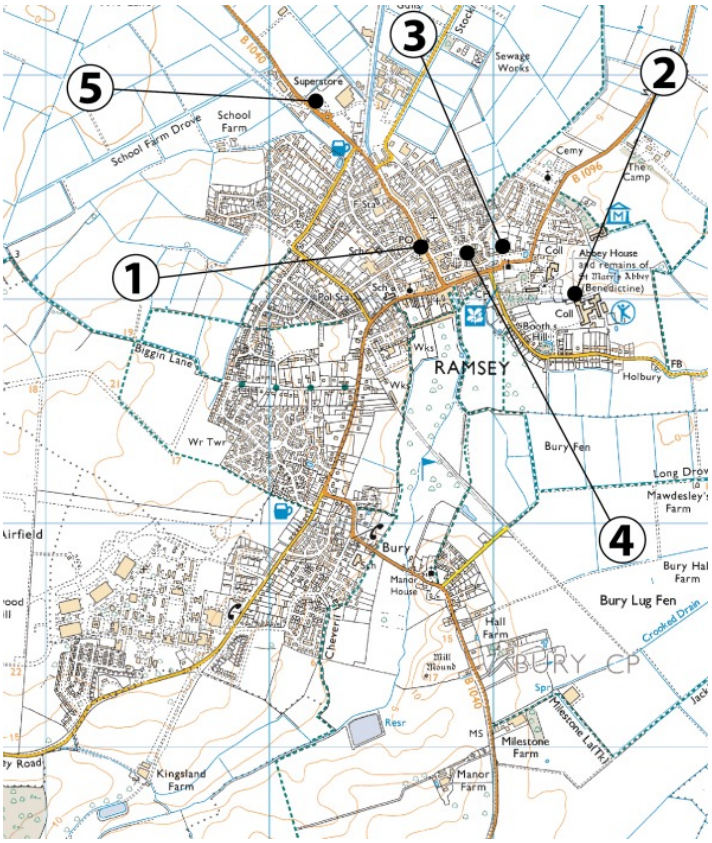
5. The Broadway

Ramsey and Bury

Population	Community & Leisure
8,479	
Retail & Commercial	**Employment**
Education & Health	**Transport**

1. Great Whyte

2. Ramsey Abbey School



3. Church Green

4. New homes

5. Edge of town supermarket

Largest villages

Brampton

Population	Community & Leisure
4,862	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Brampton High Street

Buckden

Population	Community & Leisure
2,805	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Buckden Towers

Fenstanton

Population	Community & Leisure
3,242	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Church Lane

Godmanchester [4]

Population	Community & Leisure
6,711	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Chinese Bridge

Kimbolton

Population	Community & Leisure
1,477	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Kimbolton High Street

Little Paxton

Population	Community & Leisure
3,244	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Samuel Jones Crescent

4 (Designated as a town rather than a village due to a Royal Charter of 1212)

Sawtry

Population	Community & Leisure
5,252	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Sawtry Old Village School

Somersham

Population	Community & Leisure
3,810	
Retail & Commercial	**Employment**
Education & Health	**Transport**

St John the Baptist Church

Warboys

Population	Community & Leisure
3,994	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Warboys Clock Tower

Yaxley

Population	Community & Leisure
9,174	
Retail & Commercial	**Employment**
Education & Health	**Transport**

Yaxley Tea Shop

3 Issues Shaping the Local Plan

3.1 This chapter describes the key issues[5] that the Local Plan needs to address, and shows how they have shaped 'The Spatial Vision and Objectives', which in turn shape the Section B:'The Strategy' and the policies within the Plan. The diagram below sets out the structure of the Local Plan, showing the thread that runs from the key issues through to the Local Plan policies.

Structure of the Local Plan	Explanation of process
Key issues: • Economic • Social • Environmental	Consideration of each theme is structured in the same way, including: • Challenges; • Opportunities; • Relevant evidence sources.
▼	
Partners' responses	Partners' responses in response to the key issues identified above. These inform the Local Plan responses to the key issues
▼	
'Summary of Key Issues'	Brings together the key issues and partners' responses.
▼	
'The Spatial Vision and Objectives'	Vision for Huntingdonshire to 2036 responding to the key issues identified above, and the objectives stemming from this.
▼	
Chapter 4'The Development Strategy'	The strategy responds to the vision and objectives, and informs the scale and distribution of allocations.
▼	
Section D:'Allocations'	Allocations for development respond to the strategy.
▼	
Policies	Policies guiding planning applications respond to the vision and objectives identified above.

5 The themes discussed in this chapter are considered to be the most significant, and are not intended to be a comprehensive list of issues and evidence. For a full list of the evidence that informed the Local Plan is available on the Council's website.

Key Issues

Economic

Key Issues		
Challenges	**Opportunities**	**Evidence**
• **Improvements to key transport infrastructure are critical to support economic growth,** including improvements to the A14, A1, A428 corridor, and East Coast mainline. The A14 in particular, which provides a vital road transport corridor between the West Midlands and East Anglia and is of local, regional, national and international significance, is frequently highly congested and traffic is often disrupted by breakdowns, accidents and roadworks. • **More jobs needed in high value industry sectors:** Huntingdonshire's larger businesses are concentrated in more traditional industries where employment is in decline, although diversification into professional and scientific sectors has happened. Further diversification in these growth sectors is needed to attract highly skilled workers to the district. • **Decline in working age population as a proportion of total population:** Ongoing growth in numbers of older people brings a corresponding decline in working age population as a proportion of total population.	• **Location adjoining strategic transport links** (A14, A1, east coast mainline) makes Huntingdonshire an attractive location for business. • **Location close to economic success of Cambridge** forms an opportunity for providing complementary yet distinctive sector specialisms, supply chains and business accommodation. • **Expansion of high speed broadband access** enables more people to live and work in rural locations and reduces pressure on transport infrastructure.	• Cambridgeshire's Economic Assessment 2013, and Greater Cambridge Greater Peterborough (GCGP) Local Economic Assessment • Huntingdonshire Employment Land Study 2014 • Huntingdonshire Retail, Leisure and Commercial Needs Assessment 2017 • Cambridge Sub-region Strategic Housing Market Assessment 2013
Partners' responses		**Partners' strategies**
Make Alconbury Enterprise Zone successful: The Council is working with GCGP Local Enterprise Partnership to ensure the success of the 150 hectare enterprise zone at Alconbury Airfield. When designated in 2011 it was envisaged that Alconbury Enterprise Campus would accommodate around 8,000 new jobs by 2036, with an emphasis on technology and innovation, advanced manufacturing and engineering, incubator space for start-up businesses and grow-on space for small and medium-sized businesses. Alconbury's location between Cambridge and Peterborough should help to enhance the economic linkages between the complementary business clusters in and around those two cities.		• GCGP Strategic Economic Plan • Huntingdonshire Economic Growth Plan 2013-23 • Connecting Cambridgeshire • A14 Development Consent Order

Upgrade the A14 trunk road: The Cambridge to Huntingdon A14 road scheme is intended to reduce congestion, unlock economic growth, improve local connectivity and improve safety. The scheme includes a bypass of Huntingdon, on-line improvements towards Cambridge and the widening of the Cambridge northern bypass. Following significant lobbying and funding commitments from local partners including the Council, Government approval for the scheme has been granted, and work started in late 2016. **Plan further strategic transport infrastructure improvements:** A project to upgrade the section of the A428 trunk road between Black Cat and Caxton Gibbet junctions is currently being developed. If funded and approved, the scheme would commence in 2020. In addition, a number of other strategic transport improvement schemes are currently in earlier stages of consideration, including: an Oxford to Cambridge Expressway, improvements to the A1 between the M25 and Peterborough, and an East West Rail project.	• Highways England Route Based Strategies • Cambridgeshire Local Transport Plan

Social

Key Issues		
Challenges	**Opportunities**	**Evidence**

• **Significant requirement for housing of all types:** 20,100 houses are required to meet forecast population growth between 2011 and 2036.
• **Need for a range of attractive housing options for older people:** The majority of household change between 2011 and 2036 is accounted for by households aged over 65. This creates a need for a range of accommodation types to meet the varying housing needs of this group.
• **Need for housing suitable for smaller households:** Demographic trends create a particular need over the next 20 years for housing suitable for smaller households.
• N**eed for more housing that is truly affordable:** While housing in Huntingdonshire is relatively affordable compared to the rest of the Cambridge sub-region, a large number of people are still unable to afford a home in the district.
• **Rural nature of district hinders access to key services:** In parts of rural Huntingdonshire access to a GP practice or hospital is dependent upon private transport.
• **Need for local infrastructure to support development:** Local
	• **New development provides an opportunity for positive design,** creating a physical environment that:
	  • supports active lifestyles, including in particular the provision of accessible green space;
	  • is accessible to all, including those with physical, sensory and mental impairments.
	• **Positive health impacts of A14 upgrade for key locations:** The upgrade and re-routing of the A14 trunk road and section of the A1 present an opportunity to secure significant improvements in air quality in three of the four areas of the district currently designated as having poor air quality. This will make these locations healthier places to live and work.
	• **Opportunity for rural communities to deliver affordable housing:** Neighbourhood Plans and exceptions housing policies provide opportunities for rural
		• Huntingdonshire Objectively Assessed Housing Need April 2017
		• Cambridge sub-region Strategic Housing Market Assessment 2013
		• Cambridgeshire Joint Strategic Needs Assessments (2007-)
		• Huntingdonshire Infrastructure Delivery Plan 2017
		• Huntingdonshire Air Quality Updating & Screening Assessment Report 2014

infrastructure, such as education, health social facilities and transport, will need to accompany future housing growth. A significant amount of funding will be required to provide this infrastructure.	communities to identify sites for affordable housing development, meeting the needs of those with a local connection.	
Partners' responses		**Partners' strategies**
Partnership approach to addressing older people's needs: Recognising the scale of the challenge of meeting the needs of older people over the next 20 years, local partners including the NHS, Cambridgeshire County Council and Huntingdonshire District Council are working together to identify solutions.		• Huntingdonshire Housing Strategy 2012-15 • Cambridgeshire Older People's Accommodation Strategy • Cambridgeshire Health & Wellbeing Strategy 2012-17

Environmental

Key Issues		
Challenges	**Opportunities**	**Evidence**
• **Situated in the driest region of the UK** which receives only two thirds of the average annual rainfall in England and Wales. The rivers and aquifers that are the key sources of water locally are close to the limits of abstraction before which ecosystems reliant on them may be adversely affected. Climate change is likely to bring drier summers, exacerbating this issue. • **Areas at risk from flooding** include the low lying fenland area in the north east of the district- an area managed by internal drainage boards and the Middle Level Commissioners, and areas in the south east of the district along the River Great Ouse. This latter area runs through the largest settlements in the district. Locations including St Neots are also at risk of surface water and other forms of flooding. Climate change is likely to bring more intense rainfall, increasing flood risk. • **Fertile farmland needs conserving:** Arable farming is the main land use in the district. The agricultural land is almost entirely of good quality: 98% is classed as grades 1, 2 or 3. 15% is grade 1 (excellent quality), is concentrated in the north east	• **Landscape suitable for renewable energy generation:** The lack of rain and associated cloud cover, and relatively flat landscape, makes the district suitable for solar and wind renewable energy generation, helping to reduce the amount of carbon dioxide produced via energy generation. • **Ex-MOD sites offer opportunity to focus development on previously developed land**, protecting the countryside and historic pattern of rural settlements. • **Existing biodiversity assets which could be enhanced:** Huntingdonshire has a rich and varied ecology with a number of sites of significant biodiversity value, such as Woodwalton Fen and Portholme Meadow. The district's green spaces and previously used land also provide a variety of habitats for wildlife. There are opportunities to create more resilient and better connected ecological networks to	• Huntingdonshire Water Cycle Study 2014 • Huntingdonshire Strategic Flood Risk Assessment 2016 • Huntingdonshire Landscape & Townscape Assessment 2007

of the district, mainly in the Fens with a few pockets along the Ouse Valley. • **Distinctive landscape and settlement characters need conserving:** The district includes several different topographic characters, from the low-lying fens to the upland areas (Wolds) areas. Scattered across these areas are around 100 smaller villages, many of which largely retain their historic form and character. • **Historic environment needs conserving:** In addition to historic settlement patterns, Huntingdonshire includes a wealth of heritage assets which add to the district's identity and distinctiveness.	enhance biodiversity and natural capital. • **Tackling climate change and reducing flood risk** by Making Space for Water in development sites and protecting land foreseeably needed for flood water, and/or water supply.	
Partners' responses		**Partners' strategies**
Cambridge Water and Anglian Water's Water Resource Management Plans aim to ensure current and future water supplies through projects such as reducing consumption, tackling leakage, and increasing the transfer of water from areas of surplus to areas of deficit. **The Great Fen wetland restoration project** supports the aims of the Cambridgeshire Green Infrastructure Strategy: enhancing, increasing and joining up green spaces across the area. Located in the north of the district, the project aims to restore more than 3,700 hectares of fenland habitat connecting Woodwalton Fen and Holme Fen National Nature Reserves. This will provide many conservation benefits for wildlife as well as recreational and educational benefits for residents. It will also contribute to agricultural diversification and the development of the local economy through increases in visitors and creation of new jobs and income streams.		• Anglian District River Basin Management Plan 2 (2015) • Water Resource Management Plans • Cambridgeshire Green Infrastructure Strategy 2011 • Great Fen initiative

Summary of Key Issues

Theme	Economic	Social	Environmental
Challenges	• Improvements to key transport infrastructure are critical to support economic growth • More jobs needed in high value industry sectors • Decline in working age population as a proportion of total population	• Significant requirement for housing of all types • Need for a range of attractive housing for older people • Need for housing suitable for smaller households • Need for more housing that is truly affordable • Rural nature of district hinders access to key services • Need for local infrastructure to support development	• Situated in the driest region of the UK • Areas at risk from flooding • Fertile farmland needs conserving • Distinctive landscape and settlement characters need conserving • Historic environment needs conserving
Opportunities	• Location adjoining strategic transport links • Location close to economic success of Cambridge • Expansion of high speed broadband access	• New development provides an opportunity for positive design • Positive health impacts of A14 upgrade for key locations	• Landscape suitable for renewable energy generation • Ex-MOD sites offer opportunity to focus development on previously developed land. • Existing biodiversity assets which could be enhanced • Tackling climate change and reducing flood risk by Making Space for Water
Partners' responses	• Make Alconbury Enterprise Zone successful • Upgrade the A14 trunk road • Plan further strategic transport infrastructure improvements	• Partnership approach to addressing older people's needs	• Water companies' Water Resource Management Plans • The Great Fen wetland restoration project

The Spatial Vision and Objectives

3.2 The key issues and partners' responses inform the spatial vision and objectives which define this Local Plan.

Vision

By 2036 Huntingdonshire's physical environment will support the health and wellbeing of all its residents, by:

Supporting a diverse, thriving economy	Providing sufficient infrastructure to support healthy communities	Meeting the needs of a changing population	Working with our climate, landscape and heritage

Objectives

Objective	Principal responding policies[6]
Cross-cutting	
1. To maintain a good supply of suitable land for growth in sustainable locations and focusing on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.	'Strategy for Development'
2. To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change and resilient to extreme weather.	'Flood Risk' 'Design Context' 'Design Implementation' 'Placemaking' 'Surface Water' 'Parking Provision and Vehicle Movement'
3. To provide better job opportunities and more affordable homes to help create a more balanced and diverse local population and encourage more young people to stay or move here.	'Strategic Expansion Location: Alconbury Weald' & 'Strategic Expansion Location: St Neots East' 'Affordable Housing Provision' 'Housing Mix'
4. To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life.	'Design Context' 'Community Planning Proposals' 'Health Impact Assessment' 'Design Implementation'

6 In general specific allocations are not referred to in this table. Instead, where relevant, the Development Strategy is referred to, as this sets the framework for the scale and geographical distribution of allocations.

Supporting a diverse, thriving economy	
5. To promote economic growth and resilience and diversify the range of businesses active across the district that can add greater value to the local economy.	'Established Employment Areas' 'Rural Economy' 'Town Centre Vitality and Viability' 'Tourism and Recreation'
6. To maximise the benefits for Huntingdonshire of the Alconbury Enterprise Zone.	'Strategic Expansion Location: Alconbury Weald'
7. To maximise the advantages offered by Huntingdonshire's strategic location to develop sector specialisms, supply chains and business accommodation that complement existing local growth sectors	
8. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.	'Housing Mix'
9. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.	'Strategy for Development' 'Spatial Planning Areas' 'Town Centre Vitality and Viability'
10. To support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.	'Rural Economy' 'Homes for Rural Workers' 'Tourism and Recreation' 'Rural Buildings' 'Water Related Development'
11. To protect the best and most versatile agricultural land from built development.	'Strategy for Development'

Providing sufficient infrastructure to support healthy communities	
12. To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developer contributions and other identifiable sources.	'Delivering Infrastructure'
13. To focus investment on improving access in strategic expansion locations to make optimum use of available resources.	'Strategic Expansion Location: Alconbury Weald' & 'Strategic Expansion Location: St Neots East'
14. To facilitate sustainable modes of travel and give high priority to providing access to public transport and provision of segregated routes for walking and cycling.	'Design Context' 'Design Implementation' 'Sustainable Travel'
15. To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.	'Delivering Infrastructure' 'Strategy for Development' 'Local Services and Community Facilities'

16. To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, libraries, play and open space, green infrastructure and integrated community facilities.	'Delivering Infrastructure' 'Community Planning Proposals' 'Local Services and Community Facilities' 'Protection of Open Space'

Meeting the needs of a changing population	
17. To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development.	'Strategy for Development'
18. To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.	'Housing Mix' 'Gypsies, Travellers and Travelling Showpeople' 'Rural Exceptions Housing'
19. To provide opportunities for vulnerable people to live independent lives with support to meet their needs.	'Housing Mix' 'Specialist Housing'
20. To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.	'Key Service Centres' 'Strategy for Development' 'Delivering Infrastructure' 'Design Context' 'Design Implementation' 'Sustainable Travel' 'Local Services and Community Facilities'

Working with our climate, landscape and heritage	
21. To maintain, enhance and conserve Huntingdonshire's historic environment, characteristic landscapes, natural habitats and biodiversity.	'Small Settlements' 'The Countryside' 'Green Infrastructure' 'Design Context' 'Design Implementation' 'Biodiversity and Geodiversity' 'Trees, Woodland, Hedges and Hedgerows' 'Heritage Strategy' 'Heritage Assets and their Settings' 'Renewable and Low Carbon Energy'
22. To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.	'Design Context' 'Design Implementation'
23. To take advantage of opportunities for minimising energy and water use and for securing carbon emissions reductions in all new development and transport choices.	'Strategy for Development' 'Design Implementation' 'Sustainable Travel'
24. To encourage waste management and pollution control practices which minimise and reduce contributions to climate change and avoid adverse impacts on the local environment or human health.	'Waste Water Management' 'Amenity' 'Ground Contamination and Groundwater Pollution' 'Air Quality'

25. To conserve and enhance Huntingdonshire's strategic green infrastructure, including the Great Fen and the belt of ancient woodland north of Alconbury, the River Great Ouse and its associated landscape corridor, Grafham Water and its circle of ancient woodlands and the Nene Valley, and to promote a balance between conservation and public access to and enjoyment of these assets.	'Strategy for Development' 'Green Infrastructure'

Section B: The Strategy

Section B:'The Strategy'

This section sets out:

- the housing and jobs targets which the Local Plan aims to address;
- the geographical distribution of future development in the district, focusing the highest levels of growth in locations with best access to services and facilities; and
- requirements for how development should contribute to infrastructure delivery.

4 The Development Strategy

4.1 This chapter sets out a series of policies that direct the distribution of future development in Huntingdonshire, to meet in full the identified housing and employment Objectively Assessed Needs (OAN) for the period 2011 to 2036. This includes defining the amount and location of development to be achieved through allocations, as well as determining development proposals that may come forward on sites that are not allocated in this Local Plan.

The Strategy Approach

4.2 The Strategy Approach is the overarching principle that governs the amount and distribution of future development in the district. The Approach responds directly to the 'The Spatial Vision and Objectives', as shown below:

Vision:

By 2036 Huntingdonshire's physical environment will support the health and wellbeing of all its residents, by:

Supporting a diverse, thriving economy	Providing sufficient infrastructure to support healthy communities	Meeting the needs of a changing population	Working with our climate and landscape

Summary of Objectives which directly inform the Strategy Approach

• Provide for an adequate economically active resident population to sustain employment development • Enhance the role of existing town centres • Support a diverse and thriving rural economy	• Maximise funding available for required infrastructure through developer contributions • Sustain local services in villages	Provide opportunities for comprehensive positive neighbourhood design, including: • a range of types, sizes and tenures of housing that meets the needs of all • neighbourhoods that promote walking and cycling Create a more balanced and diverse local population, including enabling young people to stay in the communities they grew up in.	• Focus growth on previously developed land • Protect the best and most versatile agricultural land from built development • Enable comprehensive design that provides new and enhances existing green spaces and wildlife habitats, and makes wider links to the existing wildlife network

Strategy Approach:
Concentrate development in locations which provide, or have the potential to provide, the greatest access to services and facilities. Encourage limited development for rural communities to support social and economic sustainability.

Amount of development

4.3 The NPPF requires Local Plans to identify and meet the objectively assessed development needs for their area. The objectively assessed need for development in Huntingdonshire which this plan seeks to address is for 20,100 homes (both market and affordable), within which there is a need for 7,900 affordable homes. These figures correspond to an increase of 14,400 jobs. These development needs are derived from the Huntingdonshire Objectively Assessed Housing Need Update 2017, which forms an update to the Cambridge sub-region Strategic Housing Market Assessment 2013.

LP 1

Amount of development

In Huntingdonshire in the period 2011-2036 provision will be made for:

- at least 20,100 new homes (both market and affordable), and
- approximately 14,400 additional jobs.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of housing completions by settlement type • Amount and % of employment development by settlement type • Amount and % of completed office, retail and leisure development in town centres

Strategy for Development

4.4 To meet the objectively assessed needs for development, the strategy aims to balance providing a deliverable, sustainable pattern of future development with ensuring choice and diversity in the market. To promote deliverability the strategy is complemented by a series of allocated sites, set out in Section D:'Allocations'. In addition to these, growth is expected to come forward through small and windfall sites which contribute additional diversity and flexibility to the supply of new properties.

4.5 This is reinforced by a series of complementary policies guiding unallocated development in different types of settlements and the countryside along with a policy guiding provision, protection and enhancement of green infrastructure.

4.6 The purpose of this policy is to set out the distribution of growth that will help to achieve the strategic approach of concentrating development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities and encouraging limited development for rural communities to support social and economic sustainability.

LP 2

Strategy for Development

The development strategy for Huntingdonshire is to:

- Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities;
- Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Support a thriving rural economy;
- Protect the character of existing settlements and the intrinsic character and beauty of the surrounding countryside;
- Conserve and enhance the historic environment; and
- Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.

Distribution of Growth

Four spatial planning areas are designated reflecting their status as the district's traditional market towns and most sustainable centres. These are centred around:

- Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald
- St Neots including Little Paxton and the strategic expansion location of St Neots East
- St Ives
- Ramsey including Bury.

Approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the spatial planning areas.

Seven key service centres are designated reflecting the concentration of services and facilities in these locations and their role in providing services to residents of other nearby communities. These are:

- Buckden
- Fenstanton
- Kimbolton
- Sawtry
- Somersham
- Warboys
- Yaxley.

Three local service centres are designated reflecting their level of service provision to residents. These are:

- Alconbury
- Bluntisham
- Great Staughton.

All other settlements with a single built up area of 30 dwellings or more are defined as Small Settlements as set out in 'Definition of Small Settlements'

Approximately a quarter of the objectively assessed need for housing, together with a limited amount of employment growth, will be permitted on sites dispersed across the key service centres, local service centres and small settlements to support the vitality of these communities and provide flexibility and diversity in the housing supply.

In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of this plan providing further flexibility in the housing supply.

Reasoning

4.7 National planning policy seeks to increase the supply of housing across the country and this policy is intended to help Huntingdonshire contribute to achieving this aim. Huntingdonshire is an area of relatively high demand for growth from local households and people moving here to work in both the district and the wider area. There is also strong need generated within Huntingdonshire due to changing household size and the challenges of obtaining affordable properties. The development strategy aims to meet the NPPF's challenge to respond to expected climate change by concentrating the majority of new development in locations where people can choose to walk or cycle to local services, can create sufficient demand to make public transport services viable and are away from areas of greatest flood risk to protect against the increased frequency, extent and impact of flooding associated with climate change.

4.8 The development strategy has been shaped by fundamental principles of sustainability aiming to achieve a balance between social, economic and environmental priorities. Social and economic priorities have influenced the development strategy through concentrating new growth in areas accessible to services, facilities and employment opportunities. Environmental priorities have influenced it through factors such as re-using previously developed land where it it is sustainably located and through avoidance of grade 1 agricultural land. However, the use of some greenfield land is necessary to deliver the scale of development required over the plan period. Pragmatic factors such as the availability of land, deliverability of necessary supporting infrastructure and market attractiveness of proposals have also been taken into account to boost the likelihood of successful delivery of the required levels of development.

4.9 The policy provides the overarching strategic framework for ensuring this Local Plan delivers sufficient new development in sustainable locations to meet identified needs. It supports the overall provision of at least the 20,100 new homes identified as the objectively assessed need along with supporting infrastructure and services. It also supports 14,400 new jobs between 2011 and 2036.

4.10 Since 1 April 2011 which was the beginning of the plan period and 31 March 2017 3,675 dwellings have been completed, equivalent to 18% of the objectively assessed need up to 2036. In total housing completions since 2011, commitments as at 1 April 2017 and allocations in this plan account for approximately 22,500 new homes, equivalent to 112% of the objectively assessed need. Additional provision is anticipated through rural exceptions, small and windfall sites. Together these will help to achieve the distribution sought in the policy and support the sustainability of key service centres, local service centres and small settlements by provision of appropriate scale developments.

4.11 The increase in housing supply will help to support the delivery of additional affordable housing which comprises a substantial element of the district's overall housing requirement and is a key challenge, as evidenced through the Cambridge sub-region Strategic Housing Market Assessment. Together with developments completed and committed within the first five years of this plan the proposed allocations will meet Huntingdonshire's objectively assessed need for housing development in full. Small and windfall sites will be additional to this and provide flexibility for development in settlements across all levels of the development strategy.

4.12 Designation of an enterprise zone at Alconbury Weald in 2011 is acting as a catalyst for significant investment in new employment opportunities within the area covered by the Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership. The new development strategy aims to ensure that Huntingdonshire maximises the potential for this site to cater for inward investment and indigenous business

growth. To promote sustainability employment growth is supported throughout Huntingdonshire, focusing on the towns and larger villages, but also promoting opportunities for employment growth in small settlements and the countryside.

4.13 Significant investment is being directed to the A14 and A428 to improve the reliability of journeys on these routes. The development strategy focuses development in locations with good access to the upgraded routes to maximise the local benefits of this investment. Huntingdon and St Neots also provide access to the East Coast mainline railway route which is benefiting from substantial investment improving services and providing greater diversity of destinations accessible from the towns' railway stations. Longer term proposals are being worked up for the Oxford-Milton Keynes-Cambridge corridor to promote infrastructure, housing and growth. These are likely to affect the southern part of the district, particularly St Neots. Any proposals may come forward through an integrated strategic plan and/or the next iteration of the Huntingdonshire Local Plan.

4.14 The development strategy builds on the strengths of Huntingdonshire's established settlements together with its stock of previously developed land to promote opportunities to live, work and access services in sustainable locations. The policy recognises that Huntingdonshire contains a range of settlements broadly falling into the categories of historic market towns, large villages providing local services, small villages with limited or no service provision and a few hamlets situated within the wider countryside. Each settlement type performs a different role and function and thus the scale and nature of growth at each should reflect their relative sustainability. However, not all new development can, or indeed should, go to the district's four market towns or their intrinsic character could be damaged; some development is needed elsewhere to spread the potential benefits of growth and sustain the more rural parts of the district to as promoted through the government's Towards a one nation economy: A 10-point plan for boosting productivity in rural areas (2015).

4.15 Four spatial planning areas are designated which fulfil a significant role as service, employment and transport hubs for their surrounding areas. These offer people the greatest levels of access to services and facilities within Huntingdonshire and will be further enhanced during the plan period. They vary in size and function, complementing the roles of the wider area's other towns and cities. The spatial planning areas offer some of the best opportunities for promoting sustainable development in Huntingdonshire and meeting the everyday needs of residents in one place thereby reducing the need to travel.

4.16 The strategy for development will predominantly be delivered through sites already completed in 2011-2016 and those allocated in this plan which together are sufficient to meet the outstanding objectively assessed need in full. This provision will be supplemented by appropriate small and windfall sites which will contribute to the flexibility and diversity of new housing delivery.

4.17 A central part of the strategy of this plan is development in two development opportunities known as Strategic Expansion Locations which offer opportunities that are unprecedented in this district for sustainable development. One is focused on the former RAF Alconbury which is in close proximity to the market town of Huntingdon. The other continues the growth of St Neots east of the railway line which started with Loves Farm where the first homes were occupied in 2009. Each is large enough to accommodate a new community with sufficient services and facilities to form attractive places to live and work whilst contributing to maintaining the character of the district's existing settlements by diverting pressure for growth which might otherwise need to be added to their outskirts.

4.18 Seven key service centres and three local service centres are identified recognising their role in the provision of services and facilities across the district. Housing and employment growth is promoted to reflect their roles, support the provision of services and help meet local needs, for instance of older residents seeking to move into more accessible housing within their established community. A limited range of allocations for new development is made in key service centres which can benefit from the existing services available and help give service providers some certainty over future levels of demand.

4.19 Much of Huntingdonshire's character is provided by its extensive rural area, numerous small dispersed settlements which are attractive places to live, work and visit and its high quality historic and natural environment. The level of services and facilities available in villages varies significantly with a few of the

largest supporting a primary school, village shop and public hall but the smallest having no service provision at all. The development strategy responds to the government's Towards a one nation economy: A 10-point plan for boosting productivity in rural areas (2015) balanced with recognition of the desirability of avoiding detrimental impacts on village character. Average household size is forecast to decline by 2036 so some new dwellings will be needed in these communities simply to maintain their existing services. Thus, the policy allows for some growth in conformity with other policies of this plan to facilitate appropriate opportunities for villages to grow organically and to support a living, working countryside capable of adapting to changing needs.

4.20 Together key service centres, local service centres and small settlements have the capacity to accommodate around a quarter of Huntingdonshire's expected housing growth up to 2036. Whilst limited allocations are made for growth at the key service centres and local service centres no site specific allocations are made for small settlements. Thus, the majority of this growth will arise from the ongoing supply of rural exceptions, small and windfall sites expected to continue to come forward throughout the plan period. These will need to be in conformity with other policies of this plan. They should give preference to sites in flood zone 1; sites within flood zones 2 and 3 should be avoided, unless the proposal can clearly demonstrate that the location specific benefits of the scheme outweigh the impacts of flood risk to the site.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Greater Cambridge Greater Peterborough LEP, landowners, developers, Cambridgeshire County Council (CCC), infrastructure and service providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes, Growth and Infrastructure Investment Delivery Plan (GIIDP), CIL, S106
Timescale	Throughout the plan period
Monitoring indicators	• Amount and % of completed retail, office and leisure development in town centres • Amount and type of employment land available • Number and % of housing completions by settlement type • Amount and % of employment development by settlement type • CIL receipts/expenditure monitoring • S106 monitoring • Gross number and % new dwellings on previously developed land • Amount and % of employment floorspace developed on previously developed land

Note on Wyton Airfield

4.21 Throughout the preparation of this plan the redundant Wyton Airfield has also been explored as a potential strategic expansion location. Wyton Airfield has been declared surplus to requirements by the Ministry of Defence and Crest Nicholson were appointed as the development partner in November 2014.

4.22 Crest Nicholson have undertaken a substantial amount of work to prepare an initial masterplan illustrating how the site could be redeveloped including public consultation and liaison with the Council and nearby parish councils. The initial masterplanning indicates the site has capacity for redevelopment comprising:

- Approximately 4,500 new homes of mixed tenures, including additional housing required to support the expansion of RAF Wyton
- 10ha of employment land
- A local centre with retail and community uses
- Primary and secondary schools
- Green infrastructure and sports facilities
- Transport infrastructure improvements including linkages to the guided Busway

4.23 The Council has consistently supported the principle of redevelopment of Wyton Airfield as it comprises over 250ha of previously developed land in a relatively sustainable location.

4.24 As part of the preparation of this plan, the Council commissioned a Strategic Transport Study to test the transport implications of a series of potential packages of development sites to ascertain their ability to deliver a sustainable development strategy for Huntingdonshire. The Strategic Transport Study included options with full redevelopment of Wyton airfield within the plan period to 2036, a slower rate of redevelopment to disperse the transport impacts over a longer period and no redevelopment. The Strategic Transport Study has demonstrated that the road infrastructure requirements to serve redevelopment of Wyton Airfield, and the current funding requirements for these in particular, are not deliverable at this time. The Cambridgeshire and Peterborough Combined Authority are exploring potential ways in which this could be overcome. The environmental constraints to the delivery of any transport solution are also very challenging and will need to be fully addressed before substantial redevelopment could be brought forward.

4.25 The redevelopment of this site is, however, still considered to provide the opportunity to make a positive contribution to meeting the future housing needs of the district should it be possible to overcome the transport infrastructure challenges it currently faces. Proposals will need to address a wide range of infrastructure issues, ranging from surface water flooding and waste water disposal to secondary education provision. The Council will continue to work positively with the promoters of the site to secure appropriate sustainable, viable reuse of the site subject to resolution of the infrastructure challenges.

Green Infrastructure

4.26 The purpose of this policy is to set out the role that provision and enhancement of strategic green infrastructure has in achieving the strategy. Green infrastructure is a key land use that provides a counterpoint to the need for development land. The policy also sets out the Council's approach to protecting and enhancing Huntingdonshire's green infrastructure for the benefit of biodiversity and local residents for recreation and leisure.

LP 3

Green Infrastructure

A proposal will be expected to support green infrastructure and will therefore be supported where it demonstrates that it:

a. incorporates open/ green space in accordance with the Council's Developer Contributions Supplementary Planning Document (2011) (SPD), or successor documents;
b. protects and where possible enhances existing green infrastructure, concentrating efforts on protecting, enhancing or creating links within, to and between green infrastructure priority areas and the Cambridgeshire Strategic Green Infrastructure Network;
c. is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy (2011) or successor documents;
d. improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt);
e. provides replacement provision where the proposal would result in harm to or loss of existing green infrastructure, where the replacement provides a net benefit, judged in terms of the factors set out in the Cambridgeshire Green Infrastructure Strategy (2011);
f. maintains and where appropriate enhances the rights of way network; and
g. contributes to the re-naturalisation of water bodies such as rivers and lakes, where possible.

Green Infrastructure Priority Areas

Several Green Infrastructure Priority Areas have been identified, as indicated on 'The Key Diagram' and shown on the Policies Map. They have potential to consolidate and link important habitats and facilitate access improvements. A proposal within a priority area will be supported where the requirements for that area will be achieved:

The Great Fen

Within the Great Fen a proposal will only be supported where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen Masterplan (2010) or successor documents.

A proposal that lies outside the designated Great Fen area, but within its Landscape and Visual Setting will be expected to demonstrate consideration of the landscape and visual impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

Great Ouse Valley

A proposal within the Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document, will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.

A proposal at Paxton Pits will be supported where it helps to deliver the objectives of the Nature Reserve Management Plan (2017) and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents.

Nene Valley

Within the Nene Valley Nature Improvement Area (NIA) a proposal will be supported where it can be demonstrated that it is compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be realised.

Grafham Water

A proposal within the Grafham Water Landscape Character Area, defined in the Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document, will be supported where it enhances or creates ecological or landscape linkages between Grafham Water and woodland in the vicinity. Enhanced access will also be supported subject to compatibility with the landscape and biodiversity.

A proposal will be supported where it is demonstrated to be necessary for the continued operation or enhancement of Grafham Water Reservoir, its Treatment Works and associated networks.

Associated facilities

A proposal to provide facilities associated with strategic green infrastructure in the countryside will be supported where a countryside location is justified, the use is compatible with the green infrastructure in question and adverse effects are avoided.

Reasoning

4.27 Green infrastructure serves to balance built development. It facilitates opportunities for people to access open space and provides habitats for wildlife. Improving the ecological, visual, heritage and recreational value of the countryside bringing environmental, social and health benefits. It can also boost the local economy through increased visitor spending. Green infrastructure also helps to deal with the effects of climate change as trees and woodland provide important cooling, shading and filtering effects, store carbon dioxide and intercept rainfall thereby preventing flooding. However, a balance must be achieved to ensure

improving public access to green infrastructure does not impact adversely on sensitive sites or adversely affect the ecosystem services that green infrastructure provides. Provision of sufficient quantities of appropriately located and designed green infrastructure helps to absorb increased recreational pressure from new development and can help divert pressure away from more sensitive sites.

4.28 The National Planning Policy Framework (NPPF) requires local authorities to set out a strategic approach for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. This policy, supported by LP 32'Biodiversity and Geodiversity', sets out that strategic approach.

4.29 The Cambridgeshire Green Infrastructure Strategy 2011 is designed to assist in shaping and coordinating the delivery of green infrastructure in the county, to provide social, environmental and economic benefits now and in the future. Within the strategic green infrastructure network identified by the strategy it is important to ensure that development proposals contribute to the strategy's vision and objectives, particularly the opportunity to improve the network of green spaces where they are needed.

4.30 The Great Fen is a strategically important project. The policy in respect of the Great Fen and its Landscape and Visual Setting, relates to the Great Fen Masterplan 2010, which has been endorsed as planning guidance and a material consideration for development management purposes by the Council. The masterplan contains detailed advice on preferred proposals within the area that balance tourism and nature conservation requirements. The primary aim of the Landscape and Visual Setting is to protect the tranquillity of the Great Fen itself, particularly from visual intrusion (including obtrusive light) and noise intrusion from major structures such as wind turbines, telecommunications masts and any other development located in the landscape and visual setting. Beyond this boundary major structures, although potentially visible from the Great Fen area, are less likely to impact on the setting of the Great Fen. The Great Fen is part of a wider Fens for the Future project; its vision is to promote connectivity in the fens between sites, for example between the Great Fen and Wicken Fen along the Rothschild Way. The Fens for the Future Strategic Plan 2012 will help to deliver these aspirations.

4.31 The area around the Great Ouse was identified in the Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document. The landscape character area includes ancient habitat comprising flood meadows, woodland and lakes made from restored gravel pits. The area includes many sites designated for wildlife protection, including Port Holme, with substantial areas of water and reed bed which will increase following further gravel extraction by 2036. In 2013, an application was submitted to Natural England by a local interest group to designate an area of the Great Ouse valley and Ouse Washes as an Area of Outstanding Beauty (AONB).

4.32 An area of particular importance within the Great Ouse area is Paxton Pits. This is a complex of gravel workings of varying ages, including some areas yet to be worked. A reserve management plan was originally prepared in 1999 and updated in 2017. The management plan is centred around the 75ha extent of the Paxton Pits Local Nature Reserve (LNR). The LNR is managed by Huntingdonshire District Council, supported by a large group of volunteers. In 2007 a County planning application was approved to expand the nature reserve to 285 hectares and a reserve management strategy put in place. This is expected to be implemented within the Local Plan timeframe and will include extra lakes and islands, and wildflower rich grassland, together with new footpaths and a circular cycleway. The boundaries of the enlarged area are similar to that shown on the green infrastructure diagram as a SSSI.

4.33 The River Great Ouse and its tributaries follow in part into the Ouse Washes, an important area for birds and many other species, recognised through its designation as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and a Ramsar site. As identified in the Habitats Regulations Assessment (HRA) for the Local Plan the Ouse Washes is in unfavourable condition due to too frequent and prolonged flooding. Where possible proposals within the Great Ouse Valley should seek to contribute to wildlife value, as required by the policy, through the inclusion of green infrastructure, sustainable drainage systems and other measures that can store water in the catchment and contribute to alleviating this pressure on the site.

4.34 The Nene Valley has been identified in recognition of the Nene Valley Nature Improvement Area (NIA) which was established in 2012. The NIA covers the area around the Nene river and its tributaries, largely within Northamptonshire, but including the most northerly parts of Huntingdonshire. One of the objectives of the NIA is to improve various habitats and development proposals within this area will be expected to be compatible with the objectives of the NIA and where possible enable identified habitat opportunities to be realised.

4.35 Grafham Water is the third largest reservoir in England by area, covering some 600 hectares. The water body and adjoining and nearby nature reserves and park land attract significant recreational visitor numbers. There are opportunities to improve the links between Grafham Water and areas of woodland such as Brampton Wood, although care must be taken to ensure that improvements to public access do not impact adversely on areas of ancient woodland.

4.36 There are a number of other important green infrastructure projects within or near the district that should be supported where possible. Notably the West Cambridgeshire Hundreds is a strategic project focused on ancient woodlands mainly within South Cambridgeshire but including woodland in the southeast of the district, near Great Gransden. The scheme aims to enhance the unique biodiversity found in these woodlands through better management, maintaining or reinstating traditional coppicing, widening rides and providing better conditions for butterflies and other insects.

4.37 Where public rights of way are part of green infrastructure affected by a proposal enhancement should include provision for the widest possible range of non-motorised users wherever possible and support delivery of the Cambridgeshire Rights of Way Improvement Plan 2016 or successor documents.

4.38 As indicated in the policy proposals for facilities associated with strategic green infrastructure that by their nature need to be located in the countryside will be supported subject to their compatibility with the green infrastructure, where adverse effects are avoided and subject to other relevant policies. In particular reference should be made to policy LP 24'Tourism and Recreation',

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Cambridgeshire County Council, The Cambridgeshire and Peterborough Combined Authority, town and parish councils, environmental protection agencies, landowners, developers
Delivery mechanism	Through the determination of planning applications, SPDs, Neighbourhood Plans
Timescale	Throughout the plan period
Monitoring indicators	• Losses to biodiversity habitat • Additions to biodiversity habitat • Total change in biodiversity habitat

Delivering the Strategy

4.39 To ensure successful delivery the development strategy needs to be resilient and able to cope with changing circumstances. Flexibility is essential to enable the plan to adapt to updated government policy and priorities as well as to changing economic cycles and varying availability of public and private funding for infrastructure provision. New technologies may evolve during the lifetime of the plan too which will affect best practice, for instance relating to transportation and energy production.

4.40 In preparing the development site allocations the Council have worked with infrastructure providers, landowners, developers and environmental protection agencies to establish that the sites are developable within the plan period. The Council will work with partners to take a flexible and responsive approach to market conditions whilst safeguarding the future sustainability and prosperity of the district.

4.41 The Cambridgeshire Research Group's report Objectively Assessed Need for Huntingdonshire (2017) indicates that the district's objectively assessed need is for 20,100 new homes between 2011 and 2036. This includes 7,897 affordable homes which equates to 39% of the total. The report also advises considering an uplift to this figure where it could help to deliver the required number of affordable homes. Delivery of 20,100 homes would require an average completion rate of 804 dwellings per year between 2011 and 2036.

4.42 This Local Plan endeavours to address the need for affordable housing in three ways. Firstly, through the application of a target of 40% affordable housing provision on all qualifying sites. Secondly, through introduction of an enhanced Rural Exceptions housing policy to promote additional sites where homes are specifically targeted at meeting local needs. Thirdly, application of Policy LP 2'Strategy for Development' in full should promote a higher level of growth than the objectively assessed need figure. In combination these should both assist with the national objective of boosting the supply of housing and provide an uplift in affordable housing provision.

4.43 The Cambridgeshire and Peterborough Combined Authority 'Devolution Housing Fund' has a budget of £100million for the provision of affordable housing which could also provide a significant boost to the delivery of new affordable homes in Huntingdonshire.

4.44 The White Paper 'Fixing our broken housing market' (February 2017) set out the government's intentions to consult on options for introducing a standardised approach to assessing housing requirements. A possible methodology was published for consultation in the summer of 2017 and no decision made on introduction as at November 2017. This put forward transition arrangements for local plans submitted before whichever is the latter of 31 March 2018 or publication of a revised NPPF to continue without using any new methodology that might be introduced through this.

4.45 The level of delivery achieved will be monitored annually to ensure that sufficient housing is being brought forward. The latest government procedures on any housing delivery test will be followed. Where significant under-delivery is demonstrated the Council will work through the following sequence until housing delivery is appropriately increased:

1. Work with partners to overcome constraints and expedite the delivery of allocated sites; then
2. Work with partners to overcome constraints and expedite the delivery of alternative sites identified as suitable within the Housing and Employment Land Availability Assessment (or successor documents); then
3. Review the capacity of sites to ascertain whether additional homes could be delivered within sites already allocated within this Plan; then
4. Commence a partial or full review of the Local Plan as appropriate.

4.46 The Council works in partnership with landowners and developers to produce a housing trajectory each year which is published in the annual monitoring report. No phasing is applied to any of the allocated development sites to avoid constraining delivery.

4.47 Jobs growth is complex and very difficult to predict. For businesses growth will be affected as much by successes in winning contracts, gaining investment or the availability of potential employees with the right skills as by the availability of land and buildings. For the retail sector new trends can emerge quickly and can be influenced by decisions about investment at a national level.

4.48 The enterprise zone will play a significant part in delivering the jobs growth over the plan period. The Council will continue to work in partnership with the site owners Urban&Civic and the Greater Cambridge Greater Peterborough Local Enterprise Partnership to ensure the growth at the enterprise zone proceeds as planned. The Council will renew its employment land and retail studies on a regular basis and will

continue to monitor delivery on an annual basis. If monitoring shows that there will be insufficient land for business development over the next 5 years taking account of preceding development trends and all available land and buildings then a review of allocations will be triggered. Should this situation arise the Council will follow the same sequence as listed above for housing delivery.

4.49 Transport infrastructure is a major influence on the ability to delivery the development strategy within Huntingdonshire. Work began in 2016 on upgrading the A14 between Ellington and Cambridge. It is scheduled to be open to traffic in 2020. A 3 lane dual carriageway is being constructed between Huntingdon and Swavesey. The A14 viaduct which crosses the East Coast mainline rail and Brampton Road in Huntingdon is to be demolished and an additional link road provided from the downgraded A14 to Hinchingbrooke Park Road. The A14 project also includes widening the A1 between Brampton and Alconbury. A variety of junction and local road improvements accompany the scheme along with improvements to access and connections for cyclists, horse-riders and pedestrians.

4.50 Improvements are also planned to the A428 between the Black Cat roundabout with the A1 and the Caxton Gibbet roundabout with the A1198. The preferred route is scheduled for announcement in autumn 2017. If consented the scheme is expected to commence in 2020 and provide additional road capacity, reduce congestion and delays and facilitate more reliable journey times.

4.51 A scheme to upgrade the East Coast mainline railway is in preparation which aims to reinstate the fourth track on the east side of the railway between Huntingdon station and Woodwalton. This is expected to remove a bottleneck between London and the North allowing both more and faster train journeys on the line. Urban and Civic are also working with partners to bring forward a railway station at Alconbury Weald as part of a much wider investment programme in the East coast Mainline, Crossrail and Thameslink.

4.52 The East-West Rail Consortium is working to secure a strategic railway connection between Oxford and Cambridge and on into Norfolk and Suffolk. Work has commenced on the western section between Oxford and Bedford. The central section lies between Bedford and Cambridge and a preferred route corridor around Sandy was identified in 2016 as offering the best value option; a preferred route within this corridor is expected in 2018. Subject to there being a case for investment, a successful application for development consent powers and the availability of funding construction may start in the mid -2020s with the first trains running in the early 2030s.

4.53 The Cambridgeshire and Peterborough Combined Authority is investigating a range of potential schemes to improve transport connectivity within the area. Approval has been given for further consideration of the potential for rapid mass transport system between Cambridge and the surrounding travel to work area, A141 capacity enhancements around Huntingdon and a Huntingdon strategic river crossing.

4.54 Any future iteration of this Local Plan will consider progress on strategic transport infrastructure upgrades when preparing the future development strategy.

Delivering Infrastructure

4.55 To ensure that Huntingdonshire is a safe and healthy place to live and work, new housing, employment and retail development needs to be supported by infrastructure, such as roads, schools, and health and community facilities. Development can place additional demands upon infrastructure, the environment and the social sustainability of a community, and it is therefore essential to mitigate these impacts by providing adequate infrastructure and other services to meet economic, social and environmental needs.

4.56 A prioritised list of infrastructure needs arising from the development proposed in this Local Plan has been prepared in the Huntingdonshire Growth and Infrastructure Investment and Delivery Plan 2017 (GIIDP). The GIIDP, which will be regularly updated, also considers funding sources for this infrastructure, including the Community Infrastructure Levy (CIL) and planning obligations.

4.57 Planning Practice Guidance requires that the key infrastructure requirements on which delivery of the plan depends should be contained in the Local Plan itself. Appendix C:'Key infrastructure requirements' therefore identifies the infrastructure projects required to support this Local Plan which are categorised as 'critical' and needed in the first five years (2016-21). Infrastructure requirements that relate to specific allocations are identified in the relevant allocation policy.

4.58 The purpose of this policy is to set out the Council's approach to securing developer contributions towards local infrastructure, facilities and services from sustainable development proposals, predominantly through the Community Infrastructure Levy and planning obligations.

LP 4

Contributing to Infrastructure Delivery

Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) or subsequent local infrastructure tax, as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule (2012) or subsequent revisions.

Planning Obligations

In addition to the CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. Contributions that may be required include the following:

a. Affordable housing;
b. Recreation (including leisure and sports facilities);
c. Green infrastructure and biodiversity enhancement/ mitigation;
d. Transport;
e. Community facilities;
f. Education, health and social care and community safety;
g. Utilities infrastructure and energy;
h. Emergency and essential services;
i. Environmental improvements;
j. Drainage and flood prevention and protection;
k. Waste recycling facilities; and
l. Public art, heritage and archaeology.

Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (2011) (SPD) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements may be provided on or off site as set out in the SPD. The timing of provision will be carefully considered in order to ensure that adequate infrastructure, support and facilities are in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will, subject to such evidence being submitted, take viability and other material considerations including specific site conditions into account.

Where particular requirements of sites allocated for development are known they are identified in the applicable allocation policy.

Subdivision of allocated sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area and apportioned appropriately.

The delivery of development may need to be phased, and review mechanisms used, to ensure necessary infrastructure is provided to meet needs. Conditions or a planning obligation may be used to secure this.

Reasoning

4.59 Infrastructure includes roads and transport, public rights of way and open space and social and community infrastructure such as education, recreation, public halls and electronic communications networks. Development can place additional demands upon infrastructure, the environment and the social sustainability of a community. Adequate infrastructure and other provision to meet economic, social and environmental needs is essential to mitigate the impact of development and enable growing communities to be as sustainable as possible.

4.60 The Community Infrastructure Levy (CIL) is the main source of funding available through development management decisions for the majority of sites. However, the provision of affordable housing lies outside the remit of CIL and will continue to be secured predominantly through Planning obligations often known as Section 106 agreements. The CIL charging schedule sets out the charge per square metre that applies to each category of development where new floorspace is being created. The charging schedule will be monitored to ensure it remains up to date and will be revised as necessary. The CIL will generate funding to help deliver a range of district-wide and local infrastructure projects including those provided by other bodies. A list of infrastructure that could benefit from CIL funding is set out in the Council's Regulation 123 CIL list.

4.61 The Localism Act (2011) requires CIL charging authorities to allocate a 'meaningful proportion' of receipts back to the neighbourhood in which they are raised for the town or parish council to spend on locally agreed and prioritised infrastructure. Regulations for distributing this 'meaningful proportion' set out different arrangements depending on whether a neighbourhood development plan is in place. The Council will work with town and parish councils to try to ensure that essential infrastructure is delivered in a timely fashion.

4.62 Planning obligations will be used for contributions towards local infrastructure requirements of a development site, such as site specific local provision of open space, connection to utility services, habitat protection, access roads and archaeological investigations. Contributions may be required for off-site services such as household recycling centres. For large scale major developments, defined in the 'Glossary', additional obligations may be negotiated, for instance on-site provision of a primary school. Guidance is set out in the Developer Contributions Supplementary Planning Document (2011) (SPD) or successor documents. The principle is that an eligible development must pay towards CIL as well as any site specific requirement to be secured through a planning obligation.

4.63 To avoid contributions to infrastructure being unduly burdensome to development, the Council will be flexible regarding timing and delivery of infrastructure and take site specific considerations including viability into account. Review mechanisms may also be used. Potential additional funding streams should also be taken into account. Provision may be phased according to trigger points agreed with the developer. However, the Council will seek to ensure that adequate provision is in place before development is occupied or comes into use. If circumstances indicate that more specific guidance on viability is appropriate the Council may produce a supplementary planning document on viability.

4.64 Subdivision of sites to avoid liability for contributions will not be accepted. For example the requirement to provide affordable housing, as set out in 'Affordable Housing Provision' will apply to incremental developments on sites which would result in the development above the applicable threshold, usually 11 or more homes. If large sites are divided up into smaller sites and proposals submitted for 10 dwellings or less on each site on a piecemeal basis in an attempt to avoid the policy requirement, affordable housing provision would be sought on a proportional basis.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Cambridgeshire County Council, town and parish councils, landowners, developers, registered providers, infrastructure and service providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes, Growth and Infrastructure Investment Delivery Plan (GIIDP), Neighbourhood Plans, CIL, S106
Timescale	Throughout the plan period
Monitoring indicators	• Annual CIL receipts/ expenditure monitoring • S106 monitoring • Rolling update of GIIDP • Completion of A14 trunk road upgrade • Completion of A428 trunk road upgrade between Black Cat and Caxton Gibbet junctions • Provision of additional capacity at Huntingdon, Oldhurst, Ramsey, Somersham and St Neots Waste Water Treatment Works

Flood Risk

4.65 As three of the four Spatial Planning Areas are located within the Great Ouse valley and the other within the low lying Fen flooding is a significant issue for the Local Plan.

4.66 The purpose of this policy is to set out the Council's approach to ensuring that the users and residents of development are not put at unnecessary risk in relation to flooding.

LP 5

Flood Risk

Location of development

A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:

a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
b. if necessary the exception test is applied and passed;
c. development has been sequentially located within the site to avoid flood risk;
d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.

Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the Defra guidance on flood risk safety FD2320 or successor guidance, on the basis that development should be 'safe for all' for a 1:1000 annual probability flood event, for the lifetime of the development.

Previously developed land in defended areas

Where a proposal for redevelopment of Previously Developed Land (as defined in the 'Glossary') which benefits from flood defences is deemed appropriate following application of the sequential test and exception test it will be supported where:

g. breach modelling has been completed to determine the residual risk in all instances for new vulnerable development; and
h. safe access and egress can be provided with approval from the emergency planning authority that there is no additional reliance on their services as a result of the development.

Managing flood water

Where a proposal is considered to be acceptable within the 1% annual probability flood extent (flood zone 3), including an allowance for climate change for the lifetime of the development, the development must not result in a loss of flood storage capacity, reduced flow performance, increase the rate of flooding onset or result in an unsustainable form of flood storage requiring on-going silt removal, maintenance or renewal.

Where a proposal would occupy functional flood plain (flood zone 3b), the developer must ensure that it does not impact upon the ability of the floodplain to store or convey water, and seek opportunities to provide floodplain betterment. Development will only be support where it results in no loss of floodplain performance within the undefended floodplain.

Where ground levels are proposed to be raised to bring the development out of the floodplain compensatory floodplain storage within areas that currently lie outside the floodplain must be provided to ensure that the total volume and performance of floodplain storage is not reduced or vulnerability to climate change impacts increased.

Site-specific flood risk assessments

On a site that is at risk of flooding from any form, where there are critical drainage problems or on sites of 1 hectare or more the proposal will only be supported where a site-specific flood risk assessment has been produced, appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change, and is agreed with relevant bodies. Such assessments will need to demonstrate that they comply with the requirements set out:

i. in the Cambridgeshire Flood and Water SPD or successor documents;
j. by any applicable responsible authority, including but not limited to the Environment Agency and Cambridgeshire County Council, as Lead Local Flood Authority; and
k. by the Middle Level Commissioners or internal drainage boards, as may be applicable.

Reasoning

4.67 The National Planning Policy Framework sets strict tests to protect people and property from flooding. Where these tests are not met, national policy is clear that new development should not be allowed. The main steps to be followed are set out in the NPPG are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.

4.68 Development should be located in areas at the least risk of flooding. A Strategic Flood Risk Assessment (SFRA) for Huntingdonshire was published in 2017. As set out in national planning policy the SFRA should be the basis for applying the sequential test. Reference should also be had to the Environment Agency's

Flood Map for Planning and to surface water flood risk information from Cambridgeshire County Council, the Lead Local Flood Authority for Cambridgeshire. The area to apply the sequential test over will typically be the whole of Huntingdonshire but will depend on local circumstances and the development proposed. Detailed guidance is set out in the Cambridgeshire Flood and Water SPD.

4.69 In situations where there is a risk of flooding from any source, including from surface and groundwater, there are critical drainage problems or the sites is 1 hectare or more a site-specific flood risk assessment is required. There is national guidance on the level of detail to be included in a site-specific flood risk assessment contained in the NPPG, which is expanded upon and given local context in the Cambridgeshire Flood and Water SPD. Further requirements may be required by the Environment Agency or by the Middle Level Commissioners or other Internal Drainage Boards if the site is within the area they manage.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, Environment Agency
Delivery mechanism	Through the determination of planning applications, SPDs
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds

Waste Water Management

4.70 The purpose of this policy is to set out the approach necessary to ensure that waste water capacity is maintained throughout the plan period.

LP 6

Waste Water Management

Sewer Network

A proposal for major scale development that would:

a. require a new connection to the sewer network;
b. involve significant increases to flows entering the sewer network; or
c. involve development of a site identified by the Huntingdonshire Stage 2 Detailed Water Cycle Study or updated, successor or equivalent documents, to have potentially limited sewer network capacity (Amber or Red assessment);

will only be supported where a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include an agreed plan for delivery, including phasing of development as necessary.

Water Treatment Capacity

A proposal for any scale of development will be supported if:

d. Anglian Water Services do not raise concerns relating to the ability of waste water infrastructure to accommodate waste water flows from the proposal;

e. the Environment Agency and Natural England or another responsible authority do not raise concerns that the requirements of the Water Framework Directive and the Habitats Directive could be compromised; and
f. the Middle Level Commissioners or other internal drainage board do not object on the basis of flood risk in the system they manage, as may be applicable.

To achieve these requirements for proposals that would involve waste water flows to Waste Water Treatment Works (WwTW) with constrained capacity, as currently identified in the Huntingdonshire Stage 2 Detailed Water Cycle Study, interim treatment measures are likely to be required until an acceptable permanent solution is put in place. Where temporary measures are not available or would be insufficient it may be necessary for development to be phased. If acceptable permanent solutions are not possible proposals will not be supported.

Reasoning

4.71 The Huntingdonshire Stage 2 Detailed Water Cycle Study (WCS) provides information about the capacity of the water environment and water services infrastructure to accommodate required growth during the plan period.

4.72 In order to ensure wastewater from growth can be drained to the waste water treatment works (WwTW), an assessment of sewer capacity constraints was undertaken as part of the WCS. The assessment has determined where developers will need to contribute to upgrades to existing sewerage infrastructure (sewer mains or pumping stations) or towards new infrastructure and has highlighted concerns in several locations.

4.73 The policy requires consultation with the Environment Agency (EA) and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Where upgrades are necessary proposals will need to include plans for them. Such plans would be used as the basis for planning conditions as part of a planning permission.

4.74 The study also looked at treatment capacity at WwTWs. The study identifies constrained water treatment capacity at the WwTWs at Oldhurst, Ramsey, Somersham and St Neots. It also identified that without further capacity measures the WwTW at Buckden and Huntingdon would reach the constraints of water treatment capacity during the plan period, based on allocations contained in this plan.

4.75 The Huntingdon WwTW serves Huntingdon, Godmanchester and Alconbury Weald, while the Buckden WwTW serves the village and surrounding area. The Huntingdon WwTW has available flow headroom in its existing discharge consent. The WCS assessed the capacity to be sufficient for growth up until around 2021/22, based on estimated growth trajectory information from 2013, or 5,100 homes. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. The Buckden WwTW was considered to have consented headroom for the very limited level of development envisaged at the time of the study. However, since then additional sites have been identified and included within this plan. This indicates that unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary within the plan period. Current indications are that for both WwTW such process upgrades would be achievable within the limits of conventional treatment and would not impact on attainment of future WFD water quality objectives. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

4.76 The Oldhurst WwTW serves a wide area including Warboys; Ramsey WwTW serves Ramsey and Bury; Somersham WwTW serves Somersham and St Neots WwTW serves St Neots and Little Paxton. The WCS assessed these WwTWs as having no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades will be required for growth that would be served by these WwTWs. Engineering solutions to increase treatment capacity are feasible for all of these

treatment works but they will need to be implemented during the plan period. This would be achievable within the limits of conventional treatment and would not impact on attainment of future WFD water quality objectives. Interim treatment solutions are likely to be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

4.77 Additionally the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC), specifically the St Germans Pond section of the catchment. The MLC have advised that flood risk in the St Germans Pond section may be increased and have stated that their default position is no increase in flow volume will be accepted from any source. Therefore, if no further headroom is made available for all growth and an increase in the flow consent required, further discussion will be needed between AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. In order to provide a definitive answer to whether flood risk would be increased, hydraulic modelling of the St Germans Pond section of the Middle Level catchment would be required. An existing model produced for the Middle Level catchment was not available for use in the WCS. Therefore the policy requires agreement from the MLC that they will not object on the basis of flood risk.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Environment Agency, Natural England, Anglian Water, developers, infrastructure and service providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds

The Key Diagram

4.78 The Key Diagram illustrates in a broad-brush way the key elements of the strategy. It identifies the settlements of the Spatial Planning Areas, Key Service Centres and Local Service Centres and indicates the amount of development from allocations. The two Strategic Expansion Locations (SELs) are specifically identified. For an accurate geographic view of allocations please see the individual location plans within each allocation policy and the Policies Map.

Figure 2 : Key Diagram

Key Service Centres

Allocations:
1,540 homes
5.8ha employment land

Huntingdon Spatial Planning Area settlements

SEL1 Alconbury Weald

6,680 homes

150ha employment land

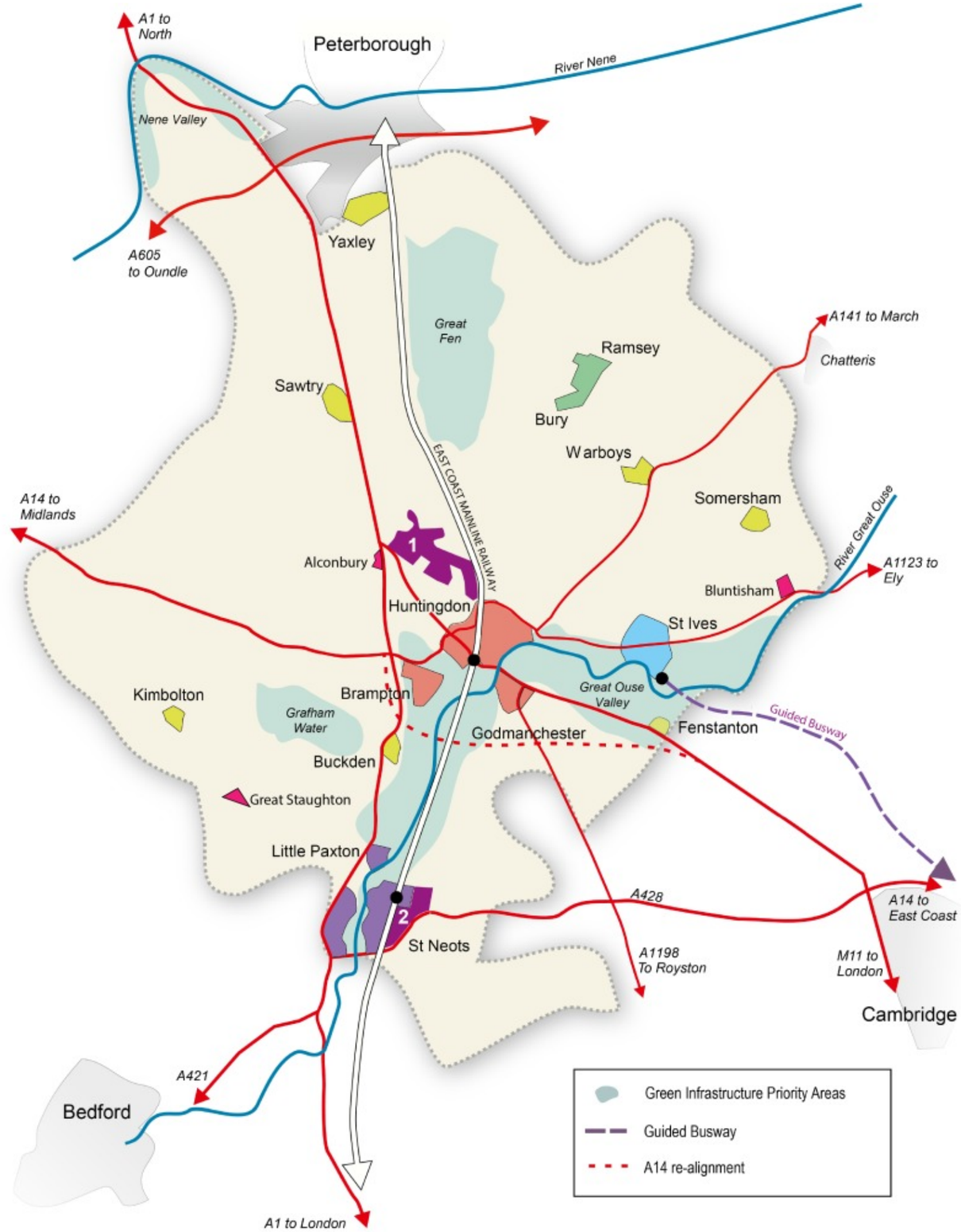
Allocations:
3,674 homes 6.8ha employment land

St Neots Spatial Planning Area settlements

SEL2 St Neots East

3,820 homes
22ha employment land

Allocations:
189 homes
0ha employment land



Ramsey Spatial Planning Area settlements

Allocations:
895 homes
2ha employment land

Local Service Centres

Allocations:
309 homes
0ha employment land

St Ives Spatial Planning Area settlements

Allocations:
480 homes
5.6ha employment land

Built-up Areas definition

4.79 The 'built-up area' definition below should be used to apply the 'Spatial Planning Areas', 'Key Service Centres', 'Local Service Centres', 'Small Settlements' and 'The Countryside' policies.

4.80 The fundamental purpose of defining the built-up area is to provide guidance on interpretation of the boundary to inform the answer to the question 'does a specific parcel of land situated on the periphery of a settlement relate more to the built environment of that settlement in its use, form, character and connectivity or does it relate more to the surrounding countryside?

4.81 The distinction between settlements and areas of countryside is vital to interpretation of the Spatial Planning Areas, Key Service Centres, Local Service Centres and Small Settlements policies. A criteria based definition is favoured as, among other benefits, it avoids the perception that any form of development on any land within a drawn boundary would be acceptable and the pressure for every piece of land within the boundary to be developed. This is undesirable as it could damage the loose knit character of many settlements in Huntingdonshire by creating harder, more regular edges to settlements.

4.82 The settlement pattern of all parishes has been reviewed and three guiding principles determined:

- The built-up area does not need to be a single contiguous area; distinct areas of development may exist within a parish that are separated by areas of countryside
- To be considered as a built-up area there must be a distinct group of 30 dwellings or more; clusters smaller than this are deemed to comprise isolated or sporadic development within the countryside
- A built-up area may extend across more than one parish; in such cases it will be considered as a single built-up area

4.83 A few hamlets fall below this 30 dwelling threshold; however, these typically have a relatively dispersed settlement pattern comprising farms and one or more small groups of houses. The only parishes with no built-up area defined are Barham and Wooley, Denton and Caldecote, Haddon, Little Gidding, Morborne and Toseland.

Built-up Areas definition

A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.

4.84 The built-up areas definition is extensively used in other policies of this plan to shape where unallocated development proposals may or may not be considered appropriate. The following table provides guidance on interpretation of frequently arising situations.

Principle	Implementation guidance
The built-up area will include:	
Residential, community, retail and employment buildings which are predominantly surrounded by other buildings.	The majority of buildings within the built up area boundary will fall within this category. It is included for the sake of completeness as most attention is paid to determining where the edges of the built up area are.
Buildings on the edge of settlements which relate closely to the economic	Industrial and community buildings such as church and village halls are an integral part of the social and economic success of a settlement and

Principle	Implementation guidance
or social function of the settlement but excluding sports and recreational facilities addressed below.	are considered as much part of the built-up area as residential properties. The buildings and any associated hardstanding such as surfaced car parking are part of the built-up area.
Open space, sports and recreational facilities, allotments, caravan sites, churchyard and cemeteries which are predominantly surrounded by and integral to the built up area and defined by strong boundary features.	Some greenfield uses such as recreational or amenity open space, churchyards, wide grass verges and allotments, can form an integral and valuable part of the built up area and its character. These must have buildings on at least two sides and have a clear physical and visual relationship with the built up area rather than any adjoining countryside. Examples of strong boundary features include a tree belt or substantial stone or brick wall.
Existing commitments for residential, community, retail and employment uses on sites which are physically/functionally related to the settlement.	Where development for residential, community, retail or employment use has commenced or has outstanding planning permission the principle of development has been approved. The precise boundary around such sites is determined with regard to the detailed guidance within this table.
Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to the exclusions below.	Pockets of undeveloped land exist in some locations which relate to nearby buildings. Often well contained by existing hedgerows or tree belts, the character of such land is influenced by the buildings such that it is not perceived to be part of the surrounding countryside but relates primarily to the built form of the settlement. Small parcels of land such as this can offer opportunities for organic growth of settlements The built up area will include elements of the grounds of large curtilages that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts.
The built up area will exclude:	
Open spaces and sports and recreational facilities, allotments, caravan sites, churchyards and cemeteries which extend into the countryside and are not well contained by strong boundary features, or primarily relate to the countryside in their use, form or character.	Areas of open space, sports and recreational facilities, paddocks, allotments, caravan sites, churchyards and cemeteries provide a visual buffer between the built form and the open countryside, softening the visual impact and linking the built up area with its rural context. Such land is generally considered to primarily relate to the countryside where it is surrounded by built development on less than two sides.
Undeveloped land that affords important views from a public vantage point to or from a listed building or conservation area connecting the building or area to its countryside setting.	To protect the character of a settlement and maintain the integral relationship between the settlement and its countryside context land which offers or facilitates visual connections between designated heritage assets and their countryside setting is excluded from the built-up area to protect its role in providing a transition between the settlement and the countryside.
Isolated properties or areas of ribbon and fragmented development which are physically and visually detached from the main built form.	To avoid areas of intervening countryside being included within the built up area properties which are physically and visually detached should be excluded.

Principle	Implementation guidance
Farmyards and associated agricultural buildings which extend into the countryside or primarily relate to the countryside in their use, form, character or connectivity.	Agricultural buildings tend to relate more to the surrounding countryside when still in use for agricultural purposes. However, if the building comprises a long standing traditionally built building and is well related in terms of scale and positioning to eligible properties with a defensible boundary it may be included where it is likely to be deemed suitable for reuse under permitted development rights.
Agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.	These spaces can provide a visual buffer between built development and the open countryside, softening the visual impact and linking the built up area with its rural context. Large curtilages with grounds stretching away from the rest of the built up area are excluded to prevent sub-division of the plot for new development The built up area will include elements of the grounds that relate closely to the buildings, for instance formal gardens, ancillary parking and hard tennis courts but not those parts with a more natural, rural character.

Spatial Planning Areas

4.85 The purpose of this policy is to set out the Council's approach for planning for a range of uses in the Spatial Planning Areas (SPAs) of Huntingdon, St Neots, St Ives and Ramsey, which are defined below.

4.86 The relationship between the district's four larger towns and the settlements that surround them is important. While each settlement has its own distinctive character and identity, there are strong functional, economic and social links between each group of settlements. Smaller settlements benefit from their proximity to larger settlements through greater sustainability than they would otherwise have if they were more isolated. The range of services in the towns is also supported by people who live in the settlements that surround the towns. Within the areas of the market towns and their nearby settlements existing and future residents enjoy greater opportunities for a sustainable lifestyle. This relationship has led to four spatial planning areas defined below. These definitions should be used to interpret the policies of this plan.

Definition of Spatial Planning Areas

Huntingdon Spatial Planning Area: incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish covered by the strategic expansion location of Alconbury Weald, but specifically excludes the villages of Great and Little Stukeley. Huntingdon is the primary settlement within this Spatial Planning Area.

St Neots Spatial Planning Area: incorporates the whole parish of St Neots and the part of Little Paxton parish lying east of the A1. St Neots is the primary settlement within this Spatial Planning Area.

St Ives Spatial Planning Area: incorporates the parish of St Ives except for the land north of Marley Gap Brook. It also includes parts of the parishes of Hemingford Grey, Houghton and Wyton, Fenstanton, and Holywell-cum-Needingworth where the built-up area of St Ives extends into them and/ or development is allocated in this plan. The main built-up areas of the villages associated with these parishes do not form part of the spatial planning area. St Ives is the primary settlement within this Spatial Planning Area.

Ramsey Spatial Planning Area: as Ramsey parish is so extensive the Ramsey Spatial Planning Area is focused on the town of Ramsey and the built-up parts of Bury parish and the former RAF Upwood airfield that adjoin it. It excludes the villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Marys and Upwood. Ramsey is the primary settlement within this Spatial Planning Area.

LP 7

Spatial Planning Areas

Each Spatial Planning Area to which this policy applies is defined above.

Development Proposals on Unallocated Sites

A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

Residential Development

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.

Business Development

A proposal for business development (class 'B') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area, defined in policy LP 19'Established Employment Areas'; a town centre, defined in policy LP 22'Town Centre Vitality and Viability' or the Alconbury Enterprise Zone.

Main Town Centre Uses

A proposal for a main town centre use, as defined in the 'Glossary', will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. An appropriate location will be determined through the application of the sequential approach as set out in the National Planning Policy Framework.

Outside a defined town centre a proposal including more than 600m^2 of net internal retail floorspace will need to be accompanied by a proportionate and locally appropriate impact assessment as set out in the National Planning Policy Framework. A proposal will not be supported where it is likely to have a significant adverse impact.

Other uses

A proposal for a non-residential institutional use (class 'D1') or an assembly and leisure facility (class 'D2') other than those defined as a main town centre use will be supported where it is appropriately located within the built-up area of an identified Spatial Planning Area settlement.

Mixed use development

A proposal which includes a mix of uses will be supported where each use accords with the applicable requirements detailed above.

Relationship of settlements within a Spatial Planning Area

A proposal will be supported where it will not undermine the role of the primary settlement within the Spatial Planning Area or adversely affect the relationship between the settlements of the Spatial Planning Area whether this is through its scale or other impacts.

Reasoning

4.87 Allocations for new development reflect existing known opportunities within each spatial planning area. This policy is intended to guide the scale and nature of planning applications for the wide range of non-allocated potential development. Further development is encouraged within the built-up area where there are suitable vacant plots or opportunities to redevelop land to maximise the potential for development in locations where people may be able to access shops, services and employment locally and so reduce the need to travel.

4.88 In addition to allocated sites, residential development of any scale may be acceptable where it can be successfully integrated within the built up area of the existing settlement. Proposals should provide a mix of tenures, sizes and types to meet a wide range of housing needs.

4.89 To reduce the need to travel, proposals for economic development are encouraged within the spatial planning areas. The policy aims to encourage sustainable economic growth and support new investment within the SPAs. Appropriate locations for proposals for development of business uses falling within class 'B' include established employment areas, town centres and the Alconbury Enterprise Campus.

4.90 New investment in retailing is expected, particularly within Huntingdon and St Neots town centres, in order to ensure that they remain attractive centres for daily needs as well as specialist interests. Restaurants, hotels and leisure uses are encouraged and should look to locate within the town centres. Additional office space within town centres will help to ensure that services within the town centre are well used. Town centre uses will therefore be located in the town centre unless a sequential approach and impact assessment prove a different location is justified. The scale of retail development within town centres is not constrained other than by the physical capacity of the centre to accommodate proposals without detrimental impact on its character.

4.91 Retail impact assessments demonstrate whether a retail proposal outside of a defined town centre will detrimentally affect town centre vitality and viability. The NPPF sets a threshold of 2,500m^2 gross retail floorspace above which a retail impact assessment is required, which applies if there is no locally set threshold. Only the largest superstores reach this size in Huntingdonshire and shops much smaller than that could significantly affect the viability of others. Huntingdonshire's town centres have few large retail premises; analysis of retail properties within Huntingdon, St Neots, St Ives and Ramsey town centres indicates a clear cut-off between a few large stores over 600m^2 and many below this. Therefore, a 600m^2 threshold has been set such that proposals outside a defined town centre that are larger than this will be required to conduct an impact assessment which is proportionate to the scale of the development proposed. This approach is endorsed by the Retail and Commercial Leisure Needs Assessment (2016).

4.92 Brampton, Godmanchester and Little Paxton do not have clearly definable centres. Within these settlements and outside the defined town centres of the others, proposals for shops, offices, leisure and tourist accommodation facilities should be of a scale and type directly related to the role and function of the locality. Proposals for such uses over 600m^2 of net floorspace will be required to provide an impact assessment demonstrating the impact on the nearby town centre and relevant retail businesses within the settlement.

4.93 Non-residential institutions, which may include medical centres, day nurseries and schools, may be located on suitable sites anywhere within the built-up area. Such sites will need to be large enough to cater for the use and associated car parking and well located on the transport network.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of housing completions by settlement type • Amount and % of employment development by settlement type • Amount and % of completed office, retail and leisure development in town centres

Key Service Centres

4.94 The purpose of this policy is to set out the Council's approach for development proposals on sites in addition to those allocated in this plan where they are within the Key Service Centres, which are defined below.

4.95 There are a number of large villages, outside of spatial planning areas, that offer a range of services and facilities to meet the daily needs of their residents and to some extent the residents of other villages nearby. At the least these include a:

- primary school
- doctor's surgery
- public hall
- bus service operating Monday to Saturday
- convenience shop and at least one other shop
- public house

In addition, other shops, a library, a food and drink establishment and local employment opportunities are often available.

4.96 These large villages are identified as Key Service Centres. Each is considered capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain. This is reflected in the allocation of sites for development in this plan. Further sustainable development at Key Service Centres can contributing to the social and economic sustainability of these settlements and supporting a thriving rural economy.

Key Service Centres

The following villages are key service centres:

- Buckden
- Fenstanton
- Kimbolton
- Sawtry
- Somersham
- Warboys
- Yaxley

LP 8

Key Service Centres

Each Key Service Centre to which this policy applies is defined above.

Development Proposals within the Built-up Area

A proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre.

Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

Reasoning

4.97 The 'Strategy for Development' recognises the range of services and facilities available in Key Service Centres that meet many of the day to day needs of residents and to some extent those of other nearby settlements. Key Service Centres have a role in meeting the development needs of the district through a series of allocations for development at these settlements. The strategy also sets out a role for further sustainable development at Key Service Centres in contributing to the social and economic sustainability of these settlements and supporting a thriving rural economy. Such development may be appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the settlement concerned. It is therefore considered appropriate to limit development primarily to sites within built-up areas, acknowledging the fact that opportunities for development within them will largely be limited to redevelopment opportunities, intensification of use and development of land which relates wholly to existing buildings rather than the surrounding countryside.

4.98 Proposals for development outside of built-up areas will be considered subject to the provisions of policies LP 11'The Countryside', LP 20'Rural Economy', LP 23'Local Services and Community Facilities', LP 24'Tourism and Recreation', LP 29'Community Planning Proposals', LP 30'Rural Exceptions Housing', LP 35'Rural Buildings' and LP 40'Water Related Development'.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of housing completions by settlement type • Amount and % of employment development by settlement type

Local Service Centres

4.99 The purpose of this policy is to set out the Council's approach for development proposals on sites in addition to those allocated in this plan where they are within the Local Service Centres, which are defined below.

4.100 There are a number of large villages, outside of spatial planning areas, that offer a range of services and facilities to meet the daily needs of their residents and to some extent the residents of other villages nearby. The local service centres contain a lower level of service provision than the key service centres but all offer at least:

- primary school
- doctor's surgery
- public hall
- public house
- convenience shop

4.101 These villages are identified as Local Service Centres. Each is considered capable of accommodating a limited amount of development sustainably due to the level of services, facilities and infrastructure they contain. This is reflected in the allocation of sites for development in this plan. Further sustainable development at Local Service Centres can contribute to the social and economic sustainability of these settlements and supporting a thriving rural economy.

Local Service Centres

The following villages are local service centres:

- Alconbury
- Bluntisham
- Great Staughton

LP 9

Local Service Centres

Each Local Service Centre to which this policy applies is defined above.

Development Proposals within the Built-up Area

A proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Local Service Centre.

Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

Reasoning

4.102 The Strategy for Development recognises the range of services and facilities available in Local Service Centres that meet some of the day to day needs of residents. Local Service Centres have a small role in meeting the development needs of the district through a limited number of allocations for development at these settlements. The strategy also sets out a role for further sustainable development at Local Service Centres in contributing to the social and economic sustainability of these settlements and supporting a thriving rural economy. Such development may be appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the settlement concerned. It is therefore considered appropriate to limit development primarily to sites within

built-up areas, acknowledging the fact that opportunities for development within them will largely be limited to redevelopment opportunities, intensification of use and development of land which relates wholly to existing buildings rather than the surrounding countryside.

4.103 Proposals for development outside of built-up areas will be considered subject to the provisions of policies The Countryside, Rural Economy, Local Services and Community Facilities, Tourism and Recreation, Community Planning Proposals, Exceptions Housing, Rural Buildings and Water Related Development.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of housing completions by settlement type • Amount and % of employment development by settlement type

Small Settlements

4.104 The purpose of this policy is to set out the Council's approach to planning for development on sites in the Small Settlements, which are defined below.

Definition of Small Settlements

The following places are defined as Small Settlements:

Abbotsley	Abbots Ripton	Alconbury Weston	Alwalton
Brington	Broughton	Buckworth	Bythorn
Catworth	Chesterton	Colne	Conington
Covington	Diddington	Earith	Easton
Ellington	Elton	Farcet	Folksworth
Glatton	Grafham	Great Gidding	Great Gransden
Great Paxton	Great Raveley	Great Stukeley	Hail Weston
Hamerton	Hemingford Abbots	Hemingford Grey	Hilton
Holme	Holywell	Houghton and Wyton	Keyston
Kings Ripton	Leighton Bromswold	Little Stukeley	Molesworth
Needingworth	Offord Cluny	Offord D'Arcy	Oldhurst
Old Weston	Perry	Pidley	Pondersbridge (part)[2]
Ramsey Forty Foot	Ramsey Heights	Ramsey Mereside	Ramsey St Mary's
Southoe	Spaldwick	Stibbington	Stilton
Stonely	Stow Longa	Tilbrook	Upton
Upwood	Wansford (part)[1]	Waresley	Water Newton
Winwick	Wistow	Woodhurst	Woodwalton
Wyton on the Hill	Yelling		

1. The greater part of this settlement lies within the neighbouring authority of Peterborough
2. The greater part of this settlement lies within the neighbouring authority of Fenland

LP 10

Small Settlements

Each Small Settlement to which this policy applies is defined above.

Development Proposals within the Built-up Area

A proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:

a. level of service and infrastructure provision within the settlement;
b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
c. effect on the character of the immediate locality and the settlement as a whole.

Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

Reasoning

4.105 There are many settlements across Huntingdonshire that have very limited or no services or facilities available. Such settlements are identified as Small Settlements. Small Settlements are less sustainable than settlements in the Spatial Planning Area settlements, Key Service Centres and Local Service Centres due to the need to travel to access services and facilities elsewhere on a regular basis. As such the Local Plan makes no allocations for development in Small Settlements. However, the strategy does set out a role for a limited amount of sustainable development in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy. Given the variation in size and availability of services and facilities between Small Settlements it is recognised that varying levels of development could sustainably be accommodated depending on nature of the individual Small Settlement.

4.106 The potential benefits of promoting some growth within Small Settlements include helping to create a more balanced and diverse local population; enabling young people to stay in the communities they grew up in; providing opportunities for older people seeking to move into more accessible housing within the community. It can also help sustain the available services and facilities by maintaining population numbers helping to address the particular challenge of declining rural populations relating to falling household sizes. Growth can help support a living, working countryside capable of adapting to changing needs. Development in Small Settlements will typically comprise smaller sites providing a range of opportunities for small builders and those wishing to build or commission their own homes.

4.107 It is recognised that opportunities for development within the built-up areas of Small Settlements will vary according to the scale and nature of the individual settlement . However, this is considered appropriate as it reflects the differing range of services, facilities and infrastructure available. A Small Settlement which offers a range of services such as a shop, village hall, public house and primary school offers far greater opportunities in principle for sustainable development than a Small Settlement with few or no services or facilities where only very small scale development opportunities are likely to be sustainable.

4.108 The acceptable amount of development will be a balanced judgement between the sustainability of the Small Settlement overall, the locational relationship of the proposed development site with local services and the impact of the proposed quantum of development on the character of the immediate locality and of the Small Settlement as a whole. The nature of Small Settlements means that development proposals,

that might be supported in some Small Settlements, would potentially constitute an unsustainable level of growth in others. For this reason, all development proposals will be carefully considered in terms of their sustainability.

4.109 The consideration of the level of service and infrastructure provision will reflect their availability, capacity and accessibility. This will be closely linked to consideration of the opportunities for users of the proposed development to travel by sustainable modes. This includes assessment of the practicalities for potential residents or other occupiers/ users walking or cycling to local services and whether the Small Settlement has a bus service. Sustainability weighting will vary depending upon the proposed use. For example, access to a primary school will be important where family housing is proposed but irrelevant where employment uses are put forward.

4.110 The consideration of the effect on the character of the surroundings will look at how the proposal would fit in with its the immediate environment around the proposal site, encompassing design and amenity issues. Consideration of the wider settlement character will be concerned with maintaining the nature of the settlement and its individual identity as well as preventing adverse landscape and visual impact.

4.111 Proposals for development outside of built-up areas will be considered subject to the provisions of policies 'The Countryside', 'Rural Economy', 'Local Services and Community Facilities', 'Tourism and Recreation', 'Community Planning Proposals', 'Rural Exceptions Housing', 'Rural Buildings' and 'Water Related Development'.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of housing completions by settlement type • Amount and % of employment development by settlement type

The Countryside

4.112 For Huntingdonshire's rural areas, the strategy seeks to support a thriving economy while protecting the character of existing settlements and the surrounding countryside. There are specific opportunities for sustainable development in the countryside, set out in other policies of this Local Plan, which support rural business growth and enable communities to achieve local development aspirations. Working alongside these other policies, the purpose of this policy is to ensure that development protects the resources and character of the countryside.

LP 11

The Countryside

Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

All development in the countryside must:

a. seek to use land of lower agricultural value in preference to land of higher agricultural value:

i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;

b. protect the intrinsic character and beauty of the countryside; and
c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

Reasoning

4.113 As an extensive rural district the countryside occupies a large area of Huntingdonshire and includes substantial areas of high quality agricultural land and important wildlife habitats, which need conserving. On the other hand, many Huntingdonshire businesses are based in rural areas (26% of Huntingdonshire's jobs are based outside of the Spatial Planning Areas[7]), and many of the district's residents live in small communities surrounded by the countryside (10% of Huntingdonshire residents live in parishes with a population of less than 1,000[8]); it is important that overly restrictive policies do not prevent Huntingdonshire's rural-based businesses and smaller communities from thriving. A balance therefore needs to be struck between supporting a thriving rural economy and providing opportunities for communities to achieve local development aspirations, with protecting the character of existing settlements and the surrounding countryside.

4.114 The aim of supporting a thriving rural economy recognises the need to support traditional agricultural and other land-based businesses, as well as the continued diversification of rural businesses into sectors such as tourism and recreation. The policies in this Local Plan which support this aim include 'Rural Economy', 'Homes for Rural Workers' and 'Tourism and Recreation'. In addition, 'Local Services and Community Facilities' aims to protect the valued local services and community facilities which support the social and economic vitality of settlements. The 'Community Planning Proposals' and 'Rural Exceptions Housing' policies elsewhere in this Local Plan provide opportunities for communities to achieve local development aspirations.

4.115 Outside of the specific development opportunities provided for in the policies referred to above, development within the countryside is limited. This Countryside policy specifically reflects the importance of protecting the best and most versatile agricultural land, as well as protecting the rural character and landscape of Huntingdonshire's countryside.

4.116 Agricultural land is a valuable asset in itself as it contributes to the local and national economy and assists with food security. Huntingdonshire's agricultural land is almost entirely of good quality: 98% is classed as grades 1, 2 or 3. 15% is grade 1 (excellent quality), is concentrated in the north east of the district, mainly in the Fens with a few pockets along the Ouse Valley. A proposal involving built development on agricultural land should demonstrate that it is located on the lowest grade agricultural land suitable and available within the vicinity which is also compatible with other sustainability objectives. Development should avoid use of grade one agricultural land.

4.117 Development proposals should seek to minimise their potential impact to maintain the intrinsic character of the countryside through good design and careful location. Where development is proposed high quality design will be required. A proposal should not adversely affect the character and tranquillity of the countryside and should ensure that it will not give rise to impacts that would reduce opportunities for others to use and enjoy the countryside, including for wildlife. In particular, a proposal should not create artificial

7 Calculated from Business Register & Employment Survey 2014 employment figures, taken from Cambridgeshire Insight
8 Cambridgeshire Research Group Population and Dwelling Stock Estimates 2013

light in an area with a potentially high impact on wildlife or on intrinsically dark landscapes. Guidance on the characteristics of Huntingdonshire's countryside can be found in Huntingdonshire Landscape and Townscape Assessment SPD 2007 or successor documents.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, neighbourhood plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted on unallocated sites on grade 1 & 2 agricultural land

Section C: Development Management

Section C: Development Management Policies

This section contains policies which set out the Council's detailed requirements for planning applications. It includes policies relating to:

- design;
- economy;
- communities; and
- environment.

C.1 This section contains policies that will help people making planning applications to understand the requirements of sustainable development in Huntingdonshire and to help the Council determine planning applications efficiently.

C.2 The NPPF states in paragraph 2 that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Planning Portal advises that material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

C.3 However, issues such as loss of view or negative effect on the value of properties are not material considerations.

C.4 The National Planning Policy Framework itself is a material consideration in planning decisions. Planning policies and decisions must also reflect and where appropriate promote relevant EU obligations and statutory requirements.

C.5 National Planning practice guidance (NPPG) was launched by the Department for Communities and Local Government in March 2014 providing a web-based resource giving detailed national guidance. The NPPG contains clear links to the National Planning Policy Framework and due consideration should be given to its contents.

5 Requiring Good Design

5.1 The NPPF identifies good design as a key aspect of sustainable development and states that it is indivisible from good planning. The choices made during the design stage of a development can affect a wide range of issues from the value of the development through to its longevity. Good design helps to create distinctive places where people feel welcome and want to live, work and spend their free time. It includes both the aesthetic - how a place looks and feels, and the functional - how a place works, with the overall aim of supporting the health and wellbeing of everyone affected by a development. Investing in design also makes commercial sense as there is clear evidence that it can add value to development projects.

5.2 'Design Context' identifies responding to context as the key principle to achieving well designed developments and refers to the primary local documents which should inform the design of development proposals. 'Design Implementation' provides additional detailed policy requirements, promoting consideration of all elements of design to achieve successful new places. The placemaking requirements for larger developments are set out in 'Placemaking'. 'Amenity' seeks to ensure that the design of new development contributes to public health and provides for a high quality of life for residents, users and neighbours. 'Surface Water' seeks to ensure that, where feasible, new development incorporates design measures to reduce the flow of unregulated surface water into sewers and watercourses, thereby reducing the causes and impacts of flooding, alongside a number of other benefits.

5.3 Residents and users of new developments generate additional journeys by vehicle, bicycle or foot. 'Sustainable Travel' seeks to ensure that any negative impacts of these additional journeys, such as additional traffic, are mitigated, and that the proportion of journeys made by public transport, cycle and foot increases. Providing sufficient, discreet parking for vehicles and cycles on a development can significantly influence the feel of a place, and can encourage the enjoyment and active use of public space. 'Parking Provision and Vehicle Movement' seeks to ensure appropriate levels of well designed parking provision for vehicles and cycles at residential and in non-residential developments. This is intended to support the overall aim of encouraging more people to use public transport or to travel by bicycle or foot, balanced with being realistic about the options available for achieving this in a rural district.

Design Context

5.4 The purpose of this policy is to set out the mechanisms for achieving high standards of design for all development, particularly those that will significantly add to, or create new, communities.

LP 12

Design Context

A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Council's Huntingdonshire Design Guide SPD (2017), the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents and applicable conservation area character statements. A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.

Reasoning

5.5 For new development to be successful integration into the local context is essential. Good design addresses social and environmental concerns as well as visual and functional ones. New developments should create places that are attractive, safe and accessible, and respond well to the local environment. Development of all scales should make a positive contribution towards the quality of the built environment in Huntingdonshire, making it more attractive to residents, visitors and investors.

5.6 The Huntingdonshire Design Guide SPD (2017) sets out important design principles to help create successful new development. Its aim is to influence and raise the quality of design and layout of new development in Huntingdonshire, by providing practical advice to all those involved in the design and planning process on what the Council considers to be good, environmentally friendly and sensitive design. The Design Guide SPD works alongside the Huntingdonshire Landscape and Townscape Assessment SPD (2007), which details the typical townscape features of the towns, their structural traits, characteristic architectural styles and the locally used materials. Where proposals are located within a conservation area, the design must apply the requirements of the relevant conservation character statement. In respect of landscape, there are nine character areas which will influence the scale and form of development across the district. Development proposals should complement the existing built form, respect the fundamental character of the landscape and not introduce incongruous elements.

5.7 Many documents and other resources are likely to be useful in informing the design of proposals. When seeking to understand the surroundings a proposal should have regard to resources that detail the quality or character of the surroundings, including, but not limited to, neighbourhood plans, village design statements and parish plans. Where they exist, documents such as urban design frameworks, design briefs, design codes and master plans for nearby areas show how the quality and character of the surroundings is expected to develop in the future; these can also inform the design of a proposal. There may also be other advice and guidance available that promotes high standards or sets out best practice for design in certain situations, which should be referred to. A very useful source of advice at the national level is the Design Council CABE.

5.8 Relevant advice relating to movement through and around developments includes Manual for Streets and Manual for Streets 2. Advice in these documents together with that within the Council's Huntingdonshire Design Guide SPD will enable successful new streets and public spaces to be created. More detailed information is provided in specific documents for local areas. Further guidance to support creative approaches to development is available at the national level.

5.9 The Council offers a pre-application advice service. This can assist with establishing the key issues likely to influence the decision-making process for a particular development proposal. Detailed design aspects can also be considered and revisions suggested that may be necessary to make a scheme acceptable. The process can also provide an indication of the likelihood of support being forthcoming if the proposal is brought forward as a planning application.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications granted for large scale major development supported by an appropriate masterplan or design code

Design Implementation

5.10 The purpose of this policy is to set out the Council's approach to achieving high standards of design.

LP 13

Design Implementation

New development and advertisements will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site's context, delivering attractive, usable and long lasting buildings and spaces. A proposal will be supported, therefore, where it can be demonstrated that it:

Response to context

a. contributes positively to the area's character and identity;
b. successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape;

Streets and spaces shaped by buildings

c. creates attractive and appropriately scaled built frontages to positively enhance the townscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas
d. delivers a balanced mix of compatible buildings and uses, promoting variety, choice and economic activity;
e. enables the wider area to achieve a coherent and integrated built form including considering potential future development or redevelopment of adjoining sites;

Ease of getting around

f. promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
g. provides recognisable and understandable places, routes and points of reference;

Well designed public spaces

h. promotes a sense of place to include attractive streets, squares and other public spaces with a defined sense of enclosure, with multi-functional green spaces and corridors;
i. creates development that will function well and is safe and secure to use;

Sustainable design and construction methods

j. makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation for water efficiency, as set out in Approved Document G and non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum;
k. secures a distinctive environment for the development through high quality hard and soft landscaping and boundary treatments;
l. ensures that public and private amenity spaces are clearly defined and are designed to be inclusive, usable, safe and enjoyable;
m. successfully integrates the functional needs of the development including refuse and recycling, cycle storage and car parking so that their dominance is minimised;

n. implements a cohesive design through the use of a limited palette of quality, durable materials with an attention to detail particularly where different elements and materials meet; and
o. does not impede pedestrian and vehicular movements or impact on public safety.

Reasoning

5.11 Good design contributes positively to making places better for people. It requires a thorough understanding of site context, as well as consideration of how to ensure that the buildings and spaces created on site are attractive, usable and durable.

5.12 The criteria in this policy promote consideration of the appropriate design response to issues starting with large scale character and landscape issues before addressing land uses and layout, and ending with smaller scale issues such as building design, parking, and materials. This is based on the key principles and the approach set out in more detail in the Huntingdonshire Design Guide SPD (2017). The Design Guide explains both why the issues raised in the criteria are important, and how they can be addressed successfully. Because of this, the reasoning below expands upon only those criteria where additional explanation to that provided in the Design Guide is considered helpful.

5.13 The Cambridge sub-region Strategic Housing Market Assessment 2013 identifies that between 2011 and 2031 the number of households aged 65 or over will grow as a proportion of Huntingdonshire's total population. A significant proportion of this older population, and a smaller proportion of those aged under 65, will have a physical or mental disability which means that navigating and moving through a place can be difficult. For this reason, criterion e. requires that a proposal should promote accessibility and permeability for all, whatever their mobility. In addition, providing recognisable and understandable places, routes and points of reference can help everyone, including those with a mental disability such as dementia, to navigate through a place.

5.14 Energy efficiency for residential buildings is managed through the Building Regulation system. There is still a role for planning to seek energy efficiency for residential development through aspects that fall outside the remit of building regulations. A proposal for residential development should therefore seek to promote energy efficiency by adopting best practice in all aspects of design including but not limited to site layout, building orientation, the layout of rooms and uses within buildings and the use of landscaping for shelter and shade. Such measures can be incorporated through the design process without adding to costs.

5.15 The water efficiency of new homes is dealt with in the Building Regulations Approved Document G (requirement G2). It has been established that the East of England is in water stress and the Detailed Water Cycle Study recommends that water use is minimised; both Anglian Water and Cambridge Water's Water Resource Management Plans promote water efficiency among their customers as one method of managing future demand. It is therefore considered necessary to apply the optional standard as set out in Approved Document G to all new residential development in Huntingdonshire. This will be controlled through conditions in planning permissions.

5.16 The Building Research Establishment Environmental Assessment Method (BREEAM) standards are widely accepted as the best way to improve standards for non-residential buildings moving towards a zero carbon target. The policy requires all new non-residential development to meet the BREEAM 'Good' standard, which is considered to be a challenging but achievable standard. The Council would support proposals that seek to achieve the higher 'Excellent' standard, but recognise that it is unrealistically challenging in some circumstances. Water use in non-residential developments is also addressed through BREEAM standards.

5.17 In addition to promoting environmental efficiency measures new developments should be designed and built such that they will be durable and facilitate flexible usage for their anticipated lifetime. Design should reflect the desirability of minimising maintenance costs both of buildings and landscaping.

5.18 Garages can provide parking and protection for cars as well as storage space that is attractive to prospective owners and residents. 'Parking Provision and Vehicle Movement' sets out the Council's policy requirements in relation to garaging and parking in more detail; the requirement to consider parking within this policy emphasises that discreet garaging and parking should be integrated into the overall design of a development.

5.19 For advertisements requiring advertisement consent[9] relevant design criteria in this policy, particularly b, c, n and o, should be followed. The scale, materials and design should be in keeping with the architectural and scenic features of the local area. Materials and colour should be carefully selected, in order that the advertisement becomes a functional, integral part of the overall design of the development, and not an ugly appendage. The impact, both individually and cumulatively, on visual amenity, light pollution, highway and public safety and functional need are key considerations. Illuminated advertisements can have a particularly significant impact on the street scene, and a proposal for an internally illuminated fascia or projecting box sign will be carefully considered.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• % of dwellings completed at specified densities • Average household water consumption

Placemaking

5.20 The purpose of this policy is to set out the Council's approach to achieving high standards of placemaking, which is considered to be particularly important for large developments.

LP 14

Placemaking

A proposal for large scale development, defined in the 'Glossary', will be expected to be supported by a masterplanning process proportionate to the scale and complexity of the site and development proposed. Such processes should include identification of options and objective reasoning for arriving at the selected approach. Outputs from the process should include a strategy for how good design is to be achieved, including the general layout, mix and scale of all uses proposed as part of the development and the design principles that will need to be applied.

The masterplanning process for a large scale major development, defined in the 'Glossary', will be expected to include production of a design code. A design code will also be required where it is known from the outset that the site will be developed in more than one phase or by more than one developer.

Where a proposal is to be accompanied by a masterplan or design code the applicant should be prepared to engage positively with independent design review at an early stage if requested to do so by the Council. Applicants will be expected to implement recommendations from the process.

9 Many advertisements do not require advertisement consent. The specification of what requires consent is provided in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Reasoning

5.21 A masterplan is a strategy for development in a defined area. Masterplanning includes both the process by which organisations undertake analysis and prepare strategies, and the proposals forming the outputs from that process, which set out proposals for buildings, spaces, movement strategy and land use. The nature of the masterplanning process should be proportionate to the scale of development proposed, but should include setting a vision and design principles for the proposal, consideration of options, and justification for selecting a preferred option. For larger schemes, consultation may be required to inform the masterplanning process. For large scale major development, defined in the 'Glossary', the principles of Garden Cities may be appropriate as set out in a range of publications including Creating Garden Cities and Suburbs Today (2012).

5.22 All large scale major development proposals should be supported by a design code, as an integrated part of the masterplanning process. A design code is a tool which helps ensure that aspirations for high quality design are consistently realised across a development as a whole. The use of design codes can be applied where the detailed design of different parts of the overall development will be handled separately, or where development will be implemented over two or more phases or by more than one developer, such as sites for self-build homes. While the masterplanning process establishes the vision and design principles for the development, the design code should provide instructions to the appropriate degree or precision of the more detailed design work. The NPPG contains useful advice and guidance on design codes.

5.23 The NPPF (see paragraph 62) requires local planning authorities to have local design review arrangements in place to provide assessment and support to ensure high standards of design. Arrangements for design review are available through the Cambridgeshire Quality Charter partnership. Alternatively arrangements can be made with other bodies subject to verification of their independence and agreement with the Council.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications granted for large scale major development supported by an appropriate masterplan or design code

Amenity

5.24 The purpose of this policy is to ensure that the physical environment created by new development protects and promotes a standard of amenity for future occupiers and users, and surrounding uses.

LP 15

Amenity

A proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A proposal will therefore be required to ensure:

a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;
b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;
c. that predicted adverse noise impacts, including internal and external levels, timing, duration and character, will be acceptable;
d. that predicted adverse impacts from the following sources will be made acceptable:

i. obtrusive light;
ii. contamination;
iii. air pollution;
iv. water pollution;
v. odour;
vi. dust; and
vii. overheating

e. adequate and accessible waste storage is provided, avoiding adverse impacts;
f. the risk and perceived risk of crime is minimised, including through applying relevant guidance from Secured by Design;
g. that all homes, businesses and main town centre uses are capable of being served by super-fast broadband through the integration of appropriate measures such as open access ducting to industry standards; and
h. that there would be no adverse affect on safety near a notifiable installation and no increase in the number of people that would be put at risk in the vicinity of a notifiable installation.

Reasoning

5.25 Good design is not solely a visual concern; it contributes significantly to people's enjoyment of buildings and the spaces between them. Design also has important social and environmental dimensions, such as the potential for a high quality public realm to contribute to public health, a more inclusive environment, quality of life and sustainability.

5.26 A common concern when development is proposed is that of its potential impact on neighbouring uses. More intensive forms of development make more efficient use of land and buildings, but have greater potential to impact on their surroundings. A key role of the planning system is to ensure that new development does not have an adverse impact on the amenity of existing properties and that adequate levels of amenity will be enjoyed by future occupiers of the proposed development. This policy sets out the criteria that will be used to assess whether a proposal will have a significant impact upon amenity. Further guidance on how this can be achieved is contained in the Huntingdonshire Design Guide SPD (2017) or successor documents.

5.27 Careful design, layout and orientation are essential to ensure proposals do not adversely affect others. To ensure the well-being of occupiers it is important to ensure that new developments do not materially alter light levels outside the development and/ or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces. Aspects that will need careful consideration include whether the proposal will block daylight or affect the privacy of neighbouring buildings, particularly in the habitable rooms of a property. Where developments have an impact on the daylight or sunlight of adjoining buildings, a more detailed analysis will be required in accordance with BRE digest 209 Site Layout Planning for Daylight and Sunlight (2011, second edition) or successor documents.

5.28 Development management decisions will consider noise impacts in an integrated manner alongside other potential impacts of the proposed development, and will have regard to the Noise Policy Statement for England where appropriate. Required mitigation may include considerations such as the siting of buildings, landscaping and building design. Minimisation of disturbance through obtrusive light, poor air quality,

odour and dust emissions are also important in providing a reasonable quality of life for occupiers and to safeguard biodiversity and the quality of the environment. Aspects that will need careful consideration include how the use of artificial light will impact on wildlife. Such considerations apply equally to proposals to extend and alter existing buildings as they do to new developments.

5.29 Huntingdonshire has been one of the best performing local authorities in the country for recycling. In order to maintain this performance, new buildings need to be designed to help residents and users to reduce waste generation and recycle more. This includes provision of convenient space for storage of recyclables and green waste awaiting collection, usually in wheeled bins. Reference should be had to Building Regulations Approved Document H (section 6) which sets out requirements for waste storage as well as the RECAP Waste Management Design Guide SPD adopted by Cambridgeshire County Council and the Waste Collection Policies produced by the Council.

5.30 Good design helps ensure the successful integration of new development into existing neighbourhoods through taking account of community and individual safety considerations and minimising opportunities for crime. Building regulations include security standards (see Approved Document Q) that apply to new housing. Aspects of Secured by Design that deal with the external environment such as the spaces between and around buildings should be incorporated into the design process.

5.31 A reliable internet connection is now widely accepted as an essential utility and is therefore part of a good standard of living. The Council supports the expansion and provision of high speed broadband technology in all parts of the district and is working in partnership to achieve this through the 'Connecting Cambridgeshire' initiative. It will be important for all new residential, employment and commercial developments to provide the wherewithal to enable connection to be made to fibre optic broadband infrastructure as the main technology for delivering superfast connections. This should be designed and installed as an integral part of development to avoid the visual impact and future disturbance caused by retrofitting. It is recognised that the availability of broadband infrastructure will vary across the district. The expectation is that where such infrastructure is not readily available nearby, provision is made for ducting and cabinets to enable easy connection at a later date. The Government defines superfast broadband as being at least 24Mbps, and set out in its 10 point plan for rural productivity the target of reaching 95% of UK households with a broadband service of at least this speed by the end of 2017. Therefore, 24Mbps is the minimum level of service that is considered acceptable.

5.32 The storage of hazardous substances are refereed to as notifiable installations and are covered by separate consenting processes. The policy requires that there would be no adversely affect on safety near a notifiable installation and that there would be no increase in the number of people that would be put at risk in the vicinity of a notifiable installation. The distances involved will depend on a number of factors including the details of the development proposed and the substances and potential hazard of the installation. Detailed advice should be sought from the Council's Environmental Heath service.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications refused where grounds of refusal included detriment to neighbouring properties

Surface Water

5.33 The purpose of this policy is to set out the Council's approach in relation to the management of surface water in a sustainable manner.

LP 16

Surface Water

A proposal will only be supported where surface water has been considered from the outset as an integral part of the design process and:

a. the proposal incorporates sustainable drainage systems (SuDS) in accordance with the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) or successor documents and advice from Cambridgeshire County Council as Lead Local Flood Authority, unless demonstrated to be inappropriate;
b. provisions are put in place to ensure that SuDS will be maintained;
c. if the drainage system would directly or indirectly involve discharge to a watercourse that the Environment Agency are responsible for the details of the discharge have been agreed with them;
d. if a road would be affected by the drainage system the details have been agreed with the relevant highway authority;
e. if the drainage system would discharge water to systems controlled by the Middle Level Commissioners or an internal drainage board their standing advice or guidance has been taken into account and the details of the discharge have been agreed with them;
f. if the drainage system would directly or indirectly involve discharge to the river Great Ouse the incorporation of water retaining features as part of the drainage system have been prioritised; and
g. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources or on meeting the objectives of the Water Framework Directive and the Habitats Directive.

SuDS for hard-standing areas for parking of 50 or more cars, or equivalent areas will be expected to include appropriate additional treatment stages/ interceptors to ensure that any pollution risks are suitably addressed.

In order to safeguard against the pollution of ground water the use of deep infiltration SuDS, such as deep borehole soakaways, will not be accepted in most circumstances. Exemptions will only be made in exceptional circumstances if the proposal is for land uses that pose a very low pollution risk and are supported by an adequate risk assessment, conceptual site model and detailed design.

Reasoning

5.34 The use of SuDS to manage surface water is advocated in the NPPG for the opportunities they bring to reduce the causes and impacts of flooding, remove pollutants from urban run-off at source and combine water management with green space with benefits for amenity, recreation and wildlife. These and other benefits are explored in the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) that was produced jointly by the local planning authorities in Cambridgeshire with support from a wide range of partners. The guidance in the SPD, particularly the SuDS design principles, should be followed to ensure that SuDS are successfully integrate within the development.

5.35 The Construction Industry Research and Information Association (CIRIA) has published guidance which should be used when designing and implementing SuDS; The SuDS Manual (reference C753) and the Site handbook for the construction of SuDS (reference C698), which are available from the CIRIA website.

5.36 It is acknowledged that the geology in Huntingdonshire is relatively impermeable, consisting mainly of soils with properties similar to clay. These soil types are not generally conducive to infiltration, and this will mean that careful consideration in SuDS design will be needed. In support of the Local Plan a Detailed Water Cycle Study has been completed. The study is principally concerned with waste water but also includes flood risk and surface water management. The study contains details of where ground conditions are such that infiltration may not be appropriate. However, detailed site investigation should be undertaken as it can vary across small areas.

5.37 The ongoing maintenance and upkeep of SuDS will need to be addressed. The Council needs to be certain that the function that SuDS perform will be maintained, which should be demonstrated through submission of an undertaking from a responsible body, such as the Environment Agency or LLFA, that they would take on the responsibility. Where it is not possible for a responsible body to adopt the SuDS then details of a management company or trust that would take on the responsibility and a management plan will be appropriate.

5.38 The Council will also need to be sure that what happens to water once it leaves the site has been addressed satisfactorily. Therefore if water would directly or indirectly discharge to a main river or other watercourse that the Environment Agency have responsibility for then there needs to be agreement from the agency to the discharge. Similarly if water would directly or indirectly discharge to an ordinary watercourse (within the meaning of section 72 of the Land Drainage Act 1991) within an internal drainage board's district then there needs to be agreement from the board. If a road will be affected by the drainage system there will needs to be agreement with the relevant highway authority, either Cambridgeshire County Council or Highways England.

5.39 The standing advice of the Middle Level Commissioners (MLC) or the appropriate internal drainage board has been taken into account when designing drainage for new development. In some circumstances, an unregulated flow into the MLC's managed system may be the most appropriate long term solution. For such an approach to be acceptable prior agreement with the MLC will be required.

5.40 Protection of the quantity and quality of water resources is of critical importance. There are a number of groundwater Source Protection Zones (SPZs) designated in the district, mostly to the east of Huntingdon but also at Little Paxton. The use of SuDS in these ares will need to be carefully considered. Reference should be had to 'Ground Contamination and Groundwater Pollution', Where water will discharge to a water course adverse impacts on meeting the objectives of the Water Framework Directive (WFD) will not be acceptable. Pre-application discussions or consultation with the Environment Agency can identify whether meeting the objectives of the WFD could potentially be an issue.

5.41 Changes to the quality or quantity of water can have adverse impacts on sites that have been designated for their nature conservation value due to their relationship with water. Where a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site would potentially be affected by changes in water quality or quantity as a result of a proposal this will need to be appropriately assessed in line with the Habitats Directive. Huntingdonshire sits within the catchment of the river Great Ouse, which is linked to the Ouse Washes, designated as a Site of Special Scientific Interest, Special Protection Area and Ramsar site. The Ouse Washes is currently in unfavourable condition due to too frequent and prolonged flooding. The use of SuDS to store water in the catchment will contribute to alleviating this issue and help address the unfavourable condition. Where SuDS discharge water to the river Great Ouse system they should include features that will help to address this issue. SuDS such as swales and detention ponds can also provide habitat for wildlife and attractive features for communities. Please also refer to 'Biodiversity and Geodiversity'.

5.42 Areas for parking and servicing should be planned for in a comprehensive manner as part of surface water management. The Cambridgeshire Flood and Water SPD (2017) includes advice about how sustainable drainage systems can be used for such areas and the provisions that could be necessary to address contamination risks.

5.43 In order to safeguard against the contamination of ground water the use of deep infiltration SuDS, such as deep borehole soakaways, will not be accepted in most circumstances. Exemptions will only be made in exceptional circumstances if the proposal is for land uses that pose a very low contamination risk and are supported by an adequate risk assessment, conceptual site model and detailed design. Reference should also be had to the requirements of policy LP 39'Ground Contamination and Groundwater Pollution'.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Cambridgeshire County Council as Lead Local Flood Authority, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted contrary to the advice of Environment Agency on flooding or water quality grounds

Sustainable Travel

5.44 The purpose of this policy is to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals.

LP 17

Sustainable Travel

New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes, defined in the 'Glossary'. A proposal will therefore be supported where it is demonstrated that:

a. opportunities are maximised for the use of sustainable travel modes;
b. its likely transport impacts have been assessed, and appropriate mitigation measures will be delivered, in accordance with National Planning Practice Guidance;
c. safe physical access from the public highway can be achieved, including the rights of way network where appropriate
d. any potential impacts on the strategic road network have been addressed in line with Department for Transport Circular 02/2013 and advice from early engagement with Highways England; and
e. there are no severe residual cumulative impacts.

Where a proposal would affect an existing public right of way or other formal non-motorised users' route, this route should be protected or enhanced within the proposed development. Where this is not possible it should be diverted to a safe, clear and convenient alternative route. The stopping up of paths/ routes will only be acceptable where all opportunities to provide a safe, clear and convenient alternative have been investigated and proved to be unsuitable.

All routes will be provided to an adoptable standard and all pedestrian and cycle routes will be formalised as rights of way unless otherwise agreed with the Council and the Highways Authority.

Reasoning

5.45 Huntingdonshire's rural nature means that a significant proportion of journeys are made by car. However, more than a quarter of all journeys to work in Huntingdonshire are less than 5km (3.1 miles)[10] in length. For many people, walking or cycling are a feasible alternative to using the car for journeys such as these. Even for longer trips there is the opportunity to make part of the journey by walking or cycling. Chapter 4'The Development Strategy' seeks to reduce the need to travel long distances by directing development to locations which have, or have the potential to provide, the greatest access to services and facilities and where sustainable travel modes and public transport are well provide for. This should enable a greater proportion of trips to be made by foot or bicycle.

5.46 To support further use of sustainable travel modes, defined in the 'Glossary', development proposals should seek to utilise and where possible provide safe, coherent and easy to use footpaths and cycle routes, including linking to or providing new sections for the existing network. Provision should be appropriate to the character of the area so linking to or providing new bridleways will be required where appropriate. Particular attention should be paid to the requirements relating to movement in 'Design Implementation' and the Huntingdonshire Design Guide SPD (2017). Where appropriate, routes for non-motorised users (NMU) provided in development proposals should seek to support and connect with wider programmes for sustainable transport routes, such as those set out in Market Town Transport Strategies, the Long Term Transport Strategy for Cambridgeshire, or any successor documents.

5.47 Development proposals should also provide opportunities for people to use public transport (and community alternatives to public transport) both for local journeys, and to access the wider public transport network. For example, this may involve agreements to facilitate new bus stops or designing a development so that there is a short pedestrian path to the nearest bus stop. The guided busway was opened in 2011, with a dedicated route running from St Ives to the north of Cambridge and linking services elsewhere. The potential for further route expansion and additional services will be investigated in conjunction with new developments. The Strategic Expansion Location at 'Strategic Expansion Location: Alconbury Weald' is likely to have significant opportunities in this regard. Physical features within developments to support greater use of public transport should be prioritised over revenue funding for enhanced services, the impact of which can be short term.

5.48 All proposals will need to be accompanied by an assessment of their likely transport impacts, describing any required mitigation measures. In particular, proposals for development that will generate significant amounts of transport movements will need to be accompanied by a Transport Assessment or Transport Statement, and potentially also a Travel Plan, in accordance with National Planning Practice Guidance. A Transport Assessment provides detailed information on the likely transport impact of a proposed development and is submitted in support of a planning application; a Transport Statement is a lower level of assessment for smaller developments. Travel Plans are long-term management strategies for integrating sustainable travel proposals into the planning process, and are often required where the proposal is required to be supported by a full Transport Assessment. The implementation of the Travel Plan will be secured as part of a planning permission.

5.49 The need for a Transport Assessment, Transport Statement, or Travel Plan will be determined on a case by case basis. Initial guidance on the need for and scope of Transport Statements and Assessments is available in the Council's planning application validation requirements. Further Transport Assessment Guidance is provided by Cambridgeshire County Council, the local highways authority. For Travel Plans, detailed advice and links to further guidance is available from Travel for Cambridgeshire. Prior to submitting any planning application for a development that may have a transport impact, applicants are encouraged to contact a Transport Assessment Officer at Cambridgeshire County Council to agree the scope of work on transport matters required to accompany any planning application. The County Council operates a system of pre-application charging for such advice. Where proposals could potentially impact upon the strategic road network early engagement with Highways England and reference to the Department for Transport Circular 02/2013 will be expected.

10 Census 2011

5.50 A basic requirement for the successful development of any proposal is provision of safe physical access from the public highway to ensure that pedestrians, cyclists and vehicles have access as required. For tourism, leisure and recreation proposals in particular this should include access to the public rights of way network to promote access to facilities for non-motorised users; provision of linkages into the wider public rights of way network will be encouraged.

5.51 Huntingdonshire contains several Air Quality Management Areas (AQMA) designated as a result of poor air quality associated with motor vehicles. Reference should be had to policy LP 38'Air Quality' and to the Council's website for relevant advice.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of housing completions by settlement type • Number and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan

Parking Provision and Vehicle Movement

5.52 The purpose of this policy is to ensure that new development provides sufficient space and parking provision to meet the needs of users and residents and minimise impacts on neighbouring uses.

LP 18

Parking Provision and Vehicle Movement

A proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. These should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents.

A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:

a. highway safety and access to and from the site;
b. servicing requirements;
c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;
d. the needs of potential occupiers, users and visitors, now and in the future;
e. the amenity of existing and future occupiers and users of the development and nearby property; and
f. opportunities for shared provision, where locations and patterns of use allow this.

Minimum levels of car parking for disabled people as set out in national guidance[(11)] will be required.

A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable.

A proposal that includes new main town centre uses of 600m^2 or more net internal floorspace will be expected to provide and identify the location of at least one cycle space for every 25m^2 of net internal floorspace or part thereof, or otherwise demonstrate why a different level of provision is appropriate.

A proposal for a new non-residential building over 2,500m^2 of net internal floorspace should provide dedicated changing and showering facilities for cyclists.

Reasoning

5.53 The level of car ownership in Huntingdonshire is high compared with the national average as the area is both relatively prosperous and predominantly rural. Many of Huntingdonshire's villages and countryside areas have no, or very limited, public transport services. Even in the market towns public transport outside of weekday business hours can be limited. Therefore reliance on private cars as the main mode of travel is likely to continue through the plan period; provision of parking in new development needs to reflect this reality while also promoting the national aim of a shift towards travel by sustainable modes.

5.54 Provision of space for vehicles and parking should be an integral part of the design process, having regard to the character of the area and the appearance of the proposed development. The design criteria set out in the Huntingdonshire Design Guide SPD (2017) or successor documents should be followed. When deciding upon the level of parking provision to include developers should consider the potential impact on highway safety. Insufficient parking or reliance on unallocated spaces can lead to drivers parking on roads or in other locations which may impede the flow of traffic or accessibility for service and emergency vehicles. Provision should also be considered in relation to how the needs of users may change over time, including the predicted shift to low and ultra low emission vehicles that will require charging points.

5.55 New development should facilitate access for service and emergency vehicles that is appropriate to the nature of the use. Residential developments should meet the Council's refuse collection requirements as set out in the Huntingdonshire Design Guide SPD (2017) or successor documents, including providing sufficient space for the Council's refuse freighters to access and service the development. For commercial buildings, servicing should be designed such that it does not dominate the street scene or provide a barrier to movement through the wider area. Given the likelihood that care or nursing homes may receive relatively frequent visits from a wide range of healthcare staff and vehicles including ambulances, such developments should incorporate appropriate space for vehicle movements and parking.

5.56 Residential developments should provide adequate car parking to meet expected needs for both residents and visitors. Proposed provision should be supported by evidence on the local level of car ownership and the availability of alternative modes of transport, but should take account of available evidence that would inform the level of provision that will be necessary, such as expected household sizes for the development. Consideration should also be given to the inclusion of measures that would encourage people to use of sustainable travel modes, particularly walking and cycling, but also low and ultra low emission vehicles, car sharing and public transport. Applicants should, however, be realistic about the impact such measures can have in supporting modal shift. Locations where provision of less than one car space per home may be considered are likely to be limited to designated town centres but even in these locations accessibility

11 Traffic Advisory Leaflet (TAL) 05/95 – Parking for Disabled People, Department for Transport (1995), Inclusive Mobility: A guide to best practice on access to pedestrian and transport infrastructure, Department for Transport (2005) and BS 8300: 2009 Design of Buildings and their approaches to meet the needs of disabled people, British Standards Institute (BSI) (2010) or successor documents

and alternative modes may not be sufficient for completely car-free development to be successful. Reference should be had to policy LP 26'Housing Mix', with regards to the accessibility standards required by that policy when designing residential parking provision.

5.57 Parking provision for non-residential uses should be considered carefully. The nature of the use and availability of non-car transport alternatives will inform the appropriate level of car parking provision for non-residential development. Consideration of the level of alternative travel choices that are available and the level of parking provision can help to reduce the dominance of the car in the built form and may influence car use, particularly when combined with effective travel planning. However, it is important to ensure adequate parking provision for people with impaired mobility for whom parking in convenient locations is essential.

5.58 Areas for parking and servicing should be planned for in a comprehensive manner including as part of surface water management. Reference should be had policy LP 16'Surface Water' and to the Cambridgeshire Flood and Water SPD (2017), adopted by the Council in 2017, which includes advice about how sustainable drainage systems can be used for such areas.

5.59 In order to promote a shift in priority away from motorists and towards pedestrians, cyclists and public transport users, new development should also provide cycle parking and encourage travel by sustainable modes. For residential uses, secure cycle spaces can be provided within garages if they are large enough (see Huntingdonshire Design Guide SPD (2017) or successor documents for guidance on garage sizes). For non-residential uses a combination of spaces should provide appropriately for the differing short term needs of visitors and longer term needs of employees. Main town centre uses over 600m^2 net internal floorspace are considered to have sufficiently common characteristics in terms of their location and likely numbers of staff and visitors to justify a requirement for at least one cycle space for every 25m^2 of net internal floorspace. Other non-residential uses have much more varied characteristics, and will therefore be required to justify the level of cycle parking proposed.

5.60 Consideration of the level of parking provision should include facilities for charging plug-in and other low and ultra-low emission vehicles. Proposals for specialist housing for older people and residential care and nursing homes should consider providing secure parking and charging space for mobility scooters. It is suggested that at least one charging point for an electric vehicle should be provided where a proposal includes 20 or more parking spaces and that 1 charging point is provided for every 50 spaces. Further measures such as ducting and underground servicing which would allow additional charging points to be easily installed in future should be considered. It is also suggested that charging points are provided as part of a national or regional network to enable ease of use.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Number of new homes permitted with no off-street parking • Number and % of planning permissions for new main town centre uses of over 600m^2 net internal floorspace achieving at least one cycle space for every 25m^2 of net internal floorspace

6 Building a Strong, Competitive Economy

6.1 Huntingdonshire has a high proportion of small and medium sized businesses with many residents working within the district. The local economy is closely linked to that of Cambridgeshire as a whole with Cambridge and Peterborough being particularly significant as commuting destinations. Huntingdon has the greatest concentration of jobs in the district, as shown in the 2011 Census, benefiting from net in-commuting. Out-commuting remains a challenge for Huntingdonshire and the Council is committed to securing positive and sustainable economic growth to facilitate job creation and prosperity.

6.2 Alconbury Enterprise Zone was designated in 2011 and offers trend breaking opportunities for businesses of all sizes to contribute to expanding and diversifying Huntingdonshire's thriving economy. The Cambridgeshire Combined Authority started work in summer 2017 on the first phase of a market town regeneration strategy to explore how an integrated investment programme for education and skills, commercial and industrial development and new transport systems can stimulate growth and create more employment in market towns, starting with St Neots.

6.3 Maintaining a supply of employment land and premises is crucial to enhance the district's economic competitiveness. The Huntingdonshire Economic Growth Plan 2013-2023 has strong aspirations to increase both the value of jobs in the district and Huntingdonshire's role in the wider economy. In particular, it targets growth in specific sectors: chemicals, pharmaceuticals, metals manufacturing, electronics, waste and remediation, telecoms, computer related activity, professional services and research and development. The Council will plan proactively to meet the development needs of business. Sectoral growth needs to be complemented by skills growth. Cambridgeshire Regional college (Huntingdon Campus) provides a wide range of technical courses. Within the Alconbury Enterprise Campus iMET provides advanced technical skills training in manufacturing, engineering and technology.

6.4 The professional and scientific sector and financial and professional services sector play an increasing role in the local economy. The manufacturing, warehousing and distribution sectors remain important as does the rural economy including agriculture, food processing and tourism. Although much emphasis is placed on Alconbury Enterprise Campus the continued distribution of employment opportunities across the district is essential to its sustainable economic future. Employment growth and protection of existing sites throughout Huntingdonshire is important in delivering the Development Strategy and ensuring opportunities for people to minimise the distances travelled between home and work.

6.5 As well as the need to allocate land for economic development it is important to safeguard land and buildings that are already in use for employment purposes as they offer ongoing opportunities for economic growth and have a critical mass that makes them an attractive location to operate business from. The strategy of reinvigorating and protecting existing employment sites is consistent with the principles of sustainable economic growth. However, the Council recognises that the incorporation of complementary services and facilities, such childcare, within employment areas can support their success and encourage prospective occupiers. The Employment Land Study (2014) highlighted the importance of ensuring a range of additional small to medium size (up to 1,000m^2) high quality industrial units on new development sites for small and growing businesses.

6.6 The rural parts of Huntingdonshire also play an important role in the economy of the district. A wide range of activities make up our rural economy including agriculture, tourism, leisure, home based businesses such as professional services, village shops and other services. All of these contribute to the quality of life in our rural areas and boost the sustainability of villages and the countryside providing local services and employment opportunities. A wide range of businesses need a rural location particularly those associated with agriculture, renewable energy and minerals extraction and waste disposal. Ensuring opportunities for diversification into new agricultural and commercial ventures are increasingly important to assist with protecting farms' viability and strengthen the rural economy.

6.7 Town centres are the hubs of economic activity in the form of retail, service provision, leisure and office uses; they are also important as the focus for the social and cultural life of our towns. The Council is committed to promoting and enhancing the vitality and viability of the town centres of Huntingdonshire.

Huntingdon, St Neots and St Ives provide reasonably vibrant centres; Ramsey has limited provision. As shopping trends change and competition from surrounding centres increases all will require continued investment to maintain their role as successful town centres.

6.8 Tourism in Huntingdonshire focuses primarily on quiet recreation, much relating to walking, wildlife and water-based activities. Visitors are encouraged but the Council recognises that a balance needs to be maintained between attracting visitors and protecting the district's environmental, historic and cultural assets. The district's heritage assets- in the form of listed buildings and conservation areas- are key contributors to the vibrancy and attractiveness of the towns and villages. The promotion of economic investment and tourism therefore needs to conserve and enhance the historic environment which contributes to its continued economic success.

Established Employment Areas

6.9 The purpose of this policy is to safeguard and enhance existing areas of established employment uses across Huntingdonshire to help maintain a thriving economy. These are often subject to pressure from higher value uses such as retail or housing development. Established Employment Areas are identified on the policies map.

LP 19

Established Employment Areas

Areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas. A proposal for business development (class 'B') will be supported on land within an Established Employment Area or on land immediately adjoining and capable of being integrated with an Established Employment Area.

A proposal for a use other than business (class 'B') within an Established Employment Area will only be supported where it demonstrates that:

a. it will be compatible with surrounding employment uses taking account of amenity and public safety issues;
b. it will not adversely affect the role and continuing viability of the Established Employment Area as an attractive and suitable location for employment uses;
c. it will not significantly reduce the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Key Service Centre; and
d. the sequential approach to site selection, as set out in the National Planning Policy Framework, has been followed if the proposal includes main town centre uses.

Where any proposal for any use within an Established Employment Area has potential to impact on Portholme, the Ouse Washes, Woodwalton Fen or Orton Pits it should be demonstrated that there will be no adverse impact on the protected site.

Reasoning

6.10 The protection and enhancement of Established Employment Areas supports the economic vitality and diversity of Huntingdonshire. They also have a key role in contributing to the balance between residential, employment and other uses which is essential in the promotion of sustainable communities. The Council is committed to promoting sustainable economic growth and is supportive of measures and proposals that enable employment areas to provide land and premises for businesses. This policy is intended to ensure that businesses have choices to help make investment decisions. The Employment Land Study (2014) judged all the Established Employment Areas designated in this plan to be viable for commercial or industrial purposes and so worthy of retention.

6.11 Proposals for 'B' class uses will be supported within Established Employment Areas and on land immediately adjoining them where it can be successfully integrated with the existing site. These may include a wide range of businesses including offices, general industry, storage and distribution and some waste management processes. A protective stance towards Established Employment Areas is necessary as the Employment Land Study (2014) indicated that levels of vacant industrial floorspace across the district were lower than ideal for the property market to function effectively. Protecting the supply of existing floorspace is important, particularly in the short to medium term, to meet the needs of new and expanding businesses that may not require or be able to afford newly built premises. Employment sites are vulnerable to pressure from alternative higher value uses such as housing and retail but their cumulative loss would have an adverse impact on the ability of businesses to establish, expand or relocate. Areas which the Employment Land Study (2014) deemed no longer to be of value for employment use are now excluded from the list of designated Established Employment Areas.

6.12 Land and buildings that remain vacant for extended periods of time can detract from the vitality and viability of an employment area can fall into disrepair attracting vandalism and other antisocial behaviour thereby reducing its attractiveness. A balance is required between maintaining a stock of land and buildings to enable a growing economy and trying to preserve land and buildings when there is no real prospect of their economic reuse. During periods of lower economic activity the retention of employment sites will be important to assist with long term recovery.

6.13 Determining whether a proposal for uses other than business would adversely affect the role and continuing viability of the Established Employment Area is a matter of judgement. Consideration should focus on whether, if the proposal were to be granted, the Established Employment Area would retain a 'critical mass', defined in the Huntingdonshire Employment Land Study 2014 as "a sufficient supply of existing premises, and occupiers, to encourage further businesses to locate within the area and (potentially) encourage further expansion".

6.14 In all cases where alternative uses are proposed they should be compatible with the established surrounding uses. When considering this amenity and public safety will be important issues. Industrial estates and business parks may have significant numbers of large vehicle movements, they can be noisy and working patterns may involve 24 hours a day operations. New uses that would be sensitive to impacts from existing businesses will not be supported unless adequate safeguards can be put in place to ensure the new use does not jeopardise the continued operation of an existing use. The Council will therefore seek to resist a new use which might result in complaints about noise, odour or other amenity issues emanating from existing uses.

6.15 The addition of complementary uses can support the operation of an Established Employment Area by providing services and facilities which assist the functioning of other businesses such as a café or childcare nursery. These will be supported where the proposal demonstrates that adequate amenity and safety levels can be achieved.

6.16 To protect sites designated under European Directive 92/43/EEC or future replacement legislation any proposal which has potential to impact on the integrity of any such site should demonstrate that the proposed development will not give rise to an adverse impact. Potential adverse impacts from development within Established Employment Areas are most likely to arise from airborne pollution, changes in hydraulic conditions, pollution of ground water or reduction in water quality.

6.17 Established Employment Areas have been designated in the following locations:

Location (parish)	Established Employment Areas
Alconbury Hill	Crossways Distribution Centre
Alwalton	Minerva Business Park
Earith	Earith Business Park

Location (parish)	Established Employment Areas
Fenstanton	Lakeside Technology Park
Godmanchester	Cardinal Park Chord Business Park/ Roman Way Centre
Great Gransden	Hardwicke Road Industrial Estate Sand Road Industrial Estate
Great Paxton	Harley Industrial Park
Great Staughton	Airfield Industrial Estate (Little Staughton)
Houghton and Wyton	Upland Industrial Estate Houghton Hill Industries
Huntingdon	Ermine Business Park Hinchingbrooke Business Park St Peter's Road Industrial Area Stukeley Meadows Industrial Estate
Kimbolton	Bicton Industrial Park/ Harvard Industrial Estate
Needingworth	Needingworth Industrial Estate
Ramsey	Highlode Industrial Estate, Upwood Air Park
Sawtry	Black Horse Business Park Brookside Industrial Estate
Somersham	West Newlands Industrial Estate
St Ives	Compass Point Business Park Marley Road Industrial Area Meadow Lane Business Park Parsons Green Business Park Somersham Road Industrial Area
St Neots	Colmworth Business Park Cromwell Road Industrial Estate Howard Road Industrial Estate Little End Road/ Alpha Drive Business Park Station Road Industrial Area
The Stukeleys	Alconbury Enterprise Zone
Warboys	Warboys Airfield Industrial Estate (N.B. Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan identifies an Area of Search for waste recycling and recovery in this location.)
Yaxley	Broadway Business Park Eagle Business Park

6.18 The policy seeks to maintain the role of established employment areas in providing substantial local employment opportunities but does not apply to other smaller areas of employment or single user sites. Such sites provide employment across Huntingdonshire and are a valuable part of the economy. A proposal involving smaller areas of employment or single user sites will be considered against the relevant development strategy policy.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Amount of floorspace developed for employment by type in Established Employment Areas • Losses of employment floorspace in Established Employment Areas to non-employment uses

Rural Economy

6.19 The purpose of this policy is to promote a vibrant rural economy within the district's extensive countryside to support businesses with a genuine need to be located in the countryside, to assist farms to maintain their viability and to set out the Council's approach to proposals for other businesses in the countryside.

LP 20

Rural Economy

In the countryside there are limited and specific opportunities for sustainable development related to maintaining a healthy rural economy. A proposal for business development in the countryside will only be supported where it fulfils the requirements of one of the following categories.

New business development

A proposal for business uses (class 'B') will be supported where it:

a. is within a defined Established Employment Area;
b. immediately adjoins and is capable of being integrated with an Established Employment Area;
c. involves the reuse of land in use or last used for business uses (class 'B'); or
d. involves the reuse or replacement of existing buildings as set out in policy LP 35'Rural Buildings'.

In all cases office uses (class 'B1a') will be limited to a total of 600m^2 floorspace.

Expansion of an existing business

A proposal for the expansion of an established business within its existing operational site will be supported.

A proposal for the expansion of an established industrial or rural business on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:

d. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;
e. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;

f. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and

g. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agriculture, horses, horticulture or forestry.

Farm diversification

A proposal for farm diversification will be supported where it is demonstrated that it is complementary and subsidiary to the ongoing agricultural operations of the farm business, and that it meets criteria d-g above.

Reasoning

6.20 Huntingdonshire's rural economy makes a significant contribution to the district's success. It encompasses a range of businesses particularly in industrial, agricultural, tourism and service sectors. The Council supports the principle of more varied employment opportunities in rural areas to help sustain the local economy. There are several established employment areas which provide relatively low cost business accommodation and support a wide range of employment opportunities. The policy looks to ensure their continued success tempered with recognition that their location in the countryside is somewhat less sustainable than those within established settlements.

6.21 Individual businesses in countryside settings also provide valuable employment in rural areas. Industrial, commercial or office use of outbuildings is a frequent form of diversification which can be successful subject to the accessibility of the buildings to potential employees, therefore locations which are more accessible to public transport will be more appropriate. Proposals involving offices, defined in the NPPF as a main town centre use, are subject to a maximum floorspace reflecting the sequential preference for them not to be in countryside locations and their employment density and hence likely traffic generation.

6.22 The primary justification for employment related development in the countryside is where either a rural location is essential to the successful operation of the business or the business is dependent upon natural resources only available in limited locations.

6.23 Agriculture is a significant part of Huntingdonshire's economy and is important in protecting UK food production. Local agricultural production, processing and sale helps to reduce food miles and maintains the working character of the countryside. Well-managed, active farming is also a cost-effective means of achieving environmental and landscape management objectives. It is recognised that Huntingdonshire has large areas of the best and most versatile agricultural land which is of high value for food production and in most cases agricultural activity should be retained on those higher quality soils. Therefore, when considering the sustainability of the proposal, the value of the land for agriculture will be considered and areas of high grade agricultural land should preferably be avoided. The importance of wildlife habitats will also be considered and increased recreational use should only be facilitated where no significant environmental damage will result.

6.24 The Council is conscious that some farmers may need to diversify their activities to ensure the continued economic viability of their farm enterprise. Farm diversification schemes should bring long-term benefits, including employment, to individual farm operations and the wider rural economy. Farm diversification schemes may consist of non-agricultural commercial activity, schemes relating to new forms of agriculture or food processing of crops produced on the farm enterprise, however, agricultural operations should remain the dominant land use. Well conceived farm diversification projects will be of an appropriate scale for the location and fit into the landscape. A proposal for a farm shop will be assessed to ensure that it is intended to be a genuine retail outlet for goods produced on the holding or a group of local holdings; conditions will be applied to limit the type of goods sold and the proportion of externally sourced goods.

6.25 Diversification will, in most cases, involve changing the use of land and/ or re-using (or redeveloping) existing buildings. All opportunities to reuse existing buildings should be explored before redevelopment or new build may be justified particularly where redevelopment of a building of historic or architectural value is proposed. Development on new sites will be discouraged unless it enables the clearance and replacement of a badly-sited or inappropriate structure or is small in scale and carried out in an exceptionally environmentally sensitive manner. Agricultural buildings generally do not require planning permission and therefore the policy is not directed at them. The Council is supportive of farm diversification schemes that are being promoted on a comprehensive basis to retain a viable agricultural unit by seeking additional incomes from other sources which still relate to the countryside.

6.26 Tourist facilities and visitor attractions are considered by the NPPF to be primarily a 'main town centre use'. A development proposal for tourist related development will be considered under policy LP 22'Town Centre Vitality and Viability', policy LP 23'Local Services and Community Facilities' and policy LP 24'Tourism and Recreation' where appropriate. A proposal for development adjacent to or involving use of a water body or river will also be considered in the context of policy LP 40'Water Related Development'.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Amount of floorspace developed for employment by type (gross and net in m^2 in the countryside • Number of planning permissions granted for tourism, sport and recreation in the countryside

Homes for Rural Workers

6.27 The purpose of this policy is to set out the Council's approach to proposals for new homes for workers where they are required to live at or near their place of work in the countryside.

LP 21

Homes for Rural Workers

A proposal for a home for a rural worker in the countryside will be supported where:

a. it is for a worker who is or will be mainly employed for the purposes of the proper functioning of an economically viable agricultural or other land-based rural business;
b. no suitable alternative accommodation is available or could be made available in the immediate vicinity or nearest settlement, taking into account the requirements of the work;
c. opportunities to convert an existing building or, where this is not possible, to replace an existing building have been explored and proved to be unachievable; and
d. the home is of permanent and substantial construction, unless the rural business has been established for less than three years in which case accommodation will only be supported on a temporary basis to allow time for the business to prove it is viable.

Where a home for a rural worker is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a land-based rural business.

A proposal to remove a rural business related occupancy condition will only be supported where evidence demonstrates that the home is not needed for the business to which it relates and it has been appropriately marketed at a value reflecting the occupancy condition with no reasonable offer to purchase from a qualifying person; or an assessment demonstrates that the home would not meet the needs of another qualifying person.

Reasoning

6.28 To retain the countryside's intrinsic character and protect high quality agricultural land the NPPF discourages the construction of isolated new homes in the countryside without special justification. Residential development in the countryside may be justified when accommodation is required to enable agricultural and certain other workers to live at or near their place of work due to the nature and demands of the work concerned. Security issues can contribute to this functional need, but this factor cannot be used to justify a dwelling on its own. Given the dispersed nature of Huntingdonshire's villages and hamlets the Council will require a proposal to demonstrate that the need cannot be met through, for example, a call out system allowing residence within a nearby settlement or seasonal casual overnight accommodation.

6.29 It may be possible to avoid the need for a new building through the reuse or replacement of a building nearby. Opportunities to convert an existing building or, where this is not possible, to replace one will need to have been explored. Policy LP 35'Rural Buildings' should be considered when looking at the reuse or replacement of existing buildings. Proposals for new buildings should identify any existing buildings nearby that could potentially be reused or replaced to provide adequate accommodation for the worker and detail the reasons why they have been discounted.

6.30 Where the business has been established for less than three years accommodation will only be permitted on a temporary basis, to allow time for the enterprise to prove its viability. In such cases the dwelling must be of a temporary character.

6.31 Permissions will be subject to a condition ensuring the occupation will be limited to essential need and to a person solely or mainly working (based on the number of hours) in the locality in agriculture, forestry, horticulture or other land-based rural business or subsequently to a person last working in those occupations or a surviving partner of such a person and to any resident dependants.

6.32 When considering the removal of occupancy conditions appropriate marketing is essential but it has to be recognised that the market for such occupancy controlled accommodation is limited by the number of rural businesses nearby that have workers that would qualify for such accommodation. A tailored approach to marketing directly to qualifying businesses in the area or use of specialist agricultural land and property agents are likely to be the most successful in finding out whether there is a need for such accommodation rather than non-targeted advertising even for a long period of time. Such targeted marketing will, however, need to be long enough to enable nearby qualifying businesses to respond properly; it must refer to the existence of the agricultural occupancy condition and the property should be priced accordingly. Details will be required of the marketing carried out as well as all viewings and offers made.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications

Implementation and Monitoring	
Timescale	Throughout the plan period
Monitoring indicators	• Number of housing completions for rural workers

Town Centre Vitality and Viability

6.33 The purpose of this policy is to ensure that the town centres of Huntingdon, St Neots, St Ives and Ramsey retain their roles as the focus for local communities attracting people in for retail, entertainment, office, leisure, cultural and tourist facilities. Such uses are referred to as main town centre uses, defined in the 'Glossary'.

LP 22

Town Centre Vitality and Viability

Town centre hierarchy boundaries

Each town centre, primary shopping area and primary shopping frontage to which this policy applies is defined on the policies map.

Primary shopping frontages

A proposal for a shop (class 'A1'), restaurant/ café (class 'A3') or drinking establishment (class 'A4') will be supported within a primary shopping frontage to encourage uses which support the vitality and viability of the location whilst maintaining its essential retail nature.

A proposal for any other main town centre use at ground floor level may be supported where it will:

a. make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions; and
b. continue to provide an active frontage where there is an existing shopfront.

A proposal for any non-main town centre use will not be supported at ground floor level within a primary shopping frontage.

Primary shopping areas

Within a primary shopping area but beyond a primary shopping frontage a proposal for a new retail use (class 'A1-A5') will be supported at ground floor level where it reflects the role, function and distinctive qualities of the centre.

A proposal for any other town centre use at ground floor level may be supported where it will make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions.

Retail uses outside a defined primary shopping area

A proposal for a retail use involving over 600m^2 net internal floorspace outside of a primary shopping area will be supported where it is in accordance with the sequential approach from town centre to edge of centre and then out of centre as set out in the National Planning Policy Framework. A proportionate impact assessment will be required in accordance with policy 'Spatial Planning Areas'.

Town centres

The town centres of Huntingdon, St Neots, St Ives and Ramsey will be supported as sustainable locations for shopping, working, service and leisure uses which attract a wide range of people throughout the day and evening to strengthen the centre's role as a vibrant, accessible focus for meeting local needs.

Beyond the primary shopping frontage and primary shopping area a development proposal for a main town centre use will be supported where the scale and type of development reflects the centre's size, role and character.

The Council will use urban design frameworks and development briefs as appropriate to inform development within town centres to support their ongoing vitality and viability.

Other main town centre uses outside a defined town centre

A proposal for a main town centre use involving over 600m^2 net internal floorspace outside of a town centre will be supported where it is in accordance with the sequential approach giving preference to town centres, then edge of centre and then out of centre as set out in the National Planning Policy Framework. A proportionate impact assessment will be required in accordance with policy LP 7'Spatial Planning Areas'.

Markets

Markets add diversity and interest to the town centres of Huntingdon, St Neots, St Ives and Ramsey and contribute to their vitality and viability. A proposal which provides an additional market or enhances the role of an existing market in its respective town centre economy will be supported.

Reasoning

6.34 The role of town centres is evolving rapidly with trends in online shopping and the concentration of investment in larger centres posing acute challenges to traditional market town centres. The renewal and strengthening of Huntingdonshire's town centres is critical to support sustainable lifestyles for residents and local workers with the provision of retail, commercial, entertainment and services. Town centres offer the most accessible destinations for those who choose to travel by public transport or to walk or cycle.

6.35 The success of town centres is typically measured by their vitality which reflects their general liveliness as a place and their viability which reflects the strength of their commercial property market. The quantity and diversity of shops and other services present, vacancy rates and pedestrian flows all contribute to a town centre's success. Huntingdonshire's Retail and Commercial Leisure Needs Assessment (2017) recognises Huntingdon and St Neots as the district's primary retail centres in terms of floorspace and presence of national multiple retailers. Both serve wider catchments and proposals which enhance their town centres' roles as primary destinations within the district will be supported. St Ives and Ramsey are both dominated by independent retailers serving more localised catchments particularly for retail and food and drink uses. Proposals will be supported which enhance their town centres' roles as the local retail centre of choice for those living and working in each town and its surrounding settlements for day to day shopping and for food and drink services.

6.36 Customer behaviour evolves rapidly in the retail market, thus the policy aims to maximise opportunities for investment to boost the town centres' capacity to respond positively. For example, promoting flexible use of floorspace to blend retail, working and social opportunities to cater for those working remotely by providing spaces such as coffee shops, cafés, libraries and more flexible shared spaces to meet changing demands. Promoting facilities for omni-channel retailing would allow shoppers to combine the choice of online shopping with the convenience of local collection of goods.

6.37 The NPPF requires the definition of town centres and primary shopping areas based on clearly defined primary and secondary frontages to support their continuing vitality and viability. In Huntingdonshire this is only practicable for the four market towns. Within each town centre a primary shopping area is defined

which covers a smaller area generally comprising a mixture of retail and service uses. Within this are primary shopping frontages which form the retail core of each town centre. All other streets within the primary shopping area are defined as secondary shopping frontages. The town centres, primary shopping areas and primary shopping frontages are identified on the policies map.

6.38 For retail purposes, edge of centre sites are defined as within 300m of the primary shopping area and for other main town centre uses within 300m of the town centre boundary. For office development, edge of centre includes locations outside the town centre but within 500m of a public transport interchange. However, the definition is not a fixed distance as account will be taken of local circumstances - for example where there is a river, development on the other side of the river may not be considered to be edge of centre.

6.39 The purpose of the sequential test is to protect the primary shopping areas and town centres from competing edge or out of centre development that could detrimentally affect their vitality and viability. Reference should be made to the Strategy for Development for the threshold for retail impact assessments. The Council will require applicants to demonstrate flexibility in relation to issues such as format and scale.

6.40 The policy only relates to the ground floor of properties within these areas and frontages. Separate uses of upper floors of premises, for example as flats or office space, are common and development proposals should not prejudice their effective use. Reference should be made to the Huntingdonshire Design Guide SPD (2017) or successor documents for advice on how best to incorporate a mix of uses in development proposals in town centre locations. All four of the town centres in Huntingdonshire are within conservation areas and so policy 'Heritage Assets and their Settings' will also be relevant to development proposals.

6.41 Markets add vitality and diversity to the town centres and bring in additional customers and visitors. All four of Huntingdonshire's market towns support a traditional market one or two days a week. Farmers' markets are also held fortnightly in Huntingdon, St Neots and St Ives. Specialist markets, such as continental markets, are held on an occasional basis. Enhancements to markets will be supported where they add to the quality and diversity of opportunities available.

6.42 Below town centres in the retail hierarchy are local centres, typically a village high street or neighbourhood centre, which provide limited shopping opportunities to very local catchments. Local shopping centres have not been defined due to the dispersed nature of shopping facilities in the majority of the Service Centres and Small Settlements. A development proposal for retail and other town centre uses in a Service Centre or Small Settlement will be considered under policy LP 23'Local Services and Community Facilities' and should accord with the floorspace threshold set out in policies LP 8'Key Service Centres', 'Local Service Centres' and LP 10'Small Settlements'.

6.43 There are permitted development rights that affect some aspects of this policy, this is set out in Page 4.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans
Timescale	Throughout the plan period
Monitoring indicators	• Total amount of completed retail, office and leisure development • Amount and % of completed retail, office and leisure development in town centres

Local Services and Community Facilities

6.44 The purpose of this policy is to maintain the sustainability, vitality and viability of settlements, and individual neighbourhoods within market towns, to support local facilities and services to provide for the needs of the local community.

LP 23

Local Services and Community Facilities

Local services and community facilities include, but are not limited to, shops, public houses, places of worship, cemeteries, health centres, libraries, fuel filling stations and public halls.

A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built up area, will be supported where it:

a. is of a scale to serve local needs;
b. comprises up to a maximum of 600m^2 net internal floorspace for a main town centre use; and
c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions

Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:

d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or
e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:

    i. there is insufficient community support for its continuation; or
    ii. reasonable steps have been taken to effectively market the property for its current use without success.

A proposal will not be supported where the proposed loss is within a Key Service Centre or a Local Service Centre and it would undermine the settlement's role in provision of services.

Reasoning

6.45 Good local services and community facilities are an essential element of a successful and inclusive society as they help to meet local needs and can provide opportunities for social and cultural interaction. Community facilities can include, but are not limited to, community halls, local shops, public houses, theatres, cultural buildings, places of worship, schools, higher education facilities, childcare providers, health centres, sports venues, cemeteries and allotments.

6.46 Provision of multi-purpose community buildings is encouraged as these can make efficient use of space and resources and provide opportunities for different elements of a community to interact. Provision of a new service or community facility should be of an appropriate scale to meet the needs of the community where it is proposed. Commercial provision of a defined main town centre use is limited to a maximum of 600m^2 of net internal floorspace to ensure there is no detrimental impact on the vitality and viability of

the defined town centres. This can, however, form part of a larger proposal for a mixed use scheme. This policy is be read in conjunction with LP 29'Community Planning Proposals' which is intended to facilitate projects that meet local community needs, such as health facilities or cemeteries.

6.47 The loss of local services or community facilities can have a serious impact upon people's quality of life and the overall vitality of communities. With an increasing proportion of older people in the population access to locally based services may become more important reducing the need to travel. It is important to consider the extent to which the local population can support local services, particularly in small settlements, and how realistic it is to seek to retain all existing provision. The policy cannot prevent local services or community facilities from closing but provides a window of opportunity for provision of a similar or alternative local service or community facility where local support exists.

6.48 Provision of local services will continue to evolve in response to changing needs and delivery mechanisms. The policy allows for loss of an existing service or facility where this is to be provided in an alternative location giving equal or better accessibility to the community than the existing facility. Alternative provision may not be in the same format. In such instances there is no requirement for marketing the property for its current use. Inevitably community needs change, as does funding and the ability of organisations to continue to operate. The policy is intended to be flexible and promote potential for dual use of buildings where this can better serve viability and to allow change of use where this can help fund new provision in a more appropriate or viable location.

6.49 Assessing the level of community support for a local service or facility is a matter of judgement, but could be informed by information such as evidence of the level of recent usage, as well as the number and nature of comments made on an application by members of the local community. For commercially run facilities such as local shops and pubs, the Council considers that a robust marketing exercise is the most transparent way of demonstrating that such facilities are no longer viable. This should be of sufficient duration to allow the local community time to consider making a bid to run or acquire premises of value through the Community Right to Bid. In seeking to justify the loss of local services or community facilities, applicants will also be required to consider whether existing premises or sites can be adapted to retain a viable community facility or service. Effective marketing will in most cases need to be for a continuous period of 12 months at a value reflecting its permitted use with details kept of any offers received and detailed reasoning for declining them. However, in particular circumstances it may be appropriate for alternative arrangements to establish if there is any realistic prospect of maintaining the service or facility.

6.50 There are permitted development rights that affect some aspects of this policy, this is set out at Page 4.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, town & parish councils
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, list of Assets of Community Value
Timescale	Throughout the plan period
Monitoring indicators	• Amount and % of completed retail, office and leisure development (gross and net) • Amount of completed floorspace for other use classes (net)

Tourism and Recreation

6.51 The purpose of this policy is to set out the Council's approach to development proposals for recreation and tourism uses in the countryside.

LP 24

Tourism and Recreation

A proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:

a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and
e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.

Where tourist accommodation is approved appropriate planning conditions will be used to prevent occupation as a person's permanent sole or main residential use.

Reasoning

6.52 Huntingdonshire has a limited tourism sector primarily focused on its wildlife viewing opportunities, countryside, heritage assets and water-based pursuits. The Council seeks to enhance the benefits to be obtained from tourism, sport and leisure development and will support proposals for high quality tourism development, particularly that promoting year round activities where they protect the natural or heritage assets of the district. Tourism investment and visitor spending can support the management and conservation of historic and natural sites and may benefit local communities by supporting local shops and services. Both tourist accommodation and attractions can also support direct and indirect employment.

6.53 A proposal may be supported where a countryside location is justified such as a direct relationship to a heritage asset, a landscape or water feature or within an area of woodland. Proposals should therefore demonstrate why a countryside location is necessary. The greatest concern when considering proposals for tourism or recreation related development within the countryside is the potential impact on the surrounding area. It is critical that any proposal conserves the natural beauty, wildlife and heritage value of the area as these represent the district's primary tourist assets. When considering the sustainability of the proposal, the value of the land for agriculture will also be considered as areas of high grade agricultural land should be avoided to protect their role in food production.

6.54 A high proportion of trips to the district are from day visitors and one of the greatest challenges is to encourage overnight stays and longer breaks. Tourist accommodation, including touring caravan and camping sites, facilitates longer visitor stays with potential to increase the contribution of visitors to the local economy. However, a proposal should demonstrate that it expects to be viable and is supported by well thought out research and a business plan, particularly for new build tourist accommodation. Where tourist accommodation is proposed in locations where new dwellings would not normally be acceptable planning conditions will be imposed restricting the use to holiday accommodation.

6.55 This policy is intended to guide the smaller scale, lower impact proposals which may be appropriate within a countryside setting. Proposals for development in association with strategic sites such as the Great Fen and Grafham Water will be considered under policy LP 3'Green Infrastructure'.

6.56 Tourist facilities and visitor attractions are considered by the NPPF to be primarily a 'main town centre use'; larger tourist attractions or events which may generate significant visitor numbers are more appropriately located in towns or key service centres where there are public transport opportunities. Within Built Up Areas a proposal for tourist related development will be considered under policy LP 22'Town Centre Vitality and Viability' and policy LP 23'Local Services and Community Facilities' as appropriate.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of permissions granted for tourism, sport and recreation in the countryside

7 Strengthening Communities

7.1 Strengthening communities is at the core of this Local Plan. A strong community is one that is both mixed and integrated, where there is a choice of housing, where people feel that they can influence decision making and where people have a sense of pride in their community. They involve places where people want to live, work and enjoy themselves and where their needs are met. Empowering people to be actively engaged in their communities helps to strengthen community spirit, contributes to a good quality of life and can reduce disadvantage and promote personal well-being.

7.2 The NPPF's ambition of creating sustainable, inclusive and mixed communities can be supported by providing a mix of housing to meet the current and future needs of residents. The Cambridge Sub-region Strategic Housing Market Assessment (SHMA) and related documents provide a comprehensive picture of housing needs for Huntingdonshire in the period 2011-36. 'Affordable Housing Provision' seeks to help address the need identified in the SHMA for some 8,000 affordable homes (defined in the 'Glossary') in Huntingdonshire 2011-36 by requiring all new housing developments of over 10 houses to include affordable homes. Also responding to evidence in the SHMA and related documents, 'Housing Mix' includes, among other things, a requirement for homes to meet optional accessibility standards. Given the increasing number of older people in Huntingdonshire, 'Specialist Housing' supports the delivery of a range of specialist housing and residential institutions, setting out broad location and design requirements. Gypsy and Traveller sites and Travelling Showpeople yards are a form of specialist housing provision meeting specific cultural accommodation needs. 'Gypsies, Travellers and Travelling Showpeople' supports the provision of such sites in locations with good access to education and health, whilst seeking to protect the countryside.

7.3 A strong community is one that is empowered to address local issues and aspirations. Page 3 is one way to help achieve this, but they may not be the best route to achieving specific local development aspirations. 'Community Planning Proposals' seeks to provide opportunities for local communities to achieve development aspirations that have community support in locations where planning permission would not normally be granted. In a similar way, 'Rural Exceptions Housing' is a well established way for communities to get much needed affordable housing development prioritised for people with a local connection.

7.4 Collectively, the policies in this Local Plan support the achievement of the vision that by 2036 Huntingdonshire's physical environment will support the health and wellbeing of all its residents. To focus attention on achieving this, 'Health Impact Assessment' requires that larger proposals should be informed by an assessment of the health impacts of the proposed development.

Affordable Housing Provision

7.5 The purpose of this policy is to ensure that proposals for market housing development in Huntingdonshire contribute to the delivery of affordable housing, defined in the 'Glossary' to help meet identified housing needs.

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Affordable Housing Provision

In order to assist in meeting the identified local need for additional affordable homes, a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing where an identified need exists. A proposal will be supported where:

a. it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m^2 residential floorspace (gross internal area) or more are proposed[(12)];
b. it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance made up of other affordable tenures;
c. affordable housing is dispersed across the development in small clusters of dwellings; and
d. it ensures that the appearance of affordable housing units is externally indistinguishable from that of open market housing.

Where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported. Preference will be given to amending the tenure mix; only if this is still demonstrated not to be viable will consideration be given to reducing the affordable housing requirement. A development viability assessment may be required to support an alternative mix or level of affordable housing provision.

In exceptional circumstances it may be appropriate to accept off-site provision and/or commuted payments where this would offer an equivalent or enhanced provision of affordable housing.

Reasoning

7.6 There is a significant need for affordable housing within Huntingdonshire as demonstrated through the Cambridgeshire Strategic Housing Market Assessment (SHMA). Although Huntingdonshire's house prices are amongst the lower end within the housing market area, affordability issues are highlighted when lower quartile prices are compared to lower quartile incomes. In June 2017 the lower quartile price to income ratio for Huntingdonshire was 8.8 clearly demonstrating that local housing is unaffordable for low income households. This substantial gap between average earnings and housing costs, a limited supply of new affordable properties and the historic loss of social housing through right to buy and right to acquire provisions have all contributed to the shortage of affordable housing. It is important that the Council maximises all opportunities to meet housing need and the planning system has a key role to play in this.

7.7 Maximisation of affordable housing provision is one of the greatest challenges the district faces and is a key priority for this Plan. Affordable housing is defined in the National Planning Policy Framework (replicated in the 'Glossary') and includes social rented, affordable rented and intermediate housing which are provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Housing which is offered at low cost, but does not meet the above definition cannot be considered 'affordable housing'. Where the Right to Acquire does not apply, affordable housing should remain at an affordable price for future eligible households or the subsidy be recycled for alternative affordable housing provision.

7.8 The majority of affordable housing is likely to need to be delivered without any public subsidy. Potential developers should be mindful of this when purchasing land and considering the development economics of a site they intend to bring forward for development. The costs incurred in delivering a high quality development appropriate to the specific location should be anticipated and taken into account in the price paid for the land.

7.9 The Council has carried out a Local Plan Viability Assessment (2017) to analyse the economic capability of development proposals to provide affordable housing, taking into account market conditions, development economics and the requirements for other planning contributions including S106 contributions and Community Infrastructure Levy. This concludes that an affordable housing target of 40% is viable and deliverable on the majority of types and locations of sites based on testing with 70% affordable rent and 30% shared ownership. It is acknowledged, however that market conditions vary, and that, in particular the two strategic expansion locations bear exceptional infrastructure costs such as the cost of new schools, roads and other facilities which may affect the viability of a 40% target.

12 Calculated to the nearest whole unit

7.10 Ideally, affordable housing should be 'pepper-potted' around a development scheme, but where it is more sustainable for construction and ongoing management, it may be provided in small clusters, proportionate to the scale of development. In large scale major developments, such clusters should be small enough such that the tenure of the housing cannot be distinguished from the market housing element of the scheme.

7.11 Where a developer can demonstrate that delivery of 40% affordable housing within a site is not viable with the dwelling and tenure mix set out in the policy the Council will negotiate to reach a viable solution to enable development to proceed. A developer may be required to provide a formal 'open book' viability assessment to support a change in tenure or a lower level of provision. Where this is required the developer will also be required to meet the costs of the Council's verification of this. In some exceptional cases it may be appropriate to accept an off-site contribution towards the delivery of affordable housing on alternative sites.

7.12 Allocated sites will deliver a high proportion of the total new affordable housing. These are concentrated in the District's more sustainable locations. In considering whether a development meets the threshold of 11 homes or 1,001m^2 residential floorspace[(13)] or more for providing affordable housing, the Council will consider the net increase in dwellings, which takes into account any loss through demolition or conversion. In deciding whether a particular site meets the size thresholds the Council will consider not only the proposal submitted but the potential capacity of the site and whether a larger site has been artificially sub-divided. Where this applies affordable housing requirements will reflect a reasonable capacity on the whole site.

7.13 The Council will use evidence in housing register statistics, the Cambridgeshire SHMA, and other local sources of information (including parish or neighbourhood surveys) to agree with the developer a mix of house types, sizes and tenure on specific development schemes. In order to ensure a balanced supply and contribute to sustainable, mixed and inclusive communities approximately 70% of all new affordable housing provided should be for affordable rent to meet identified needs in the district. The balance of affordable housing should be other affordable products as defined in the NPPF. The mix of affordable housing may include specialist housing such as that required by older or disabled people.

7.14 Again to contribute to sustainable, mixed and inclusive communities, affordable housing should be dispersed throughout the development either as individual units or small clusters of about 15 dwellings made up of an agreed mix of affordable housing types and tenures. The size of the overall development should be taken into account when integrating affordable homes. On smaller sites a cluster of 15 affordable dwellings could be too large and a correspondingly smaller cluster size and distribution appropriate to the size of the site will be sought. Affordable housing should be properly integrated into each new development and be indistinguishable in character from market housing. Where a development site is to be built out in separate phases developers must take account of the location of affordable homes within neighbouring parcels of land to ensure the distribution of affordable housing across the wider development minimises social exclusion. The Council will seek to agree a programme of affordable housing completions which broadly aligns with delivery of the market housing.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, Homes England
Delivery mechanism	Through the determination of planning applications, SPDs, masterplans
Timescale	Throughout the plan period
Monitoring indicators	• Number and % affordable housing completions (gross)

13 Measured as gross internal floorspace

Housing Mix

7.15 The purpose of this policy is to ensure that all housing development in the district offers a genuine choice of different sizes and types of homes that meet the requirements of residents.

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Housing Mix

A proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities.

A proposal should set out how it responds to the evidence and guidance provided by:

a. the Cambridge sub-region Strategic Housing Market Assessment;
b. the Peterborough Strategic Housing Market Assessment where applicable;
c. the Council's Housing Strategy and Tenancy Strategy;
d. local assessments of housing need and demand; and
e. other local housing and demographic studies and strategies.

A proposal for wholly affordable housing will be supported where it contributes positively to the mix of tenures available in the local area.

Accessible and adaptable homes

A proposal that includes housing will be supported which meets the optional Building Regulation accessibility standards (or replacement standards) as set out below, unless it can be demonstrated that site-specific factors make achieving this impractical or unviable:

f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards); and
g. within a large scale development proposal the construction standards of a proportion of new market dwellings should be further enhanced to meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards); and
h. for all affordable housing an appropriate proportion meeting Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards) should be negotiated with the Council's Housing Strategy team.

Self and custom-build homes

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the Huntingdonshire self and custom-build register.

Reasoning

7.16 A diverse mixture of housing sizes, types and tenures is essential to help develop and maintain inclusive sustainable communities suitable for people with differing needs. Reference should be made to the mix of housing indicated as needed. This evidence is set out in Cambridge sub-region SHMA (2013) or

Peterborough SHMA (2014) and ongoing reviews, as applicable[14], are key evidence documents which should be taken into account to ensure that new housing meets the needs of potential residents. The full texts can be viewed at the Cambridgeshire Insight website and the Peterborough SHMA website respectively.

7.17 Further indications on appropriate housing supply may be found in a wide range of documents and consideration should be given to relevant elements. Neighbourhood development plans, parish plans and village design statements may set out local aspirations for housing supply and provide a useful indication of local opinion on a desirable mix of housing sizes and types. These will form a material consideration in determining a planning application with greater weight accorded depending upon the level of public participation in their preparation.

7.18 The Local Plan does not include a policy requirement for new housing to meet the nationally described space standard. However, developers may wish to refer to these standards to evidence how their proposal meets the broader policy requirement of providing housing of sizes which help achieve sustainable, inclusive and mixed communities. In relation to this, particularly for affordable housing for rent and in contrast to much market housing, it should be recognised that such homes are likely to be fully occupied.

7.19 The SHMAs highlight that the need for appropriate housing for single or older people is expected to increase significantly up to 2036. The Cambridge sub-region SHMA (2013) forecasts that by 2031 over a third of Huntingdonshire's households will comprise people aged 65 and over. These factors influence the size and type of properties required.

7.20 The majority of older people live in general housing as opposed to specialist housing. Certain general housing types and sizes, such as smaller bungalows, can play a role in providing appropriate accommodation into old age. Using the SHMA and other documents identified in the policy as a guide, proposals should demonstrate how the types and sizes of homes being proposed will address the changing age structure of Huntingdonshire's population.

7.21 Homes meeting M4(2) accessible and adaptable dwellings standards include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households, including in particular older people and those with disabilities, and also families with young children. Homes meeting M4(3) wheelchair dwellings include further design features so that homes are capable of meeting or being adapted to meet the needs of most wheelchair users.

7.22 *Huntingdonshire Accessible and Specialist Housing Evidence Paper* evidences the requirement for all new market homes to meet Building Regulation M4(2). It also indicates that to meet anticipated needs a further 9% of new market homes are required to meet Building Regulation M4(3). The proportion indicated in the policy should seek to achieve this percentage where its delivery is viable. The level of need for affordable homes which meet Building Regulation M4(3) is anticipated to be around 30% overall but precise levels of need will vary in response to circumstances at the time a planning application is submitted. Where proposals state that meeting such requirements would be impractical or unviable, such as may be the case where floor levels need to be raised due to flood risk and this would necessitate significant ramping to comply with the standards, they should provide evidence supporting this conclusion. See 'Council approach to site-specific development viability' for more information.

7.23 Development of self and custom-build homes, defined in the 'Glossary', is growing in popularity as an alternative way for individuals and community groups to provide housing to meet particular needs either individually or for local communities. Under the Self-build and Custom Housebuilding Act 2015, the Council maintains a custom and self-build homes register to establish the level of demand for housing of this type, and must have regard to this in fulfilling its planning and housing functions. The Council will work with partners to establish how serviced plots may effectively provided to meet the identified demand. In particular, proposals for large scale major residential development, defined in the 'Glossary', will be encouraged to provide plots for sale for self and custom-build housing serviced with access to water,

14 The Cambridge sub-region SHMA is applicable in all of Huntingdonshire. The Peterborough SHMA is also applicable to parishes in the north of the district that share a boundary with the Peterborough Council area.

waste, electricity and telecoms/ broadband. There is no requirement for plots to be made available at below market value but they should be reasonably priced reflecting prevailing market values for such plots. Reference should also be had to advice from the National Custom and Self Build Association and developing best practice.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs. Masterplans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Dwelling completions by number of bedrooms • Number of self build and custom build dwellings completed • Number, % and tenure of affordable housing completions (gross)

Specialist Housing

7.24 The purpose of this policy is to ensure that specialist housing development contributes to a range of attractive housing options for older people and those with specific needs.

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Specialist Housing

Self-contained specialist housing

A proposal for self-contained specialist housing (class 'C3') will be supported where it will:

a. be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers;
b. be integrated with the wider community;
c. incorporate a mix of tenures including affordable homes in accordance with policy Affordable Housing Provision; and
d. facilitate a high quality of life for residents.

Residential institutions

A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:

e. it is easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the intended occupiers, staff and visitors;
f. the design meets or exceeds the standards set by the Care Quality Commission (or successors) regarding the safety and suitability of premises; and
g. in the case of existing care homes the proposal will lead to an improvement in the quality of care facilities provided.

Reasoning

7.25 The need for appropriate housing for older people is expected to increase significantly up to 2036. Projected increases in the number of Huntingdonshire households comprising people aged 65 and over, evidenced in the Cambridge sub-region SHMA (2013), informs an indicative need in Huntingdonshire in the period 2016-36 for around 4,000 units of specialist housing for older people, and 2,000 care home beds[15]. There will also be an additional need for specialist housing for people aged under 65, increasing roughly in line with the overall population growth. Given the clear and substantial need for specialist housing for older people established in the *Huntingdonshire Accessible and Specialist Housing Evidence Paper,* development proposals will not be expected to provide additional evidence to demonstrate this need. The housing needs of other more specific groups within the overall population are not so clearly evidenced; proposals for such groups will be expected to provide evidence of need.

7.26 There is a great diversity of accommodation suitable for people with restricted mobility or in need of care, ranging from mainstream housing meeting accessible and adaptable dwellings standards (see 'Housing Mix'), through to housing with care and residential institutions. The nature of accommodation and level of care varies significantly and varies over time as the care needs of any individual resident changes. While there are many different specialist housing products which are given differing names, specialist housing for older people can be categorised in broad terms into age-exclusive housing, retirement housing, housing with care and residential institutions, including care/ nursing homes[16]. The range of specialist housing for people aged under 65 is more limited, including housing with care and care/ nursing homes. Further details can be found in the *Huntingdonshire Accessible and Specialist Housing Evidence Paper.*

7.27 The current health and social care agenda, affecting future provision of care, promotes independent living, rather than institutional care, aiming to enable people with health and social care needs to remain living in their own home within the community. However, for those with the greatest health and social care needs, there is likely to be an ongoing requirement in Huntingdonshire for care homes, in particular as the older population increases[17]. Given the high level of need for both specialist housing and residential institutions, this Local Plan seeks to ensure that new development contributes to a range of attractive housing options for older people and those with specific needs, including self-contained specialist housing (class 'C3') and residential institutions (class 'C2'). This objective is in addition to seeking a high proportion of new housing to meet additional accessibility standards (see 'Housing Mix').

7.28 Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as C2 or C3 due to the implications for the provision of affordable housing and other developer contribution matters. The Council's approach to differentiating between classes 'C2' and 'C3' is set out in Appendix C:'Key infrastructure requirements'.

7.29 The location and design of specialist housing are integral to making specialist housing an attractive option. Proposals should demonstrate that residents will have good access to local facilities, and how the development will be integrated with the surrounding community, for example by design of shared spaces and provision of ancillary facilities that complement local provision. Proposals for specialist housing should also demonstrate how the development contributes to an inclusive, mixed community, avoiding creating neighbourhoods with exclusively specialist housing provision.

7.30 As people's mobility reduces with age and they spend more time in the home, the design of their accommodation becomes increasingly important. Proposals should demonstrate how their design contributes to the intended residents' quality of life. Developers may wish to refer to some of the HAPPI principles for the design of housing for older people[18], or successor principles, to show how they meet this policy requirement.

15 *Huntingdonshire Accessible and Specialist Housing Evidence Paper*
16 Cambridgeshire Older People's Accommodation Strategy (2015)
17 Cambridgeshire Older People's Accommodation Strategy (2015)
18 The HAPPI principles are not included within the policy, as several of them overlap with optional housing technical standards.

7.31 While residents in care or nursing homes may be unlikely to leave the site unaccompanied, staff and visitors are likely to travel to and from such homes on a regular basis. It is therefore important that residential institutions are in locations with easy access to services and facilities. Locating residential institutions close to shops and services can also encourage residents to visit them, potentially with support from staff or visitors, thereby remaining more active. Proposals for residential institutions away from larger populations due to the specific needs of proposed residents will be considered on a case by case basis.

7.32 The Care Quality Commission provides guidance on the safety and suitability of premises for care homes and other similar uses to ensure that residents are in safe, accessible surroundings that promote their well-being. The Design and Access Statement submitted with any proposal should demonstrate that the design and layout of the proposed building(s) and any grounds is suitable for the intended residents. It should also demonstrate that appropriate measures will be provided to ensure the security of the premises.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, masterplans, design codes
Timescale	Throughout the plan period
Monitoring indicators	• Amount of C2 floorspace & number of bedrooms completed for older people and other residents • Number of self-contained (C3) specialist housing units provided by tenure

Gypsies, Travellers and Travelling Showpeople

7.33 The purpose of the policy is to enable the appropriate provision of sites to meet the specific needs of Gypsies, Travellers and Travelling Showpeople in accordance with the Government's 'Planning Policy for Traveller Sites' (August 2015).

LP 28

Gypsies, Travellers and Travelling Showpeople

New traveller sites outside of the Built-Up Area will be supported in sustainable locations where they respect the scale of the nearest settled community, and will be very strictly limited in open countryside that is away from existing settlements. The Council will therefore support a proposal which contributes to the delivery of Gypsy and Traveller pitches and Travelling Showpeople plots, where it satisfies each of the following criteria:

a. the location is within 1.5 miles of a primary school and 2 miles of a GP surgery;
b. the character and appearance of the wider landscape is not significantly harmed;
c. the location and scale of sites does not dominate the nearest settled community, when the proposal is considered collectively with other nearby traveller sites;
d. the proposed boundary treatment provides a good balance between minimising the development's impact on surrounding countryside and its integration into the local community;
e. there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses;
f. the site provides a high level of residential amenity for the proposed residents, for example in relation to protection from noise and provision of play facilities;

g. the health and safety of occupants is not put at risk, including through unsafe access to sites, poor air quality, contamination or unacceptable flood risk;
h. there is adequate space for operational needs, including the parking and turning of vehicles;
i. there are appropriate management arrangements in place, where the site may have multiple owners or tenants or be used for transit purposes; and
j. the site can be safely and adequately serviced by infrastructure.

Reasoning

7.34 The Council, working with neighbouring authorities, will maintain a local assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots. Evidence for the Local Plan is contained within the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 (GTAA 2016). The GTAA 2016 identified a need for an additional 9 permanent residential Gypsy and Traveller pitches between 2016 and 2036 (of which 5 are needed between 2016 and 2021), and no specific need for Travelling Showpeople plots. It also identified a potential further need for between 0 and 19 additional pitches arising from existing households whom it was not possible to interview as a part of the GTAA process. It is expected that the GTAA will be reviewed every few years.

7.35 Since the base date of the GTAA 2016 in February 2016, permissions for 4 permanent pitches have been granted. It is expected that by the time of submission of the Local Plan to the Secretary of State, the remaining identified need for 3 permanent pitches between 2016 and 2021 will be met through approvals to planning applications. The Council therefore does not intend to identify additional land for pitches. Given the highly uncertain nature of the potential further need, it is not considered justified to allocate land for this either.

7.36 Where there is no identified need for Gypsy and Traveller pitches, government's 'Planning Policy for Traveller Sites' (PPTS) (DCLG August 2015) states that criteria-based policies should be included in Local Plans to provide a basis for decisions in case applications nevertheless come forward. In particular, the PPTS includes a definition of Gypsies and Travellers and Travelling Showpeople which applicants will need to demonstrate that they meet. Proposals for occupants who do not meet the definitions set out in the PPTS will be assessed against other relevant policies in this Local Plan, subject to the provisions of the Equality Act 2010.

7.37 For the purposes of monitoring the delivery of pitches, and to limit the landscape harm that pitches and sites may cause, the Council will take a rounded approach to defining what constitutes a household and therefore a pitch. The GTAA 2016 (paragraph 4.1) defines a pitch as being "an area normally occupied by one household, which typically contains enough space for one or two caravans, but can vary in size". The starting point is therefore that a single pitch includes one static caravan, one touring caravan and one utility block. However, in circumstances where applications propose a single pitch including more than two caravans and one utility block, consideration will be given to other factors to determine how many pitches the proposal includes. Factors include: where there is more than one 'breadwinner' living in separate caravans this may point to the existence of more than one household, and therefore more than one pitch; and where adult family relationships are horizontal (including adult brothers and/or sisters with their own partner living in separate caravans) as opposed to 'vertical' (including grandparents, parents and children), this may also point to the existence of more than one household, and therefore more than one pitch.

7.38 The PPTS includes specific criteria guiding the location and design of Gypsy and Traveller sites, recognising their particular characteristics. These criteria recognise that sites may be located in rural areas, but that new traveller site development in open countryside that is away from existing settlements should be very strictly limited. This policy addresses proposals for Gypsy and Traveller sites outside of the built-up area; proposals for such sites within the built-up area will be assessed against other relevant policies in this Local Plan.

7.39 The local policy criteria identify that proposals for Gypsy and Traveller sites should be in a location with good access to local health services and primary schools. This approach is intended to ensure that that Gypsy and Traveller households are able to access such services easily, and that new traveller sites are very strictly limited in open countryside that is away from existing settlements. For the purposes of this policy, the threshold distances have been determined to be within walking or cycling distance (no reliance has been placed upon public transport provision since bus services are liable to relatively frequent change). The threshold distance to a primary school is 1.5 miles (2.4km)[19]. At a typical walking speed of 3 miles per hour, a 1.5 mile walk to school would take 30 minutes. For the purposes of this policy, the threshold distance to healthcare services the distance is 2 miles (3.2km). At a typical walking speed of 3 miles per hour, a 2 mile walk to a GP surgery would take 40 minutes. These distances should be used as a guide rather than a fixed limit; account will also be taken of qualitative aspects, and in particular the nature of the route to the nearest primary school, including the presence or lack of pavements and/or cycle paths.

7.40 In addition to consideration of access to services, the effect on the landscape and on neighbours is of particular importance. Proposals will be considered together with other nearby traveller sites to ensure that collectively, such sites do not dominate the nearest settled community. What constitutes the nearest settled community will vary in relation to location and the local pattern of development. This issue will be considered on a case by case basis.

7.41 Sites that are small in size, to accommodate a single family group, are likely to better meet the criteria although they must be of sufficient size to accommodate large vehicles. It is anticipated that new Gypsy and Traveller sites will be in the form of small family sized sites of up to four pitches although some larger sites that already exist, or new sites of up to eight pitches, may be appropriate depending upon local circumstances.

7.42 Appropriate boundary treatments should be provided which facilitate integration with the local community rather than completely enclose the site forcing a sense of isolation. Further criteria seek to ensure a safe and well functioning living environment for occupants of traveller sites, and to minimise negative impacts on adjoining uses. Other national or local policies such as those relating to vehicular access, contamination and heritage assets are also applicable.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, travelling community
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number of Gypsy & Traveller pitches delivered • Number of Travelling Showpeople plots delivered

Community Planning Proposals

7.43 The purpose of this policy is to set out the Council's approach to considering community-based development proposals, as exceptions to development strategy policies rather than those provided as necessary to support a proposed development which would be expected to be delivered through CIL payments or as part of a S106 agreement.

19 Distances identified here are as travelled on the ground, as opposed to being a straight line.

LP 29

Community Planning Proposals

A community based development proposal will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:

a. it responds to an identified community need;
b. there is identifiable community support or benefit;
c. its scale is appropriate to serve local needs;
d. users of the proposed development can safely travel to and from it by sustainable modes; and
e. it is viable in the long term, ensuring its retention as a community asset.

Where inclusion of market housing, or plots suitable for custom or self-build homes, is required to facilitate provision and upkeep of the desired community asset, the proposal should also demonstrate that its scale and location is sustainable in terms of the:

i. scale of development proposed; and
ii. effect on the character of the immediate locality and the settlement as a whole.

Reasoning

7.44 Communities and Parish Councils are encouraged to work with the Council to identify, prioritise and promote sustainable development projects that meet local needs and could enhance the sustainability of their settlement. This policy is designed to complement the Development Strategy policies LP 7'Spatial Planning Areas', LP 8'Key Service Centres' and LP 7 LP 10'Small Settlements'. Where a community based proposal cannot be accommodated within the built-up area of a settlement, for whatever reason, it may be considered as any exception to the above policies guided by this policy.

7.45 The range of community-based development proposals that may be provided or enhanced under this policy include, but are not limited to:

- playing fields, play equipment, play areas or outdoor sports facilities
- community buildings such as community centres and meeting rooms
- shops, post offices or public houses
- allotments
- cemetery land
- woodland or publicly accessible natural green space
- nursery and educational facilities
- public car parking

7.46 Evidence of community need and support will be expected for any proposal promoted through this policy. Such evidence could include community commissioned work such as a local survey which identifies the need for the particular proposal. It is recognised that any individual scheme is likely to receive both support and objections and a balanced judgement will be taken between these.

7.47 It is recognised that funding community-based proposals can be challenging. To help deliver these, some enabling development may be included so that profits from this can provide cross-subsidy. This will usually be a limited amount of market housing or plots for custom and self-build homes. Given the varied nature and funding requirements of community based projects for which support may be sought through this policy it is inappropriate to specify a maximum proportion of the site which may be utilised for enabling development; for instance provision of a village hall will require far higher funding per square metre of

development than provision of recreation or play facilities. Evidence should be provided to demonstrate that the level of enabling development is proportionate to the costs of the community based scheme it is supporting.

7.48 Consideration will also be given to the wider sustainability of the proposed development. The impact of a proposed scheme on its immediate locality and the wider settlement will be considered in the light of other policies in this plan; in particular reference should be made to policy LP 13'Design Implementation'.

7.49 Community-based development proposals for affordable housing are addressed separately in policy LP 30'Rural Exceptions Housing'.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, town & parish councils, landowners, community groups, landowners, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, masterplans, neighbourhood plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of community based developments completed by type • Number of premises listed as Assets of Community Value

Rural Exceptions Housing

7.50 The purpose of this policy is to facilitate provision of land for housing focused on meeting the needs of people with an established connection to the place in which the new homes are built.

LP 30

Rural Exceptions Housing

A proposal for housing will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:

a. at least 60% (net) of the site area is for affordable housing for people with a local connection;
b. the number, size, type and tenure of the affordable homes is justified by evidence that they would meet an identified need arising within the settlement or nearby small settlements (as defined in 'Small Settlements') through a local needs survey or other local needs evidence;
c. the remainder of the site area is available as open market housing or plots suitable for custom or self-build homes tailored to meet locally generated need; and
d. the amount of development and location of the proposal is sustainable in terms of:

    i. availability of services and existing infrastructure;
    ii. opportunities for users of the proposed development to travel by sustainable modes; and
    iii. effect on the character of the immediate locality and the settlement as a whole.

Mechanisms, including planning conditions/ obligations, will be put in place to ensure that the affordable housing is delivered and remains affordable in perpetuity[20] or for the appropriate period as applicable to the form of housing[21].

To ensure that market housing and affordable housing elements are delivered concurrently a planning condition will be applied.

Reasoning

7.51 It is recognised that communities need new housing to maintain their vitality and help residents find accommodation that meets their changing needs whether that is older people seeking to downsize but remain within the same community to maintain their social networks or younger people seeking affordable housing where they grew up. Opportunities for development within the built-up areas of settlements may be limited and considering proposals for development on well related land on the outskirts of a settlement can help maintain a settlement's character, by providing alternatives to cramming development within a tightly-defined built-up area.

7.52 The Council is keen to facilitate a higher provision of affordable homes, particularly in rural areas, with a view to maintaining sustainable communities and meeting their specific housing needs. To achieve this the Council will support development on land where planning permission would not normally be granted for housing development and where consequently land values are low relative to policy compliant development sites. Such sites are referred to as 'rural exception sites', but are not limited to rural parts of the district and could be outside the built-up area of any settlement. In particular, rural exceptions schemes will be encouraged which support provision of affordable housing in settlements where it will not be delivered through allocated housing sites.

7.53 The delivery of rural exceptions sites can be challenging due to reduced public subsidy for provision of affordable housing and low financial returns for landowners. Facilitating development by allowing for up to 40% (net) of the site area to be used for provision of market housing or plots for self or custom build homes is intended to boost the viability of exceptions housing schemes and provide a wider mix of tenures aiding social integration. Where public subsidy is available for a scheme, the market housing element should be reduced to reflect this. A development proposal which takes advantage of this rural exceptions policy must provide at least 60% (net) of the site for affordable housing; no further viability considerations will be taken into account.

7.54 Affordable housing provided on a rural exceptions sites is limited to that necessary to meet local needs. The local needs to which this policy relates will be those arising from the parish or other nearby parishes whose need can successfully be met in the location to which the proposal relates. To be eligible for this housing a potential resident must be able to demonstrate a genuine local connection and that they cannot afford suitable housing in the locality to meet their needs. This includes:

- Existing residents who are in need of alternative accommodation
- People who are employed, or have a firm offer of employment, in the settlement
- People who have a close family member who lives in the settlement
- People who were previously resident and can demonstrate an ongoing connection to the settlement

7.55 Any proposal for a rural exceptions scheme will need to be accompanied by evidence of a local housing need. In addition to reference to the Council's Housing Register, an up-to-date parish needs survey should be completed. The scale and mix of housing proposed on an exception site must reflect the identified

20 Subject to the provisions of section 17 of the Housing Act 1996 and statutory instrument 623 of 1997, or other relevant legislation

21 Starter Homes will be discounted for the nationally defined period

need. The Council will support innovative provision of affordable housing schemes, including affordable self-build and custom build projects. Proposals will be subject to an agreement which ensures that the housing will be managed to meet the needs of local people in perpetuity.

7.56 Promoters will be expected to work with communities to resolve any concerns expressed regarding a specific proposal. However, given that any individual scheme is likely to receive both support and objections, a balanced judgement will be taken reflecting community views and the merits of the proposal.

7.57 The overall scale of a rural exceptions scheme will be limited by the level of need for affordable housing in the community it is intended to serve. Consideration will also be given to the wider sustainability of the proposed location to ensure access to services and infrastructure appropriate to the needs of the expected residents. The impact of a proposed scheme on its immediate locality and the wider settlement will be considered in the light of other policies in this plan; in particular reference should be made to policy LP 13'Design Implementation'.

7.58 This policy is designed to complement the Development Strategy policies LP 7'Spatial Planning Areas', LP 8'Key Service Centres' and LP 10'Small Settlements'. These strictly limit development to sites within the existing built-up area. However, the expected decline in average household size would result in reduced populations within the existing housing stock of any settlement by 2036. This may increase pressure on the available supply forcing prices higher and may have a detrimental impact on the viability of local services where there are fewer residents to support them. This policy is intended to facilitate limited, organic growth of settlements whilst emphasising the response to local needs.

7.59 The market housing provision within a rural exceptions scheme will be encouraged to contribute to the diversity of housing within the settlement. Public engagement during the preparation of this plan particularly highlighted a desire by residents of market homes to move to properties which better meet their needs as they age but retain established social networks within their community. This coincides with forecasting in the SHMA 2013 indicating a substantial increase in the proportion of older residents by 2036. Therefore, a scheme which helps to address this sector of the market will be encouraged. Smaller homes suitable for downsizing will be looked on particularly favourably given the anticipated high level of need for this sort of property.

7.60 Rural exceptions schemes may be particularly attractive to smaller, local builders and people seeking plots for self or custom build housing projects, both in terms of the market and affordable housing elements. The Council maintains a Custom and Self-Build Register of providing evidence of the amount, nature and location of interest in plots for this type of development. Again, a scheme which helps to address this sector of the market will be encouraged.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, parish councils
Delivery mechanism	Through the determination of planning applications, SPDs, masterplans, neighbourhood plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of affordable homes completed through rural exceptions schemes

Health Impact Assessment

7.61 The purpose of this policy is to facilitate safe, healthy and inclusive communities.

LP 31

Health Impact Assessment

A proposal for large scale development, defined in the 'Glossary', will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a rapid Health Impact Assessment.

A proposal for large scale major development, defined in the 'Glossary', will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a full Health Impact Assessment.

Reasoning

7.62 Taken together, the policies in this Plan seek to ensure that new development of all scales and types facilitates safe, healthy and inclusive communities. For larger development proposals, Health Impact Assessment (HIA) brings together a range of issues addressed in other policies in the Plan to focus on health impacts, acknowledging that a community's health is determined by economic, social, psychological and environmental influences, not just by its health services.

7.63 HIA assesses the likely positive and negative impacts of a development proposal on the health of different groups in the population, and makes recommendations on how positive health impacts could be enhanced and negative impacts avoided or mitigated. In particular, it considers how the proposal will affect vulnerable people and considers both short and long term impacts. HIA should form an integral part of working up a development proposal, and should be undertaken at a sufficiently early stage for it to inform the proposed design and layout.

7.64 An HIA may cover many or all of the topics listed below which can affect the health and wellbeing of different groups within a community:

- Housing quality and design
- Access to healthcare services and other social infrastructure
- Access to open space and nature
- Air quality, noise and neighbourhood amenity
- Accessibility and active travel

- Crime reduction and community safety
- Access to healthy food
- Access to work and training
- Social cohesion and lifetime neighbourhoods
- Minimising the use of resources
- Climate change

7.65 To be both meaningful and manageable, the scale of the assessment and level of detail required in an HIA should be proportionate to the scale of development proposed. To address this:

- For proposals for smaller scale development, policies elsewhere in this Plan are considered sufficient to demonstrate that such proposals will facilitate healthy communities;
- Proposals for large scale development as defined in the 'Glossary' will be required to complete a rapid HIA; and
- Proposals for large scale major development as defined in the 'Glossary' will be required to complete a full HIA.

7.66 A rapid HIA can be completed using the London Healthy Urban Development Unit Rapid Health Impact Assessment Tool, which is in the form of a self-assessment checklist. Rapid HIAs are not intended to assess all possible health impacts in great detail. Indeed, depending on the nature of the development proposal, some or all of the topics may not be relevant.

7.67 Full HIA involves the same thought process as set out in the rapid HIA Tool, but the assessment should be completed in greater depth, following national best practice. The HIA Tool can be used to identify whether a more detailed assessment is necessary, a process known as screening. Should this identify potential health impacts, more in-depth consideration of such impacts and potential mitigations will be required. It may also be necessary to involve stakeholders to identify relevant impacts and mitigations. A full HIA should be proportionate to the size of the development proposal: an HIA accompanying a development for 200 dwellings would not be expected to be in as great a depth as one for 2,000 dwellings. The key feature of any HIA submitted with a planning application should be that it identifies the relevant positive and negative health impacts, demonstrates consideration of how such impacts may be enhanced or mitigated, and identifies what impact this consideration has had on the development proposal. For the largest development proposals, it may prove effective to complete HIA in an integrated way together with Environmental Impact Assessment.

7.68 Evidence to inform both rapid and full HIAs can be found in Cambridgeshire Joint Strategic Needs Assessments, and in related health and wellbeing data available from Cambridgeshire Insight.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered developers
Delivery mechanism	Through the determination of planning applications
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of planning permissions granted for large scale development with a supporting rapid Health Impact Assessment • Number and % of planning permissions granted for large scale major development with a supporting full Health Impact Assessment

8 Conserving and Enhancing the Environment

8.1 Recognising the intrinsic character and beauty of the countryside and protecting and enhancing the historic environment are important components of the National Planning Policy Framework.

8.2 Huntingdonshire has numerous nature conservation designations, include several of international or national importance. It also benefits from a rich historic environment with many buildings of historic and architectural importance, conservation areas and other heritage assets. These contribute significantly to the attractiveness of Huntingdonshire as a place to live, helping the local economy by attract visitors and businesses and contributing to the quality of life enjoyed by residents.

8.3 'Biodiversity and Geodiversity' seeks to protect and enhance the natural environment of ecological and geological value with the aim of achieving net gains for biodiversity. Trees, woodland, hedges and hedgerows are dealt with specifically in 'Trees, Woodland, Hedges and Hedgerows'. Open and green spaces of all sizes make a valuable contribution to local communities, whether they are publicly accessible or not, and as such 'Protection of Open Space' seeks to ensure that space that are particularly valued are not lost but are protected and enhanced by sympathetic development.

8.4 Rural buildings are an intrinsic part of the countryside both in terms of their role in the rural economy for people living and working in the countryside and as part of the character of the landscapes of Huntingdonshire. The planning system includes a number of provisions that deal with proposals for the change of use of rural buildings. 'Rural Buildings' deals with those circumstances where a planning application is required.

8.5 Much of the character of Huntingdonshire is shaped by its heritage; historic features are an asset for the economy, the environment and the local community. 'Heritage Strategy' identifies the strategy that the Council is taking to protecting and enhancing the historic environment. The quality of the historic environment is sensitive to change from development and so 'Heritage Assets and their Settings' sets out the requirements for development proposals.

8.6 A positive approach to renewable energy is an important part of the UK's energy infrastructure and efforts to achieve reductions in contributing factors to climate change. 'Renewable and Low Carbon Energy' sets out the Council's approach to proposals for renewable energy development including wind energy.

8.7 Pollution control regimes are largely governed by legislation outside the planning process. However, planning has a key role to play in preventing development from causing pollution. Planning also has a role in controlling the risk of pollution arising from contamination and possible impacts on human health, property and the wider environment. 'Air Quality' and 'Ground Contamination and Groundwater Pollution' set out the Council's approach.

8.8 Huntingdonshire benefits from an extensive network of waterways and other water bodies. Both the water's edge and the water bodies themselves are attractive locations for certain types of development and activity. The Council's approach to development proposals that relate to rivers and lakes is set out in 'Water Related Development'.

Biodiversity and Geodiversity

8.9 The purpose of this policy is to set out how the Council will consider proposals in relation to biodiversity and geodiversity.

LP 32

Biodiversity and Geodiversity

A proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated.

A proposal that is likely to have an impact, either direct or indirect, on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. Any further research that is identified as necessary by this appraisal will need to have been carried out and submitted with the proposal. Where a proposal has potential to affect an internationally important site[22] an 'appropriate assessment' in accordance with the Habitats Directive will be required and sufficient information to enable such an assessment to be completed must be submitted with the proposal.

All possible efforts must be taken to avoid adverse impacts. If it is demonstrated that adverse impacts are unavoidable they must be minimised as far as possible and then mitigated. Only where this process of avoidance, minimisation and then mitigation is insufficient to fully address adverse impacts will consideration be given to compensation measures. Following this process a proposal will only be supported subject to a hierarchy where:

a. a site of international importance, being a special area of conservation (SAC), special protection area (SPA) or Ramsar site would be affected there has to be exceptional overriding reasons of human health, public safety or environmental benefit;
b. a site of national importance, such as a site of special scientific interest (SSSI) or national nature reserve (NNR) would be affected there has to be exceptional circumstances where the need for, and the benefits of, the proposal significantly outweigh both the potential impacts on the features of the site that make it of national importance and any broader impacts on the national network of such sites;
c. a protected species, a priority habitat or species, a site of local or regional importance, the achievement of water body good ecological potential, or the biodiversity value of the proposed development site as part of the wider network would be affected, the need for and the benefits of the proposal must clearly outweigh the assessed impacts.

A proposal will not be supported if potential impacts would lead to the deterioration of water body ecological status/ potential.

A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development. Large scale development proposals should provide an audit of losses and gains in biodiversity produced according to a recognised methodology. In seeking to provide net gains for biodiversity reference should be had to the Natural Cambridgeshire publication 'Developing with Nature Toolkit' and the proposal should prioritise measures that:

d. complement or enhance existing features of biodiversity value within the design and layout of development;
e. provide new biodiversity features within the development;
f. help reverse the decline of species;
g. assist in achieving local targets for priority habitats and species including those set out in Habitat Action Plans;
h. improve public access to nature;
i. ensure the effective management of biodiversity or geological features;

22 Natura 2000 sites: Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites

j. contribute to the provision of multi-functional green infrastructure to enhance ecological networks and the Green Infrastructure Priority Areas
k. contribute towards the achievement of good ecological status in water bodies (or not compromise achievement of good ecological potential) in accordance with the Anglian River Basin Management Plan (RBMP) and accompanying catchment action plans; or
l. will help species adapt to climate change.

Reasoning

8.10 The policy aims to prevent harm to protected habitats and species, and sites of geological importance, from direct impacts such as land take, and from indirect impacts such as recreational impacts, changes to a watercourse or air pollution and the potential combination of such impacts. It should be recognised that harm to a nature site could be manifested at some distance from a proposed development site, for example where a proposal would lead to changes in water quality or quantity that affects a designated site down-stream.

8.11 A development proposal should consider its potential impact on biodiversity and on sites of importance for geological conservation. Where existing buildings will be affected consideration should be given to the potential impact on protected and priority species that may use the building as part of their habitat. A development proposal should be accompanied by a landscape scheme with high biodiversity value as this can aid the sustainability of the proposal through habitat creation. It should be noted that knowledge of wildlife sites and their condition is constantly changing and decisions will be based on the most up to date information available.

8.12 When producing an assessment of habitats and species an established methodology such as that for Preliminary Ecological Appraisal (PEAs) available from the Chartered Institute of Ecology and Environmental Management. The assessor will be expected to access the ecological data held by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC) before undertaking any on site ecological survey work. To ensure the quality of the assessment it should be completed by an appropriately qualified specialist. A useful tool at the initial assessment stage will be the SSSI Impact Risk Zones produced by Natural England. The Impact Risk Zones (IRZs) are a GIS tool to make a rapid initial assessment of the potential risks posed by development proposals to: Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. Zones are defined around each site which reflect the particular sensitivities of the features for which it is designated and indicate the types of development proposal which could potentially have adverse impacts. Further information on issues to be considered is available from the Association of Local Government Ecologists. If any further research, such as species specific survey work, is identified as necessary it will need to be carried out by a suitably qualified person at an appropriate time of year.

8.13 The Council wishes to ensure that there is a net gain in biodiversity, where possible. Development should ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features. Large scale developments should provide an audit of biodiversity losses and gains following a recognised methodology (for example the Defra Biodiversity Metric) to inform their proposals. Reference should be had to the Natural Cambridgeshire[23] publication 'Developing with Nature Toolkit', which seeks to guide developers through the decisions they make with a view to being able to demonstrate enhancement of biodiversity above and beyond mitigation and compensation, so that a net gain is achieved.

23 Natural Cambridgeshire is the Local Nature Partnership for Cambridgeshire and Peterbough

8.14 When determining any mitigation or enhancement the 'Biodiversity Checklist: Developers' and the 'Biodiversity Checklist: Householder' produced by the Cambridgeshire and Peterborough Biodiversity Partnership, or any relevant successor documents, will need to be followed. Any works affecting a protected species and/ or habitats should be undertaken at an appropriate time of year and under the supervision of a suitably trained person in accordance with appropriate guidance.

8.15 The Middle Level Commissioners (MLC) have responsibility for flood defence and water level management along with some conservation duties in much of the northeast of the district. The detailed guidance found in the Middle Level IDB Biodiversity Manual and the Drainage Channel Biodiversity Manual should be referred to when assessing the impacts and determining mitigation measures for proposals in the MLC area.

8.16 Huntingdonshire includes internationally important nature sites such as special areas of conservation (SACs), special protection areas (SPAs), and Ramsar sites and nationally important sites such as Sites of Special Scientific Importance (SSSIs) and National Nature Reserves (NNRs), which benefit from statutory protection set out in European or national legislation. The district also includes locally designated sites such as county wildlife sites (CWSs) and local geological sites (LGSs), which are not statutorily defined but provide important habitats to sustain a wealth of biodiversity.

8.17 Proposals that could potentially affect a internationally important site (Natura 2000 sites), whether that is a Special Areas of Conservation (SAC), a Special Protection Area (SPA) or a Ramsar site, will need to subject to an appropriate assessment in accordance with the Conservation (of Habitats and Species) Regulations 2010 (as amended) and the Habitats Directive (92/43/EEC) and sufficent information for this to be undertaken will need to be submitted with the proposal. Please refer to national planning guidance on Biodiversity and Ecosystems.

8.18 The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, on behalf of the Cambridgeshire & Peterborough Biodiversity Partnership, coordinates the implementation of Biodiversity Action Plans. Cambridgeshire's Habitat Action Plans provides specific information on desirable habitat design in the county. In addition to the list of national priority habitats there are a range of local habitat action plans. Local species action plans have now been replaced by a list of priority species found in Cambridgeshire. The habitat action plans outline actions to help preserve and enhance important habitats while the list of priority species in Cambridgeshire identify those considered to be the most threatened and worthy of conservation action. Where appropriate, priority should be given to achieving the targets set out in the habitat action plans and measures to conserve and increase the populations of priority species. The Cambridgeshire & Peterborough Biodiversity Partnership has details of both local habitat action plans and the local list of priority species.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Natural Cambridgeshire Local Nature Partnership, The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, Cambridgeshire and Peterborough Biodiversity Partnership, Natural England, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes, neighbourhood plans, ecological appraisals
Timescale	Throughout the plan period
Monitoring indicators	• Losses to biodiversity habitat • Additions to biodiversity habitat • Total change in biodiversity habitat

Implementation and Monitoring	
	• Total number and % of Local Sites where positive conservation management is being or has been implemented during the last five years (Single Data List Indicator Ref 160) • % of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition

Trees, Woodland, Hedges and Hedgerows

8.19 The purpose of this policy is to set out the Council's approach to protecting existing trees, woodlands and hedges, particularly those of visual, historic or nature conservation value, from the impacts of development and to halt the loss of trees in Huntingdonshire.

LP 33

Trees, Woodland, Hedges and Hedgerows

A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. Where investigations show that such adverse impacts are possible a statement will be required that:

a. assesses all trees, woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value;
b. sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.

A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents.

Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:

c. it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or
d. there are sound arboricultural reasons to support the proposal.

Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage.

Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.

A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation.

Reasoning

8.20 Trees, woodlands, hedges and hedgerows provide important habitats for a range of species, provide shelter, help reduce noise and atmospheric pollution and also store carbon dioxide, helping to mitigate against climate change. A hedge is generally found within a settlement and often has an amenity or ornamental role; a hedgerow is more commonly found in a rural setting although some old hedgerows remain within settlements and often provide field boundaries and may comprise a range of native species. They add to the character and quality of the local environment, can have historic value (e.g. ancient woodlands) and can offer recreation opportunities supporting health and wellbeing. Trees along a river bank also help to protect the river edge and shade the water reducing the potential for water to warm and thereby hold less oxygen, which is detrimental to biodiversity.

8.21 To ensure that these benefits are retained, development proposals will be expected to avoid harm to trees, woodlands, hedges and hedgerows wherever possible, and where appropriate, incorporate them within a landscape scheme. This can assist in integrating the scheme into the local environment by providing some mature, established landscape elements. When this cannot be achieved, or it is known that trees are being lost to disease, mitigation or replacement compensatory measures will be required to ensure no loss to the overall value to the environment. These should be secured by condition or through a S106 Agreement.

8.22 Some specific trees or groups of trees are of particular value such that their removal would have a significant impact upon the local environment and its enjoyment by the public. Where they are potentially under threat, the Council will make Tree Preservation Orders (TPO) to protect them. Where trees are covered by TPOs, the policy is intended to safeguard them from damage or removal unless there are overriding reasons for the development.

8.23 Some parts of urban and rural Huntingdonshire have very few trees. In these areas it is particularly important to retain existing trees and plant new ones. The requirements of this policy relating to additional new trees apply to new-build residential development and to conversions to residential use.

8.24 The Council's approach to tree protection, care, planting and risk management is set out in the Council's A Tree Strategy for Huntingdonshire (2015). This also provides operational standards for the care and management of trees. It contains a 5 year action plan which shapes the Council's tree related management and projects.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Natural England, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes, neighbourhood plans, ecological appraisals, S106 agreements, TPOs
Timescale	Throughout the plan period
Monitoring indicators	• Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows

Protection of Open Space

8.25 The purpose of this policy is to protect against the loss of open space, outdoor recreation facilities, allotments and areas of garden land that provide amenity value.

LP 34

Protection of Open Space

A proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area and:

a. the loss is minimised where possible and compensatory measures are put in place that provide a net benefit to the community that is served by the space, which will be judged in terms of availability, accessibility, quality and quantity; or
b. where the loss involves outdoor sport or recreational space:

    i. the proposal is for, or includes, development of the space for an alternative outdoor sport or recreational use of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development; or
    ii. the loss is justified by an assessment that demonstrates that the space is clearly surplus to the requirements of the current local population and the population of planned development that would be served by the space.

In order to ensure that compensatory measures provide net benefits to the community the proposal will be expected to include enhancement of any remaining open space in cases of partial loss, the enhancement of other existing spaces or new provision that would serve the same community as that being lost. New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need, as agreed with the Council.

Local Green Space

A Local Green Space may be designated in a Neighbourhood Development Plan where it accords with the criteria in the NPPF (see paragraphs 76 to 78).

A proposal for development on a designated Local Green Space will only be supported in very special circumstances, in line with the NPPF.

Reasoning

8.26 Open space takes many forms including parks, village greens, play areas, sports pitches, allotments, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities or are important for biodiversity. Others are part of heritage assets or form part of the setting of heritage assets. Whatever their size, function and accessibility they all contribute to the character of place and quality of life for the local community. It is important to prevent the loss of open space where this would harm the character of a settlement, the visual quality of the locality or the quality of life of residents and visitors.

8.27 The policy seeks to protect areas of open space of public value from development that would lead to their partial or complete loss. A proposal will only be supported where the open space is to be replaced with an alternative for which there is a proven need or where compensatory measures that will delivering net gains for the community can be delivered. The loss of outdoor sport or recreation facilities may also be accepted where up to date assessment shows that the facility is surplus to requirements. The Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021 identifies a number of outdoor sports facilities which need to be maintained due to identified strategic need. Variations in under and over provision of outdoor sports facilities exist across the district, as stated in the strategy, will be taken into account when proposals involving losses are considered. Additional information and guidance is available

in the Huntingdonshire Green Space and Play Strategy 2017 (forthcoming). From time to time as necessary these documents will be be updated and/ or replaced. The latest available documents should be used. Sport England's Assessing needs and opportunities guidance, produced in July 2014 provides national guidance. When considering whether open space is surplus the needs of the existing population must be assessed. The population that will be resident in residential development allocated in this plan that would be served by the open space should also be taken into account.

8.28 Consideration of whether open space is surplus to requirements can only be applied to values that can be quantified. This means that open space that has a public value because of qualitative reasons cannot be considered to be surplus to requirements. Even where open space has a public value in quantitative terms there will be some element of qualitative value and so its loss should be carefully considered. Open spaces can also make a valuable contribution to preventing flooding and mitigating its impact elsewhere by storing both surface and river waters in times of flood.

8.29 In addition to the protection offered to open space the policy also identifies the national provisions for Local Green Spaces that can be designated in neighbourhood plans. The process for preparing a neighbourhood plan is set out in the Localism Act 2011 and subsequent regulations. The Council has extensive advice available for parish and town councils considering producing neighbourhood plans. Criteria for designation of local green spaces are set out in the NPPF in paragraph 77. The National Planning Practice Guidance includes a section that deals with Local Green Space designation. Development proposals on designated Local Green Space will be considered carefully given the status of the designation, which conveys similar protection to Green Belt. A key consideration will be that the qualities that enabled designation as Local Green Space should be maintained.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, Sport England, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, design codes, neighbourhood plans, CIL, S106 agreements
Timescale	Throughout the plan period
Monitoring indicators	• Open space managed to Green Flag award standard • Number of planning applications permitted involving the loss of open space which is not to be replaced off-site, or a financial contribution made

Rural Buildings

8.30 The purpose of this policy is to set out the Council's approach to proposals for the reuse or replacement of buildings in the countryside that fall outside of the 'Prior Approval/ Notification' process.

LP 35

Rural Buildings

A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:

a. the building is:

i. redundant or disused;

ii. of permanent and substantial construction;
iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
iv. structurally capable of being converted for the proposed use; and

b. the proposal:

i. would lead to an enhancement of the immediate setting; and
ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.

The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.

Reasoning

8.31 As introduced in 'What does the Local Plan do?', permitted development rights for changes of use of agricultural buildings to homes (use class 'C3') and 'flexible use', within certain limitations and with certain exceptions[(24)], are dealt with through a process know as 'Prior Approval' or 'Prior Notification'. The requirements of this policy will apply to proposals that are outside the limitations of that process, with development possible through 'Prior Approval' or 'Prior Notification' being a material consideration in the decision making process.

8.32 Define redundant and disused - has not been made vacant for the sole purpose of complying with criteria.

8.33 Economically capable means that no one wants to use the building at a reasonable rent or that the investment in alterations or improvements to enable such a use would only be repaid in the long term.

8.34 Rural buildings that meet the definition of previously developed land can be dealt with through the 'Brownfield Register/ Permission In Principle' process but will be subject to applicable planning policy. Subsequent 'Technical Details' applications will be subject to applicable planning policies relevant to the nature of the proposed development.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of planning applications refused on grounds of impact on the countryside

24 Exceptions include where the building is listed, the site is or contains a scheduled monument, is located on Article 1(5) land (National Parks, areas of outstanding natural beauty and conservation areas etc.), or in a site of special scientific interest, a safety hazard area or a military explosives storage area.

Heritage Strategy

The Council will give great weight to the conservation of the historic environment in Huntingdonshire.

The Council will seek to protect non-designated assets by establishing local lists.

The Council will work to ensure that the effective conservation and enhancement of conservation areas is enabled through a programme of review and updating of conservation area character statements.

The Council will work proactively with property owners and other stakeholders to ensure positive management of heritage assets. This management will recognise the significance of the historic environment and its contribution to local character and identity whilst accommodating the changes necessary to secure viable and sustainable uses. Where possible opportunities will be taken to enable public enjoyment and interpretation of heritage assets.

Key assets that contribute to the distinct identity of Huntingdonshire that are a priority for conservation and enhancement include:

a. listed buildings with a wider visual and economic benefit;
b. registered parks and gardens;
c. listed churches;
d. historic built form including distinctive street patterns and traditional building materials, whether it is part of designated conservation areas or not;
e. historic landscape features, scheduled monuments, archaeological remains and the many ancient and semi-natural woodlands;
f. the heritage associated with significant historic figures with a local connection.

8.35 The NPPF recognises that heritage assets are an irreplaceable resource which should be conserved in an appropriate manner reflecting their significance. The term heritage assets embraces a wide range of historic features including buildings, parks and gardens, monuments, sites and landscapes. The features can be of historic, archaeological, architectural or cultural interest that have a degree of 'significance', whether designated or not. The significance of a heritage asset is the value of the asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Designated heritage assets within Huntingdonshire include listed buildings, conservation areas, historic parks and gardens and scheduled ancient monuments. Undesignated assets also form a material consideration in determining planning applications as identified in the NPPF.

8.36 The Council is committed to the positive conservation of heritage assets in the district as they make an important contribution to the identity, distinctiveness and character of Huntingdonshire as well as to the quality of life. The historic environment contributes to strategic objectives for tourism, leisure and recreation, economic development, the quality of design, development of skills and distinctive residential neighbourhoods. Conservation and enhancement of the historic environment and heritage assets can provide opportunities to help achieve wider objectives of this plan relating to economic development and leisure. Listed buildings with a wider visual and economic benefit such as Buckden Towers, Ramsey Abbey, Hinchingbrooke House, Kimbolton Castle, Elton Hall, Houghton Mill and St Ives Town Bridge are considered to make this type of contribution as do the registered parks and gardens at Elton Hall, Hilton Maze, Abbots Ripton Hall, Hamerton and Leighton Bromswold. The district has many listed churches that make a special contribution to the character of our towns and villages along with the historic built form including distinctive street patterns and traditional building materials. The wider landscape owes much to the agricultural heritage of this part of the east of England together with other historic landscape features

that shaped the landscape over generations. Huntingdonshire has few significant areas of woodland but the ancient and semi-natural woodlands such as Brampton Wood, Aversley Wood, Monks Wood, Warboys Wood and Perry Wood are particularly valued. Several notable historic figures had local connections, heritage assets associated with Samuel Pepys, Lucy Boston, Lancelot 'Capability' Brown and Oliver Cromwell are considered to make a significant contribution that should be recognised.

8.37 Huntingdonshire contains many sites of historic importance which are protected under specialist legislation including the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Some heritage assets make a particularly strong contribution to local identity, either individually or collectively. Any development proposal which may have an impact on these should clearly demonstrate what that impact is likely to be, how it will be addressed and how any adverse impact will be mitigated. Historic England and Cambridgeshire County Council (CCC) have responsibility for the management of the historic environment through their Sites and Monuments Record and the Cambridgeshire Historic Environment Record. These provide extensive information on Huntingdonshire's historic environment and can assist in appreciating the potential impact of a development proposal on a heritage asset or its setting.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, Historic England, CCC
Delivery mechanism	Through the determination of planning applications, SPDs, master plans, neighbourhood plans
Timescale	Throughout the plan period
Monitoring indicators	• Number of conservation character assessments reviewed within the last five years

Heritage Assets and their Settings

8.38 The purpose of this policy is to ensure that development proposals protect and conserve the district's heritage assets and where possible enhance them and their settings.

LP 36

Heritage Assets and their Settings

Great weight and importance is given to the conservation of heritage assets (see 'Glossary') and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

A proposal will be required to demonstrate the potential for adverse impacts on the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;
b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;

c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset;
d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits; and
e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.

Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;
g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;
h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;
i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and
j. contributes to securing the long term maintenance and management of the heritage asset.

The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.

Where a non-designated heritage asset would be affected a balanced judgement will be reached having regard to the scale of any harm and the significance of the heritage asset.

Conservation Areas

A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:

k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;
l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and
m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.

Archaeology

If initial site assessment does not provide sufficient information to enable consideration of the impact of the proposal on the significance of archaeological remains, developers will be required to undertake fieldwork evaluation of a site in advance of determination of the application.

Where possible and appropriate the preservation of archaeological remains in-situ should be ensured. Where this is either not possible or not desirable, as agreed with the Council, provision must be made for comprehensive recording, analysis of the results and publication. There will also be a requirement for preservation and where practical enhancement.

Reasoning

8.39 As heritage assets are irreplaceable, any harm to or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings and grade I and II* registered parks and gardens should be wholly exceptional.

8.40 The value or 'significance' of heritage assets may be derived from the archaeological, architectural, artistic or historic interest of the asset or its setting. It is this significance that justifies protection in planning decisions. The key to the sympathetic management of heritage assets is having a clear understanding of the assets themselves and the context within which they exist. Detailed information on both designated and non-designated heritage assets within Huntingdonshire can be found in the Cambridgeshire Historic Environment Record or the Heritage Gateway. These can also be used to help predict the likelihood of unidentified heritage assets may exist in the vicinity of a proposed development. Other appropriate sources include Conservation Area character statements, Neighbourhood Plans, other parish or community plans and the Huntingdonshire Landscape and Townscape Assessment SPD (or successor documents).

8.41 All proposals will need to investigate whether heritage assets will be affected. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a more detailed heritage statement will be required. The statement needs to explain the value of each asset, reflecting its character, appearance, historic value, value to the local community and its setting. Evaluation requirements will vary depending on the nature of the asset likely to be affected. Guidance on the scale and nature of information required may be obtained from the Conservation Team or, in some instances, from Historic England or Cambridgeshire County Council. The statement should indicate how the proposal will affect any of these qualities, any public benefits that it will give rise to and how it will assist in conservation of the asset. When considering the acceptability of potential adverse impacts the level of harm will be weighed against the public benefits of the proposal. Any accompanying heritage statement should justify the proposal in the context of NPPF paragraph 131ff.

8.42 The significance of heritage assets should be conserved for the long term wherever possible. Carefully managed change can help achieve this goal, delivering viable uses consistent with conservation objectives. Where a change from the original use is proposed it should be demonstrated that the use is the best viable use for the asset, causing the least harm to its significance.

8.43 A development proposal that relates directly to a heritage asset or affects the setting of a heritage asset should be of high quality design which enhances the special character of the heritage asset and pays special attention to the surrounding area's established height, scale, massing, building lines, detailing and materials. New development will not be encouraged to copy existing buildings but rather must be informed by and well integrated with the established character of the area. There is no embargo on development in conservation areas; carefully considered, high quality designs that provide a successful contrast with their surroundings can preserve and enhance character, as well as schemes that employ authentic historical forms and features.

8.44 Archaeological remains provide links to the past and can provide useful information about local heritage. Appropriate steps must be undertaken to identify and protect them as they are easily damaged or destroyed when development takes place. Huntingdonshire's archaeological heritage comprises of both above and below ground remains, previously identified through individual finds, evidence of previous settlements and standing structures. Due to its nature, much of the district's archaeological heritage is likely to have been undiscovered and so is very sensitive. If a site is identified as having potential archaeological significance, applicants will be required to undertake a desk based archaeological assessment and, if necessary, a field evaluation, which may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site. It is the responsibility of the developer to fund any investigations, using appropriately qualified and experienced personnel. To protect the integrity of archaeological remains

which are discovered, preservation should take place in situ wherever possible. Where this is either not possible or inappropriate an agreed programme of excavation, recording, publication and archiving should be undertaken prior to the commencement of any development.

8.45 A major risk to the district's heritage assets, particularly the many listed buildings, is that they fall into disuse, over time become derelict and demolition is then sought. The Council is keen to avoid this situation arising and so will generally be supportive of a proposal that can bring a vacant listed building back into use where the proposed use is viable, sustainable and appropriate to the particular location. A detailed assessment will be required to justify any proposed development which would result in substantial harm to or total loss of significance of a designated heritage asset. Where there is evidence of deliberate or conscious damage to, or neglect of, a heritage asset the Council may take action to prevent further decay. This may involve prosecution, serving an Urgent Works or Repairs Notice or adding the building to the Buildings at Risk Register. The Council also maintains a Buildings at Risk Register to highlight the threat to these important buildings.

8.46 When, in exceptional circumstances, a known heritage asset cannot be retained, the development will be required to conduct a full recording survey (including photographs) and make the information publicly available. When a non-designated heritage asset of archaeological interest cannot be retained, a programme of archaeological investigation will be required, including post-excavation analysis, publication and preparation of archive material; this information should be made publicly available.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs
Timescale	Throughout the plan period
Monitoring indicators	• Number and % of planning applications refused on grounds of impact on heritage assets

Renewable and Low Carbon Energy

8.47 The purpose of this policy is to set out the Council's approach to development proposals for renewable and low carbon energy generation as part of Huntingdonshire's contribution to this important part of the UK's energy infrastructure and efforts to achieve reductions in contributing factors to climate change.

LP 37

Renewable and Low Carbon Energy

A proposal for a renewable or low carbon energy generating scheme, other than wind energy, will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable.

A proposal for wind energy development will only be supported where:

a. it lies within the area identified as suitable for wind energy development, being the whole of the district with the exception of the Great Fen and its Landscape and Visual Setting, or within an area defined in an adopted neighbourhood plan; and
b. following consultation, as set out in the Wind Turbine Development guidance note, the Council is satisfied that all potential adverse planning impacts, including cumulative impacts and those identified by affected local communities, have been fully addressed.

When identifying and considering the acceptability of potential adverse planning impacts their significance and level of harm will be weighed against the public benefits of the proposal.

When identifying and considering impacts on heritage assets and/ or their settings special regard will be had to the desirability of protecting and enhancing the significance of such assets.

When identifying and considering landscape and visual impacts regard will be had to the Wind Energy in Huntingdonshire SPD (2014) and the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents.

Having identified potential adverse impacts the proposal must seek to address them all firstly by seeking to avoid the impact, then to minimise the impact. The acceptability of impacts on the significance of heritage assets will be considered at this point. For all other impacts alternative enhancement and/ or compensatory measures should be assessed and included in order to make the impact acceptable. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered fully addressed. Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated nature conservation sites can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment.

A proposal for an extension of time to the permitted period for time limited planning permissions for a renewable or low carbon energy generation installation will be required to demonstrate that the measures to address adverse planning impacts remain effective and adhere to prevailing standards.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant or at the end of the permitted period for time limited planning permissions.

Reasoning

8.48 Together with energy conservation measures, renewable energy generation is central to efforts to reduce reliance on fossil fuels and achieve international agreements and the requirements set out in UK legislation on reductions in carbon dioxide emissions in order to tackle climate change. National planning policy encourages renewable energy schemes unless the environmental impacts would outweigh the wider social, economic and environmental advantages that stem from exploiting the energy generation potential.

8.49 Cambridgeshire Renewables Infrastructure Framework (CRIF) has demonstrated significant potential for renewable energy generation in Huntingdonshire, especially from biomass (including waste), wind and solar sources. This policy is intended to encourage appropriate schemes whilst ensuring that the risk of adverse impacts are properly addressed.

8.50 The National Planning Practice Guidance (NPPG) has guidance about what issues should be considered and how to determine whether or not they have been addressed. Applicants should ensure that they address all of the relevant Planning considerations for particular technologies identified in the NPPG. Reference to the National Policy Statements for energy infrastructure, particularly EN1 and EN3, would also be of benefit when identifying planning impacts.

8.51 Potential adverse impacts to be identified will include, but will not be limited to:

- any on the surrounding environment

- amenity, and in particular impacts from noise, light or odour
- heritage assets and/ or their settings
- biodiversity
- landscape

8.52 The potential for cumulative impacts will need to be considered and addressed.

8.53 The Council's Wind Energy in Huntingdonshire SPD (2014) and the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents should be used to inform assessment of potential impacts on the surrounding landscape of wind energy proposals and for other renewable or low carbon energy proposals respectively. Natural England has produced Information Notes providing detailed guidance relating to bats and onshore wind turbines (TIN051) and maximising the benefits of solar farms (TIN101) which will need to be taken into account in demonstrating how adverse impacts on the natural environment, particularly 'European' sites[25] and protected species, can be avoided or minimised.

8.54 Having identified potential adverse impacts the proposal should seek to address them all firstly by seeking to avoid the impact, then to minimise the impact. The acceptability of impacts on heritage assets will be considered at this point, for all other impacts alternative enhancement and/ or compensatory measures should be assessed and included as necessary. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered fully addressed. Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated sites can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment.

8.55 On 18 June 2015, the Secretary of State for Communities and Local Government issued a Written Ministerial Statement (WMS) concerning the approach local planning authorities should take with proposals for wind energy development. In responding to the WMS the Council has decided that an area where wind energy development is potentially suitable is defined for the whole of Huntingdonshire, with the exception of the Great Fen and its landscape and visual setting[26]. This area has been defined based on available evidence that indicates that most of the district is, in principle suitable, for wind turbine development. However, this 'in principle' suitability does not take account of the full range of planning impacts that could come about as such impacts are dependant on the details of individual proposals and can therefore only be addressed once those details are known at the application stage.

8.56 Whether a proposal has fully addressed all potential planning impacts and therefore has the backing of the affected local community is a planning judgement for the Council. In drawing up proposals effective public consultation should be undertaken to ensure that planning issues that are a concern for local communities, whether they would be affected or not, are identified and addressed in the application. What constitutes effective public consultation has been set out in the revised Wind Turbine Development: A Guidance Note for Applicants and Agents (forthcoming). All planning applications are subject to public consultation during the Council's decision process during which the public can raise concerns and this may lead to new issues being identified.

8.57 Proposals for solar photo-voltaic schemes, often referred to as 'solar farms' should apply national guidance contained in the NPPG and seek to follow industry best practice guidance such as that available from the Solar Trade Association and from the Building Research Establishment (BRE). Additional information about how the government sees solar energy being deployed is available in the UK Solar PV Strategy. Developers and landowners considering such proposals should be aware of the high proportion of high quality agricultural land (grades 1 and 2) in the district, with reference to the requirements of policy 'The Countryside'. BRE have also published guidance for solar energy developments on the biodiversity benefits that can be realised.

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25 Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites

26 Identifying an area such as this that covers the majority of the district on the Policies Map is likely to cause legibility issues when viewed in combination with other designations and allocations. For this reason only the Great Fen and its Landscape and Visual Setting are shown on the Policies Map

8.58 Where sites and equipment become obsolete or redundant or in any other circumstances where a site ceases operation arrangements for the removal of any equipment and the return of the site to an acceptable state will be required to be agreed with the Council prior to a proposal being approved. In appropriate circumstances this may include the creation of priority habitats such as those included in the England Biodiversity List, rather than returning the site to the conditions that prevailed prior to development.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs
Timescale	Throughout the plan period
Monitoring indicators	• Permitted renewable energy capacity in MW • Completed renewable energy capacity in MW

Air Quality

8.59 The purpose of this policy is to set out the Council's approach in relation to how development proposals affect and are affected by air quality.

LP 38

Air Quality

A proposal will need to be accompanied by an Air Quality Assessment where:

a. it is for large scale major development, defined in the 'Glossary';
b. it would potentially conflict with an Air Quality Action Plan;
c. any part of the site is located within 50m of an Air Quality Management Area (AQMA) or a Clean Air Zone (CAZ);
d. a significant proportion of traffic generated would go through an AQMA or a CAZ; or
e. any part of the site is located within 100m of a monitoring site where the annual mean level of nitrogen dioxide exceeds 35µg/m^3.

An Air Quality Assessment should be proportionate to the nature and scale of the proposal and the level of concern about air quality, but should assess:

f. the existing state of air quality surrounding the site;
g. how the proposal could affect air quality during construction and operational phases;
h. the extent to which people could be exposed to poor air quality; and
i. how biodiversity could be affected by changes in air quality as a result of the proposal.

A proposal will need to be accompanied by a low emissions strategy where the air quality assessment shows that the proposal would:

j. have a significant adverse effect on air quality;
k. have an adverse effect on the air quality factors that led to the affected AQMA being designated;
l. cause a significant increase in the number of people that would be exposed to poor air quality; or
m. lead to a designated nature conservation site or protected species that is sensitive to poor air quality being adversely affected by changes in air quality.

The low emissions strategy will include measures that mitigate the impacts of the proposed development by contributing to the improvement of air quality and/ or the reduction of emissions relating to the designation of the affected AQMA/ CAZ, prioritising actions identified in relevant Air Quality Action Plans/ CAZ action plans or equivalent documents.

In other circumstances, where identified as necessary based on a transport assessment/ statement, measures to reduce air pollution arising from traffic and traffic congestion may also be required.

Reasoning

8.60 Pollution can arise from a wide variety of the activities and sources. Developments types that are sensitive to poor air quality include, but will not be limited to, residential uses, schools, hospitals and children's playing areas. Where pollution issues are likely to arise pre-application discussions should be held with the Council, the relevant pollution control authority and stakeholders with a legitimate interest. An air quality assessment should be undertaken for proposals that may adversely affect or be affected by poor air quality.

8.61 There are four Air Quality Management Areas (AQMAs) in Huntingdonshire – Huntingdon, Brampton, St Neots and Fenstanton, identified where the annual mean level of nitrogen dioxide exceeds 40µg/m^3. The main source of nitrogen dioxide is vehicle emissions. Careful monitoring of the nitrogen dioxide levels occurs within these areas and the Council has developed an Air Quality Action Plan which includes actions to promote cycling and walking and reducing the need to travel by car. Where a transport statement/ assessment shows that it is likely that a significant proportion of road trips generated by the proposed development would go through a AQMA an air quality assessment will be required. An air quality assessment will also be required where the annual mean level of nitrogen dioxide exceeds 35µg/m^3 as adverse impacts could lead to a new AQMA being designated.

8.62 A Clean Air Zone (CAZ) defines an area where targeted action is taken to improve air quality. A CAZ is intended to form a proactive response to a clearly defined air quality problem, with actions being focused on reducing air pollution from transport. Local authorities can designate a CAZ in an area of poor air quality which may or may not have an AQMA designation. Development proposals affecting a CAZ will trigger the need for an Air Quality Assessment, and if a low emissions strategy is required it should prioritise actions in any relevant CAZ action plans.

8.63 Whether or not effects are considered to be significant is a judgement for the Council, but will include instances where there is predicted to be an increase in nitrogen dioxide of 3µg/m^3 or more. Where an air quality assessment shows that as a result of the proposed development the affect on air quality could be significant the proposal will need to be supported by a low emissions strategy. Such a strategy should concentrate on identifying measures that will tackle the air quality issues identified in the assessment. Actions with permanent or long lasting effects should be prioritised as well as actions identified in applicable air quality action plans.

8.64 The DEFRA guidance produced in partnership with Low Emissions Strategies Partnership - Low Emissions Strategies: using the planning system to reduce transport emissions Good Practice Guidance -January 2010 will be of use when seeking to address the air quality impacts of development.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted which require a low emissions strategy

Ground Contamination and Groundwater Pollution

8.65 The purpose of this policy is to set out the Council's approach in relation to ground contamination and groundwater pollution.

LP 39

Ground Contamination and Groundwater Pollution

Where ground contamination of a site and/ or adjacent land is possible, due to factors including but not limited to existing or previous uses, the risks of ground contamination, including ground water and ground gases, will need to be investigated.

Where investigation shows that development could result in an unacceptable risk or a controlled waters receptor (principal or secondary aquifer) exists a risk assessment will be required. If the risk assessment shows that the risk is acceptable the proposal will be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

If the risk assessment shows that risks will not be acceptable, then a more detailed investigation or remediation will be required. Only where the more detailed investigation or remediation scheme shows that the risks can be made acceptable will the proposal be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

Where remediation is necessary a strategy or scheme for its implementation and, where appropriate, maintenance will need to be agreed, which demonstrates that:

a. the site is safe for development;
b. there would be no adverse health impacts to future/ surrounding occupiers; and
c. there will be no deterioration of, or minimal impact on, the environment as a result of contamination.

Upon completion of the agreed remediation strategy/scheme a Verification Report will need to be submitted to demonstrate compliance with the scheme.

Protection of Groundwater

A proposal within a Source Protection Zone (SPZ) 1 or within 50m of a private potable groundwater source that includes any of the following development types will only be supported where adequate safeguards against possible contamination can be agreed, implemented and maintained:

- septic tanks, waste water treatment works, chemicals storage tanks or underground storage tanks;
- sustainable drainage systems with ground infiltration;
- oil pipelines;
- storm water overflows and below ground attenuation tanks;
- activities that involve the disposal of liquid waste to land;
- cemeteries and graveyards; or
- other types of development identified in the Environment Agency's Groundwater Protection guides, or successor documents.

A proposal within a SPZ 2 or 3 or on a principal or secondary aquifer will be considered on a risk based approach with the exception of development involving sewerage, trade and storm effluent to ground or deep soakaways, which will only be supported where it can be demonstrated that these are necessary, are the only option available and adequate safeguards against possible contamination of groundwater can be agreed, implemented and maintained.

A proposal in any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design.

Reasoning

8.66 Failing to deal adequately with contamination could cause harm to human health, property and the wider environment. It could also limit or preclude new development. It could also undermine compliance with European Directives such as the Water Framework Directive. The planning system works alongside a number of other regimes including:

- The system for identifying and remediating statutorily defined contaminated land under Part 2A of the Environmental Protection Act 1990[(27)];
- Building Regulations, which require reasonable precautions to be taken to avoid danger to health and safety caused by contaminants in ground to be covered by buildings and associated ground; and
- Environmental Permitting Regulations, under which an environmental permit from the Environment Agency or Local Authority is normally required to cover the treatment and/ or redeposit of contaminated soils if the soils are 'waste' and under the same regulations, a site condition report is required for any facility where there may be a significant risk to land or groundwater (including where one is necessary to satisfy the requirements of the Industrial Emissions Directive).

8.67 Contamination can arise from a wide variety of activities and sources, both anthropogenic and natural. Contamination by previous land uses on or adjacent to the land, as well as natural hazardous geological units and invasive/ harmful plants, can present a potential source of contamination to land and/ or pollution of groundwater.

8.68 The onus is on the developer to ensure that all proposals are situated on land where it will be safe and suitable for the proposed use. In some circumstances remediation works will be required to make land safe prior to development; for example, if a site's previous use was a petrol station, there will be a need to ensure that fuel is not left on-site in tanks or in the ground from spillages that may cause a hazard to the health of future users or pollute the groundwater. In some cases where there is contamination, the level and type may make land unsuitable for certain uses.

8.69 When considering individual proposals in relation to all land subject to or adjacent to previous industrial use and also where uses are being considered that are particularly sensitive to contamination, the possibility of contamination should be assumed. Planning conditions will be applied in order to secure appropriate pollution prevention or mitigation measures as appropriate.

8.70 For the purposes of this policy sensitive developments include residential uses, schools, hospitals as well as children's playing areas, sports fields and allotments. The Department of the Environment Industry Profiles provide details on the processes and substances associated with common industrial uses and should be referred to when determining whether the possibility of contamination should be assumed.

8.71 Pre-application discussions with the Council, the relevant pollution control authority and stakeholders with a legitimate interest, for example drainage and SuDS Approving Bodies will be useful where contamination is an issue. A preliminary risk assessment (desk-top study and reconnaissance survey) should be undertaken as a requirement for validating relevant planning applications. All investigations and subsequent remediation should be carried out in accordance with CLR 11 'Model Procedures for the Management of Land Contamination' or equivalent or successor procedures by a competent person. Planning permission will only be granted when it can clearly be demonstrated that the development can proceed as proposed without causing pollution to controlled waters or significant risks to human health. Planning conditions

27 The government has published statutory guidance on Part 2A which concentrates on addressing contaminated land that meets the legal definition and cannot be dealt with through any other means, including through planning.

will be applied to manage any outstanding detailed surveys, investigation, modelling, remediation and verification. Planning Policy Guidance provides current requirements. On those parts of the site where infiltration Sustainable Drainage Systems (SuDS) are proposed, details of ground permeability, groundwater levels and ground quality will need to be supplied with applications to demonstrate the site's suitability for the selected SuDS, and prospects for successful remediation. Reference should also be had to national guidance on contaminated land. Further technical guidance on the management of contaminated land including how to investigate, assess and manage the risks is drawn together by the Environment Agency in land contamination: technical guidance.

8.72 Groundwater provides a third of the drinking water in England and Wales, and maintains the flow in many rivers. It is crucial that development does not cause contamination of these sources so that the water is safe for human consumption. The Environment Agency has identified source protection zones (SPZs) and maintains maps showing the three main zones: inner (zone 1), outer (zone 2) and total/ source catchment (zone 3) in addition to a range of sub-zones. The main area of SPZs in the district is located to the east of Huntingdon and south of St Ives. There are also SPZs at Little Paxton and south and east of Waresley/ Great Gransden. Private potable groundwater sources should be treated as a SPZ1 with a 50m radius.

8.73 Particular new activities represent an intrinsic hazard to groundwater and are unlikely to be acceptable. The hazard may result from a combination of the activity type, its duration and the potential for failure of controls. Close to sensitive receptors a precautionary approach should be taken even where the risk of failure is low as the consequences may be serious or irreversible. Anyone considering development proposals within a source protection zone that could potentially affect groundwater should hold pre-application discussions with the Council and the Environment Agency. Applicants should refer to the Environment Agency's Groundwater protection guides in relation to potentially hazardous development proposed within a SPZ.

8.74 Land instability is not considered to be a problem for development in Huntingdonshire for which specific policy provision is required. However, in circumstances where land instability may potentially pose a risk to development the national guidance set out in the NPPG will be followed.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers
Delivery mechanism	Through the determination of planning applications, SPDs
Timescale	Throughout the plan period
Monitoring indicators	• Number of planning permissions granted with an agreed contamination mitigation strategy • Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed

Water Related Development

8.75 The purpose of this policy is to set out the Council's approach to development proposals that relate to rivers, lakes and other water bodies within the district.

LP 40

Water Related Development

A proposal for water related development will be supported where it can be demonstrated that:

a. it will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body;
b. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste;
c. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements;
d. the use of any publicly accessible paths or other forms of access to the water body will not be compromised or impeded;
e. measures will be incorporated to maintain or enhance water quality and quantity and river morphology, with reference to the Environment Agency's Anglian river basin district River Basin Management Plan and the Water Framework Directive;
f. biodiversity of the water, its margins and nearby nature conservation sites will be maintained or enhanced;
g. it will not lead to any adverse impact on flood risk or flood defences or displacement of flood risk
h. it will contribute to the re-naturalisation of the water body; and
i. there is adequate demand to justify the creation of new berths or moorings where they are proposed.

Residential Moorings

In addition to applicable criteria above a proposal for a berth or mooring for permanent sole or main residential use will be supported where:

j. the boat will be moored to the bank of a watercourse or water body where that bank is within the built-up area of any settlement; or
k. the proposal is for a berth in a marina, where the marina is within or immediately adjacent to the built-up area of any settlement and the use would not lead to a change in the character of the marina away from a tourist/ leisure facility.

Reasoning

8.76 Water related development includes water related tourism, sport and leisure developments, such as proposals for new short-term/ leisure moorings and marinas, and residential moorings.

8.77 Huntingdonshire benefits from an extensive network of rivers, drainage canals and lakes which are already widely used for tourism, sport and leisure activities including boating, windsurfing, fishing and birdwatching. They also provide valuable wildlife habitats. Increased recreational use should only be facilitated where no significant environmental damage will result.

8.78 The level of public access to rivers and other bodies of water varies. Proposals which facilitate public access to waterside recreation opportunities will be encouraged where they can be achieved without having adverse impacts on water quality, nature conservation and the character of the surrounding landscape.

8.79 Boatyards and marinas are located across Huntingdonshire and they can make a valuable contribution to the local economy. Improvements will generally be considered favourably provided they demonstrate no detrimental impact on the watercourse or body of water which they serve or on any surrounding countryside.

8.80 Development should include measures to help achieve the objectives of the Anglian River Basin Management Plan (RBMP). Development should not compromise the ability to achieve these objectives. Water Framework Compliance assessments will be needed for development that has the potential to compromise RBMP objectives, or risk deterioration. UK law does not allow further deterioration in status of a groundwater body already in 'poor' condition. This will reflect in strategic matters, such as any future availability of the groundwater resources for abstraction in the area. Specific projects are also assessed through Water Framework Compliance Assessments.

8.81 Water quality and quantity are important in maintaining rivers and water bodies as valuable resources for a wide range of uses and particularly for biodiversity. There are a wide range of measures that can be taken to help maintain and improve water quality. For example trees and other vegetation on the banks of rivers and water bodies can provide shading which will help limit temperature rises during sunny periods with consequent benefits to oxygen levels and biodiversity. Water quantity is managed through controlling water flow and abstraction rates.

8.82 It is acknowledged that living on boats is a lifestyle choice for some residents and contributes to increasing the diversity of residential accommodation within the district. However, the Council considers residential use of boats or houseboats to have significant shortcomings in terms of meeting the needs of residents or prospective residents. As set out in earlier sections of this plan, Huntingdonshire is expected to have a significant retired population with those over 65 significantly increasing as a proportion of the population. As Building Regulations do not apply to the residential use of boats or houseboats the Council cannot be certain that they meet the basic accessibility requirements of these national regulations and therefore are uncertain to meet the needs of our ageing population. The number of berths, either residential or for leisure uses, is subject to frequent change. It is, however, considered reasonable to assume that residential use of boats represents a very small proportion of the total residential accommodation available in Huntingdonshire. It is very difficult to gauge the proportion of existing moorings that may be suitable for conversion to residential use. Even more difficult is the assessment of suitable locations for new residential moorings. In the same way as for allocation of land for housing development the Council does not consider it to be practical to allocate sites for less than 10 dwellings. For these reasons it is not considered possible to set a target for residential moorings in the Local Plan and as such any that are developed will form part of the expected but unquantified windfall development.

8.83 Residential use of boats can create demand for facilities that are inappropriate in a rural riverside location, such as boardwalks for safe access or provision of water and pump-out facilities. There is also a risk of pollution and disturbance to wildlife. New homes should therefore be concentrated in sustainable locations and so the same principle will be applied to proposals for berths and moorings for residential use. The policy aims to ensure that potential residents of such residential moorings benefit from the same level of access to services and facilities as those living in conventional housing and to protect the countryside from adverse impacts associated with permanent occupation, such as visual intrusion.

8.84 Proposals for conversion of existing leisure berths or moorings for permanent sole or main residential use will be accepted within a built-up area of a defined settlement. Outside of built up areas, proposals for conversion of existing moorings will only be accepted within marinas that are adjacent to a built-up area. In such cases, consideration will be given to the level of provision of leisure berths or moorings within the marina and the impact of residential use. A 20% limit on the conversion of moorings or berths to residential use within the same marina is considered appropriate, but decisions will be based on the particular circumstances involved.

Implementation and Monitoring	
Responsible agencies	Huntingdonshire District Council, landowners, developers, registered providers, Environment Agency
Delivery mechanism	Through the determination of planning applications, SPDs
Timescale	Throughout the plan period

Implementation and Monitoring	
Monitoring indicators	• Number of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds

Section D: Allocations

D.1 The NPPF specifies that local planning authorities should identify a supply of specific, deliverable sites capable of meeting 5 years worth of housing requirements; a further supply of specific, developable sites for the following 5 year period; and specific, developable sites or broad locations for growth where possible to complete the housing requirements for 15 years from the adoption date of the Local Plan. To promote increased certainty over deliverability of development this Local Plan identifies specific sites which are suitable and confirmed as available for development that have sufficient capacity to fulfil the total outstanding housing requirement for the district up to 2036.

D.2 The Council's land availability assessments have informed a package of sites capable of delivering the development strategy for the district up to 2036. Existing planning permissions have been taken into account when compiling packages of sites in each settlement. Some sites with planning permission have been proposed as allocations to secure the preferred future use of the site if the extant permission is not delivered.

D.3 The inclusion of a site as an allocation does not remove the need for planning permission; nor does it guarantee that planning permission will be granted. A proposal should be in accordance with the site specific allocation policy. In addition, a proposal should satisfy:

- all relevant national planning policy and guidance
- all other relevant development plan policies contained in this plan
- any relevant policies contained in the Minerals and Waste Core Strategy and Site Specific Proposals Plan
- any relevant policies in a 'made' neighbourhood plan covering the site area.

D.4 The site allocation policies highlight the key issues for each site. However, it is impossible to foresee every eventuality prior to a planning application being made and consequently to foresee which polices may be applicable. Therefore, additional information and requirements may be sought dependent on the detailed nature of development proposals put forward.

D.5 For the purposes of town and parish councils that may draw up Neighbourhood Plans the allocations in this section are considered to be strategic as they are necessary to deliver the spatial strategy and achieve the development requirements of this plan.

D.6 The site allocations identified in this Local Plan are not an exhaustive list of sites with development potential within the district. In addition to this, an ongoing supply of small and windfall sites is expected to continue to come forward throughout the plan period. Decisions on such sites will be made using the development strategy and development management policies of this plan.

D.7 A housing trajectory has been prepared to demonstrate the anticipated housing delivery for each year up to 2036. The trajectory is a snapshot in time produced annually as part of the Annual Monitoring Report. The most up to date version of the housing trajectory will be used to calculate whether or not there is a five year housing supply as required by the NPPF.

D.8 There is some flexibility in the level of development proposed on most of the allocations. Residential capacities have been conservatively estimated to ensure the overall district wide development requirements are achievable. All sites with a capacity of over 15 dwellings are presented with an approximate number of homes rounded to the nearest 5. There is scope for variation in the proposed numbers through the planning application process and it is expected that in many cases higher capacities may be achieved on sites as a result of individual design processes. The capacity of each allocation is stated to be an

'approximate' figure. A 10% tolerance either side of the approximate figure set out is considered to be reasonable. All housing capacities should be design-led and where a scheme proposes a number outside this variance this should be justified through the design and access statement.

9 Huntingdon Spatial Planning Area

9.1 The Huntingdon Spatial Planning Area is defined in the 'Definition of Spatial Planning Areas'.

Strategic Expansion Location: Alconbury Weald

9.2 Alconbury Weald is located at the former Alconbury airfield and adjoining land to the north of Huntingdon close to Great and Little Stukeley. The land lies adjacent to the East Coast Mainline railway.

9.3 As part of the government's initiatives to promote economic growth, a series of enterprise zones was designated in August 2011. Alconbury airfield was selected as the location for the enterprise zone for the Greater Cambridge Greater Peterborough Enterprise Partnership area. Alconbury Enterprise Campus covers 150 hectares of land and provides significant opportunities for new investment in the economy. It is envisaged that the Alconbury Enterprise Campus will accommodate some 8,000 new jobs in the period 2011 to 2036.

9.4 The designation of Alconbury Enterprise Zone was one of the major triggers for preparing this Local Plan. Outline planning permission (1201158OUT) was granted 1 October 2014 for development at Alconbury airfield and Grange Farm. The proposal includes the Enterprise Zone as a part of a wider mixed use development including 5,000 homes and associated community infrastructure. The first phase of development is underway. Details of the site are provided in the allocation and Development Guidance below.

9.5 The remaining element of RAF Alconbury has been declared surplus to military requirements and is expected to be available for development from around 2023. The existing permission at Alconbury Airfield and Grange Farm includes measures to maintain a boundary between that site and RAF Alconbury. However, when RAF Alconbury becomes available it should be incorporated into a wider Alconbury Weald development.

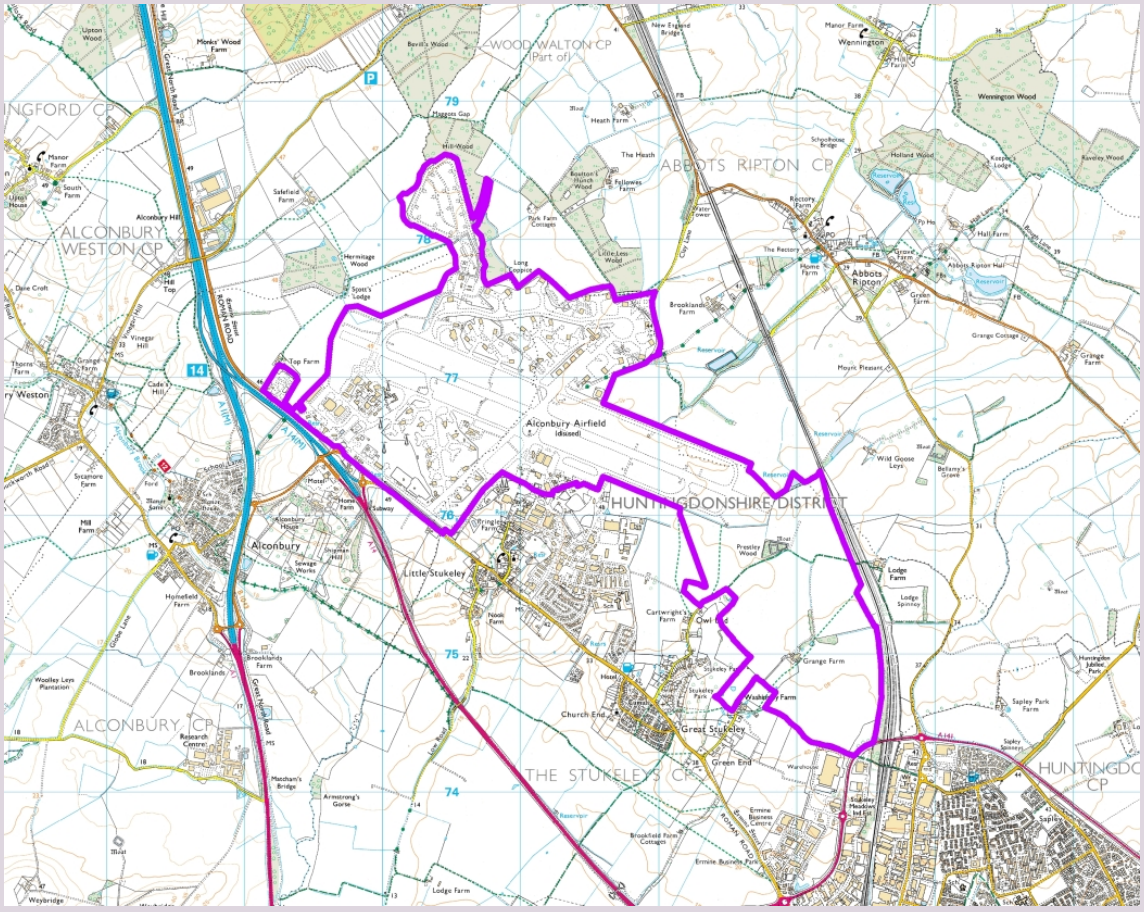
9.6 The strategic expansion location at Alconbury Weald therefore consists of the two site allocations:

- The 'Former Alconbury Airfield and Grange Farm'; and
- 'RAF Alconbury'.

Former Alconbury Airfield and Grange Farm

SEL 1.1

Former Alconbury Airfield and Grange Farm



A total area of approximately 575ha of land east of the A1(M) at the former Alconbury airfield and Grange Farm is allocated for a mix of uses to comprise:

1. the permitted scheme for 5,000 homes (including 400 units of supported housing some of which may be classed as residential institutions) with potential for more homes to be supported subject to capacity
2. Safeguarding of land to facilitate provision of a realigned A141
3. at least 290,000m^2 of business floorspace (class 'B') on the designated 150ha Alconbury Enterprise Zone
4. approximately 7,000m^2 retail floorspace (class 'A') to be contained within defined centres to comprise approximately 4,500m^2 shop floorspace (class 'A1'), with a maximum of 1,500m^2 floorspace in any one store
5. educational and community facilities appropriate to the scale of development, to include a secondary school and at least 3 primary schools and day care/ nursery provision
6. indoor and outdoor sports facilities appropriate to the scale of development
7. supported living and residential/ nursing accommodation appropriate to the scale of the development

8. strategic green infrastructure incorporating publicly accessible natural green space and other open space appropriate to the scale of development
9. transport infrastructure improvements proportionate to the scale of development including linkages to the Cambridgeshire Busway and the identified opportunity for provision of a railway station on the East Coast mainline

Successful development of the site will require:

a. comprehensive master planning to be undertaken by the site developer with public engagement with the cooperation of the Council
b. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
c. integration with Huntingdon while maintaining separation from other nearby settlements
d. a comprehensive approach to maintaining and enhancing character and creation of development with a distinctive sense of place; that integrates development with the existing structure of the airfield and protects and enhances the significance of heritage assets and their settings
e. the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
f. satisfactory resolution of any additional traffic impact on the surrounding road network arising from detailed transport assessment of each key phase of development
g. safeguarding of land to facilitate provision of a realigned A141
h. provision of access to serve the development from the existing A141 in order to limit amount of, and ease the impact of, additional traffic on Ermine Street through The Stukeleys and to provide greater connectivity by all travel modes to and from Huntingdon;
i. provision of high quality pedestrian and cycle linkages into Huntingdon and surrounding villages
j. all retail to be complementary to the continuing vitality and viability of Huntingdon town centre
k. the location of a main centre and up to two secondary centres and the details of the mix of uses to be incorporated in these centres, including social and community facilities sufficient to meet the needs arising from the proposed development
l. differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
m. design codes for the appearance of development proposals
n. assessment of noise impacts for the site, particularly from the East Coast Main Line Railway, and appropriate acoustic treatments to address any adverse impacts
o. management, retention or replacement of existing trees in accordance with a tree survey/ landscaping scheme
p. enhancement and provision for habitats in accordance with an ecological strategy
q. a coordinated and integrated approach to the provision of green infrastructure throughout the site, including links with and enhancement of the surrounding green infrastructure network concentrating on establishing links between the development, Huntingdon and the Great Fen
r. a comprehensive approach to providing publicly accessible green and open space throughout the development
s. landscaping design recognising vistas, boundaries and appropriate visual screening from the surrounding countryside
t. production and implementation of a waste audit and a waste minimisation, re-use and recovery strategy
u. flood risk assessment and provision of sustainable drainage systems to be provided in accordance with the approved flood risk assessment site wide water management strategy
v. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
w. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.7 As part of the government's initiatives to promote economic growth a number of enterprise zones were designated in August 2011. Alconbury airfield was selected as the location for the enterprise zone for the Greater Cambridge Greater Peterborough Enterprise Partnership area.

9.8 Outline planning permission (1201158OUT) was granted on 1 October 2014 for development at this site including 5,000 homes, 290,000m^2 of employment floorspace and along with community and ancillary facilities. Reserved Matters were approved in late 2015 on the first phase of housing (128 dwellings). Work commenced in January 2016 with Ermine Street Church Academy opening in September 2016 ready for pupils from the first homes moved into in late 2016. Further Reserved Matter applications have since been submitted and approved and additional housebuilders have started working on the site.

9.9 The Memorandum of Understanding between Greater Cambridgeshire Greater Peterborough LEP and Urban&Civic, the land owners, sets out how the enterprise zone will be marketed. A business incubator building and a club building comprising employment and leisure uses have been completed and a range of businesses already moved onto the site. The enterprise campus provides opportunities for a range of flexible buildings for research and development, office and production. These are supported by a skills centre supporting manufacturing, engineering and leadership and The Club facility which supports events, meetings and social opportunities for businesses. The Enterprise Zone is identified as an Established Employment Area to reflect its role in the development strategy for Huntingdonshire and the Greater Cambridgeshire Greater Peterborough LEP.

9.10 The housing mix will have regard to the expected demographic change over the lifetime of the development. This means that homes suitable for first time buyers, family homes, homes for those who wish to downsize and extra care units or care homes are all likely to be required. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available. Having regard to the original planning application 5000 houses are identified in this allocation. However, the overall capacity of the site is considered to be greater with potential to accommodate significant numbers of additional homes, potentially around 6,500 in total, although this would be subject to further detailed capacity work.

9.11 Alconbury Airfield and the surrounding area are of considerable importance in terms of the historic environment. The airfield represents a significant example of World War Two and Cold War military heritage, with a number of surviving buildings, spaces and routes. There are four designated heritage assets within the airfield (the Grade II listed Watch Office and Briefing Room dating from World War Two and the three Grade II* Cold War structures dating from the 1980s, namely the two Extra-wide Hardened Aircraft Shelters (HAS) and the Avionics Building), plus a number of buildings that can be regarded as undesignated heritage assets. Beyond the airfield, but still within the site boundary, is Prestley Wood Scheduled Monument which on the National Heritage at Risk Register, while there are a number of designated and undesignated heritage assets within close proximity of the site. It is essential that the significance of heritage assets is preserved and where possible enhanced, particularly the Grade II* listed Cold War structures and Prestley Wood Scheduled Monument.

9.12 A variety of densities of development along with local centres will help a distinctive character to emerge. The distinctive character will respect the heritage and historic character of the airfield which includes listed structures from World War 11 and the Cold War. It is expected that the main centre and other secondary centres will be the focus of the highest density development. Design codes will establish how variation in character through transitions in the use of materials and a changing dynamic of hard and soft landscaping features can be achieved without limiting the potential for variety and innovative design responses. Appropriate design should ensure that development sits as a positive feature within the landscape. Residential development will be set back from the East Coast Mainline Railway and existing major roads with necessary acoustic treatments incorporated in respect of areas affected by noise.

9.13 A transport assessment and travel plan is required for each key phase of development in order to assess the transport impact of each phase on the local road network, including the existing A14. The outline planning permission for the site includes the provision of a southern access to the A141 to serve the development and provide connection to Huntingdon and thereby avoiding additional traffic on the C339 through nearby settlements. The outline consent includes the need to provide an extensive range of travel modes to both Huntingdon and its town centre, as well as to further destinations, particularly by an extensive range of public transport services, and these will be vital to the success of the development and to minimise the effects of car-based impact on the local network.

9.14 The opportunity to incorporate a new railway station on the East Coast Main Line (ECML) has been identified. Such provision would be coordinated with proposed capacity enhancements and upgrading of the ECML by Network Rail. This would result in vastly increased sustainable integration of the development into the national rail network. Extensions to the Cambridgeshire Guided Busway will also be developed in order to facilitate links to Huntingdon and further afield to Cambridge and Peterborough. The outline consent also requires other bus services, plus cycle and footways, to be provided to nearby settlements and other service and employment destinations in order to link with the wider network of such routes.

9.15 It is expected that retail development will be limited to that which is necessary to serve day to day needs of residents and visitors, as the additional population growth here should look to Huntingdon town centre as the main location for retail services in the same way as residents of Brampton and Godmanchester do. The development at Chequers Court, Huntingdon will ensure that the town is well placed to provide the necessary retail facilities. Retail uses, along with other services and facilities are expected to be concentrated at a main centre towards the northwestern end of the site and a secondary centre at the eastern end of the site adjacent to the ECML. Another secondary centre is expected to provide shops for local convenience/ top up shopping needs. Other social and community facilities will be required to meet the needs of the population.

9.16 Alconbury Weald will be home to a substantial new community, albeit one benefiting from good access to the services and facilities available in Huntingdon. To help develop a successful and cohesive community and encourage sustainable lifestyles the provision of adequate social and community facilities and support will be an integral part of this development. These are essential to help promote the health and well-being of residents of this new community. Facilities that foster community spirit and cohesion such as public meeting spaces, places of worship and education facilities should be incorporated in accessible locations; multi-purpose use should be promoted to aid the viability and efficient use of such facilities. To accommodate the need for school places that will arise this site will incorporate a new secondary school, along with at least three primary schools. Appropriate early years/ day care nursery provision should also be included which may be a mixture of public and private provision.

9.17 Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development. An objective assessment of need for sports and active recreation facilities will be required reflecting the quantity and nature of development proposed.

9.18 As a strategic expansion location there are opportunities to add significantly to the strategic green infrastructure network and provide significant open space for a wide range of uses. Open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards towards improving accessibility, naturalness and connectivity of green spaces. At least one larger area of 20ha within 2km of the majority of homes should be provided as the scale of the site allows a rare opportunity for this to be incorporated.

9.19 It is envisaged that green space provided on this site will link in with public rights of way to the south through Huntingdon to the Ouse Valley and beyond and northwards to the Great Fen. Biodiversity will be enhanced through a network of green spaces and sustainable drainage systems that should be specifically designed to foster greater ecological diversity.

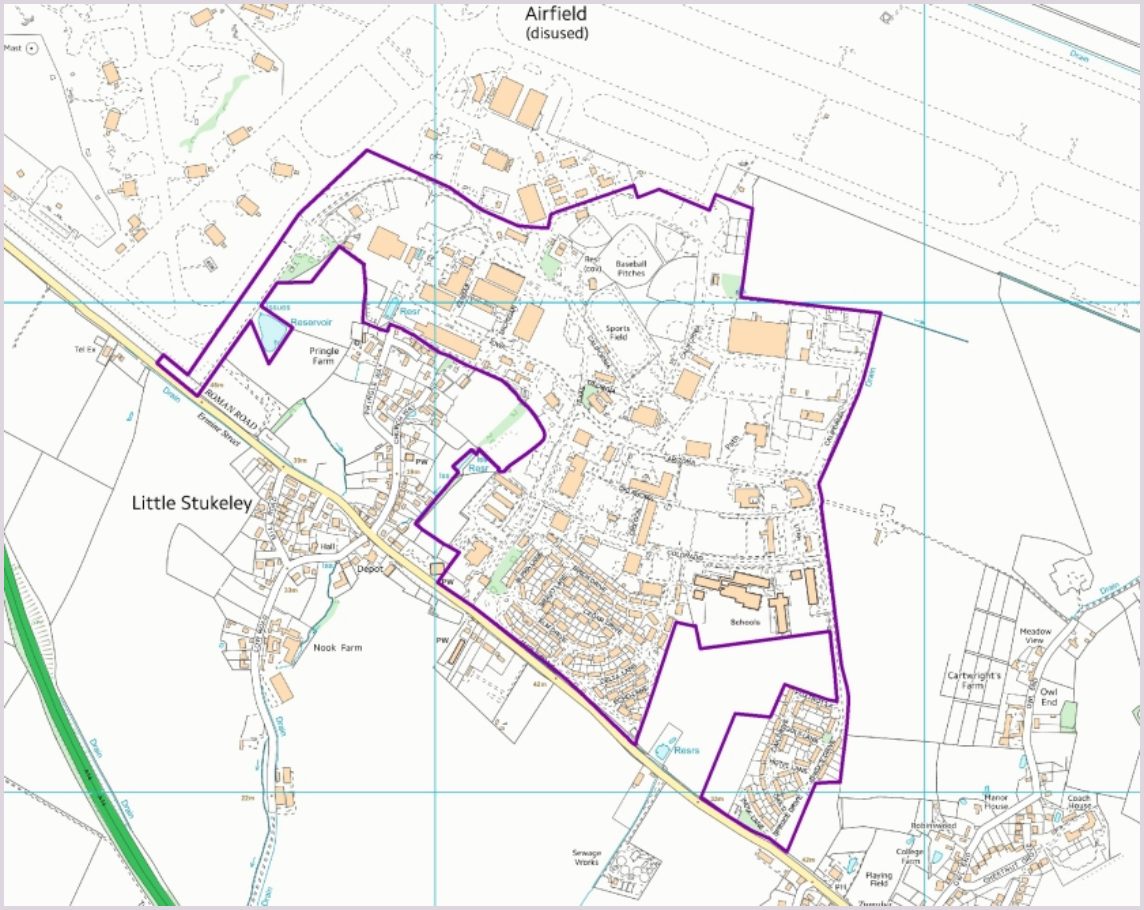
9.20 Development on this scale offers an unprecedented opportunity for minimising carbon dioxide emissions with the aim of the whole site being zero carbon. Options to achieve this aim, which could include a decentralised heat/ energy network, should be thoroughly explored.

9.21 Agreement with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised will be necessary. It is expected that the Huntingdon Waste water Treatment Works (WwTW) will serve this development, although alternative solutions may be available. Huntingdon WwTW is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

RAF Alconbury

SEL 1.2

RAF Alconbury



84ha of land at RAF Alconbury is allocated for mixed use development to comprise:

1. approximately 1,680 homes
2. a primary school
3. social and community facilities to meet needs arising from the development

Successful development of the site will require:

a. completion of a public masterplannning exercise agreed with the Council
b. preservation and where possible enhancement of the significance of affected heritage assets and their settings;
c. design codes or conceptual appearance of development proposals
d. landscape design recognising vistas, long distance views, boundaries and green infrastructure networks
e. satisfactory integration with the former Alconbury Airfield and Grange Farm site to the north
f. provision of a sustainable transport network for pedestrians, cyclists and vehicles incorporating links to the surrounding area
g. satisfactory resolution of any impact caused by traffic generated from the allocation on the surrounding local road network having regard to a transport assessment and travel plan

h. provision of a sustainable transport network for vehicles, public transport, cyclists and pedestrians incorporating safe off-road routes connecting with the former Alconbury Airfield and Grange Farm site to the north and to the Stukeleys
i. provision of strategic green infrastructure to included ecological mitigation and enhancement measures to minimise potential impacts of development on the Stukeleys and to link with existing and planned green infrastructure in the surrounding area
j. social and community facilities appropriate to the scale of development
k. provision of primary and early years education facilities, in agreement with Cambridgeshire County Council
l. assessment of the need for retail development and the impact on main town centre uses nearby and in Huntingdon town centre
m. phasing of development to ensure provision of infrastructure and services coincides with occupation of properties
n. a programme of work designed to investigate, and where appropriate protect, archaeological assets
o. flood risk assessment and provision of sustainable drainage strategy
p. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
q. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.22 The remaining element of RAF Alconbury has been declared surplus to military requirements and is expected to be available for development from the mid-2020s. The area has been incorporated within the Alconbury Weald strategic expansion location to promote comprehensive redevelopment and assist with integrating the two sites into a single new community. Alconbury Weald will be home to a substantial new community, albeit one benefiting from good access to the services and facilities available in Huntingdon.

9.23 The housing mix will have regard to the expected demographic change over the lifetime of the development. This means that homes suitable for first time buyers, family homes, homes for those who wish to downsize and extra care units or care homes are all likely to be required. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available. Opportunities to re-use pre-existing dwellings on the site in preference to redevelopment should be thoroughly explored.

9.24 There is a range of heritage assets with significance in the area that may be affected by development of this site, including the Little Stukeley Conservation Area, a number of listed structures and a scheduled monument, Prestley Wood moated site which is on the Heritage at Risk Register. It is essential that the significance of heritage assets is preserved and where possible enhanced, particularly listed Cold War structures and Prestley Wood Scheduled Monument.

9.25 A variety of densities of development will help a distinctive character to emerge. This will need to respect the heritage and historic character of the air base and of Little Stukeley. Design codes will establish how variation in character through transitions in the use of materials and a changing dynamic of hard and soft landscaping features can be achieved without limiting the potential for variety and innovative design responses.

9.26 A transport assessment and travel plan is required to assess its transport impact on the local road network, including the existing trunk road network. Connections should be provided into the adjacent 'Former Alconbury Airfield and Grange Farm' to provide an alternative route to Huntingdon than using Ermine Street through the Stukeleys. An extensive range of travel modes to both Huntingdon and its town centre, as well as to further destinations will be required, particularly by an extensive range of public transport services. These will be vital to the success of the development and to minimise the effects of car-based impact on the local network.

9.27 Extensions to the Cambridgeshire Guided Busway will be developed through the adjacent 'Former Alconbury Airfield and Grange Farm', in order to facilitate links to Huntingdon and further afield to Cambridge and Peterborough. Ideally a route through both sites for busway services would facilitate use by residents of this site. However, if such a route is not possible or practical, clear and direct footpaths to bus stops will be required. Other bus services, plus cycle and footways, will also be required to be provided to nearby settlements and other service and employment destinations, in order to link with the wider network of such routes.

9.28 It is expected that retail development will be limited to providing for a basic range of day to day needs of residents, as residents here should look to Huntingdon town centre as the main location for retail services, but also to the main centre within 'Former Alconbury Airfield and Grange Farm' for the full range of day to day service requirements. Retail uses, along with other services and facilities are expected to be concentrated in a single centre towards the northwest of the site where it would be accessible by residents of Little Stukeley.

9.29 To help develop a successful and cohesive community and encourage sustainable lifestyles the provision of adequate social and community facilities and support will be an integral part of this development. These are essential to help promote the health and well-being of residents of this new community. Facilities that foster community spirit and cohesion such as public meeting spaces, places of worship and education facilities should be incorporated in accessible locations; multi-purpose use should be promoted to aid the viability and efficient use of such facilities. To accommodate the need for school places that will arise from this site a primary school will be required. Appropriate early years/ day care nursery provision should also be included which may be a mixture of public and private provision. The site currently contains a number of community facilities including primary, middle and upper schools, as well as health facilities. Where possible the reuse of existing community, education and health facilities should be incorporated into the masterplanning. Secondary education provision is expected to be provide on the adjacent SEL 1.1 Former Alconbury Airfield and Grange Farm site, which may necessitate further capacity than has been planned thus far. Foot and cycle routes to enable these sustainable modes for school journeys should be incorporated within the site and linking with the wider network.

9.30 Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. Where possible the reuse of existing sports and leisure facilities should be incorporated into the masterplanning. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development.

9.31 As a strategic expansion location there are opportunities to add significantly to the strategic green infrastructure network and provide significant open space for a wide range of uses. Open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards (ANGSt) towards improving accessibility, naturalness and connectivity of green spaces. Where feasible opportunities should be taken to connect larger areas of green space on the Natural England ANGSt hierarchy with those provided within with 'Former Alconbury Airfield and Grange Farm'.

9.32 It is envisaged that green space provided on this site will link in with the surrounding network and provide links through to Huntingdon and the Ouse Valley to the south and northwards to the Great Fen. Biodiversity will be enhanced through a network of green spaces and sustainable drainage systems that should be specifically designed to foster greater ecological diversity.

9.33 Development across the strategic expansion location as a whole offers an unprecedented opportunity for minimising carbon dioxide emissions with the aim of the whole site being zero carbon. Options to achieve this aim, which could include a decentralised heat/ energy network, should be thoroughly explored.

9.34 Agreement with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised will be necessary. It is expected that the Huntingdon Waste water Treatment Works (WwTW) will serve this development, although alternative solutions may be available. Huntingdon WwTW is understood to have available flow headroom in its existing discharge consent and can accept

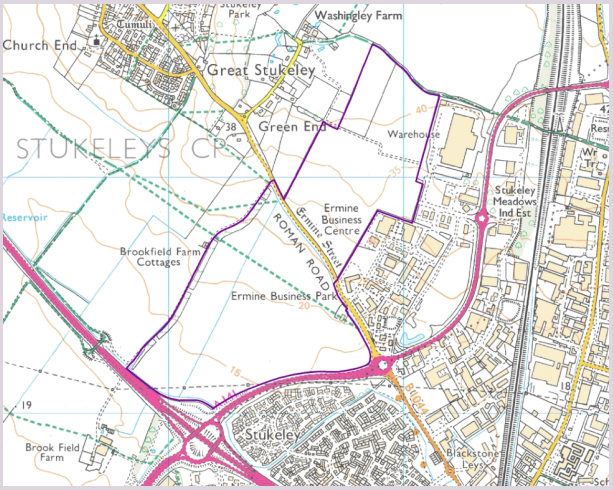
proposed growth in its catchment up equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Huntingdon

Ermine Street, Huntingdon

HU 1

Ermine Street, Huntingdon



85ha of land at Ermine Street, Huntingdon is allocated for mixed use development to comprise:

1. approximately 1,440 homes
2. a potential realignment route for the A141
3. approximately 1,000m^2 of shop floorspace (class 'A1')
4. food and drink retail (class 'A3' to 'A5')
5. a primary school and other social and community facilities to meet needs arising from the development
6. strategic green infrastructure

Successful development of the site will require:

a. satisfactory resolution of any impact caused by traffic generated from the allocation on the local and strategic road networks in accordance with the requirements of relevant highway authorities.
b. satisfactory resolution of any impact caused by traffic generated from the allocation on the surrounding local road network having regard to a transport assessment and travel plan
c. safeguarding of land to facilitate provision of a realigned A141
d. provision of a sustainable transport network for vehicles, public transport, cyclists and pedestrians incorporating safe off-road routes connecting north and south parts of the site, to Huntingdon and to the Stukeleys
e. provision of strategic green infrastructure to provide a substantial buffer between the development and Green End and to link with existing and planned green infrastructure in the surrounding area
f. social and community facilities appropriate to the scale of development
g. phasing of development to ensure provision of infrastructure and services coincides with occupation of properties
h. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
i. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
j. flood risk assessment and provision of sustainable drainage systems
k. separation from the gas pipeline and electricity transmission line in accordance with National Grid requirements
l. all retail elements to be complementary to the continuing vitality and viability of the town centre
m. a programme of work designed to investigate, and where appropriate, protect archaeological assets
n. preparation of a detailed master plan and public consultation exercise agreed with the Council that addresses:

    i. provision of vehicular routes to be created
    ii. provision of a sustainable transport network for vehicles, cyclists and pedestrians incorporating links to the surrounding area including the nearby right of way
    iii. Integration of development with the main built up area of Huntingdon
    iv. design codes or conceptual appearance of development proposals

v. provision of primary and early years education facilities
vi. phasing of development
vii. landscape design recognising vistas, long distance views, boundaries and green infrastructure networks
viii. mitigation against the potential impact of noise from the A14 and A141 development proposals

Development Guidance

9.35 Residential led development of the southern part of this site was proposed in the 2002 Local Plan Alteration but difficulties with access and integration have hindered delivery. Construction of the A14 improvements are expected to substantially alter the volume and nature of traffic in the immediate vicinity of this site allowing for exploration of alternative ways to facilitate access for pedestrians and cyclists into Huntingdon.

9.36 Ermine Street (between the A141 roundabout and the site access) is predicted to operate close to capacity particularly in the peak periods when the long anticipated southern element of this development is delivered, together with longer term wider background growth in traffic flows. Access will need to be considered in context with neighbouring developments, including the potential junction to the A141 for Alconbury Weald. A transport assessment (in accordance with the 'Sustainable Travel') and Travel Plan is required for each phase of development in order to assess the transport impact on the local road network. The development also needs to ensure that sufficient parking is provided on the site in line with the 'Parking Provision and Vehicle Movement'.

9.37 The Third Cambridgeshire Local Transport Plan 2011-2031: Long Term Transport Strategy (2014) proposes the safeguarding of an alignment for the possible future re-routing of the A141 Huntingdon northern bypass. This route would separate the strategic and local functions of the current route, and provide capacity for further growth both locally and further north-east along the A141. Transport impacts will be reassessed once the A14 upgrade scheme is completed. It would only be delivered if conditions on the network required it, or if it were needed to support growth. The LTTS suggests that the route may be sought in the late 2020s/ early 2030s. The Huntingdonshire Strategic Transport Study (2017) tested the provision of a re-routed A141 Huntingdon northern bypass but identified significant funding challenges in delivering this at least in the short-term.

9.38 The land is currently segregated from the main built up area of Huntingdon by the A141 dual carriageway. Assimilation into the main built up area of Huntingdon is essential to ensure social and economic integration. Any development proposal should address how this can be safely and effectively achieved. This must include provision of safe pedestrian and cycle crossing routes both to link the site into Huntingdon and to connect to the Stukeleys. To facilitate pedestrian links with the wider area a pedestrian route would need to be incorporated to link into the existing public right of way (The Stukeleys Bridleway 230/12) on the northern boundary. This would be considered together with emerging access proposals for Alconbury Weald and the A141.

9.39 To reduce the need to travel adequate community and retail facilities should be incorporated within the site to meet residents' everyday needs. This must include a primary school within the site situated in a position which maximises the potential for children to walk to school. Approximately 0.1ha of land will also be required for an early years education/ daycare facility, for private or voluntary sector provision to complement that provided alongside the primary school. Retail facilities should be incorporated to promote sustainable access to convenience shopping. To minimise impact on Huntingdon town centre any one store should not exceed 600m^2 net floorspace in accordance with Policy LP3 unless an impact assessment is provided demonstrating the proposal would not have a significant adverse impact. In addition, a public house or restaurant (class 'A3', 'A4' or 'A5') would be appropriate to provide local social opportunities.

9.40 Green infrastructure should be provided along the north-western boundary, dependent on the future A141 alignment, to provide a substantial landscaped setting between the development and Green End/ Great Stukeley. This should link with the existing green infrastructure network and planned provision nearby. A robust landscape management plan would be required for the whole site to help integrate it with its surroundings, to mitigate against visual intrusion for Great Stukeley and Green End and to help maintain settlement separation.

9.41 Archaeological investigation of any areas proposed for development is required as the site lies either side of the Roman Ermine Street and there are known heritage assets in the area.

9.42 The site is highly visible in the local landscape and can been seen from several long distance viewpoints. It will require significant landscaping both to ameliorate the impact of development and to protect future residents from noise and air pollution. Traffic noise from the A14 and A141 detrimentally impacts on the site although the nature and scale of this is expected to change as highway proposals are delivered. Careful layout and design along with use of strategic green infrastructure should be used to mitigate the potential harmful impacts of this with consideration given to both current and likely future impacts. A noise assessment will be required along with the incorporation of appropriate acoustic treatments into the design of any scheme as necessary.

9.43 To ensure safety National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

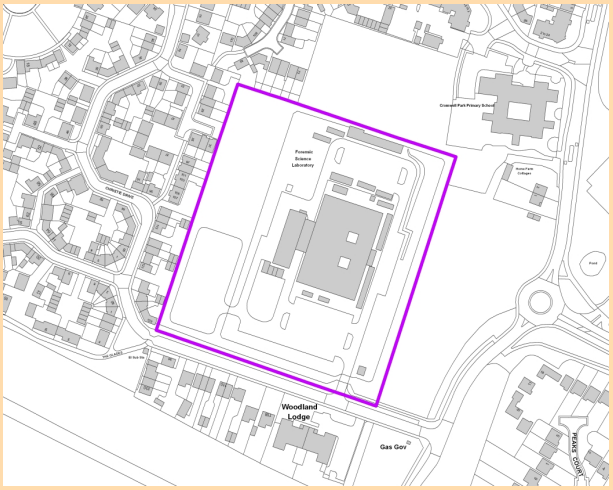
9.44 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Former Forensic Science Laboratory, Huntingdon

HU 2

Former Forensic Science Laboratory, Huntingdon

2.7ha of land at the former Huntingdon Forensic Science Laboratory, Christie Drive is allocated for residential development to comprise approximately 105 homes.



Successful development of the site will require:

a. completion of a public masterplanning exercise agreed with the Council
b. provision of appropriate access(es) to serve development
c. provision of suitable and safe pedestrian and cycle routes to the surrounding area
d. provision of additional landscaping on the western boundary and separating the residential and education facilities
e. flood risk assessment and provision of sustainable drainage systems
f. agreement with the Council in liaison with Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.45 This site previously accommodated the Forensic Science Laboratory which closed in March 2012 due to national cuts. Redevelopment offers the opportunity to improve the streetscene and the site's awkward relationship with the surrounding residential development.

9.46 Development proposals should provide clear visual and physical links through to surrounding development to facilitate integration. A transport assessment and accompanying travel plan will be required which includes consideration of the impact of additional traffic generation on Hinchingbrooke Park Road and enhanced pedestrian and cycleway facilities. The development also needs to ensure that sufficient parking is provided on the site.

9.47 Significant landscape enhancements would need to be provided between the housing development and the education facilities. Due to the proximity of the site to Hinchingbrooke Country Park and Bobs Wood County Wildlife Site a biodiversity/ ecology survey and report will be required.

9.48 The proposed scheme would not be able to use the existing surface water network without increasing flood risk. However, the site is considered to be suitable for use of SuDS so any scheme should use this mechanism to ensure surface water runoff is restricted.

9.49 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing

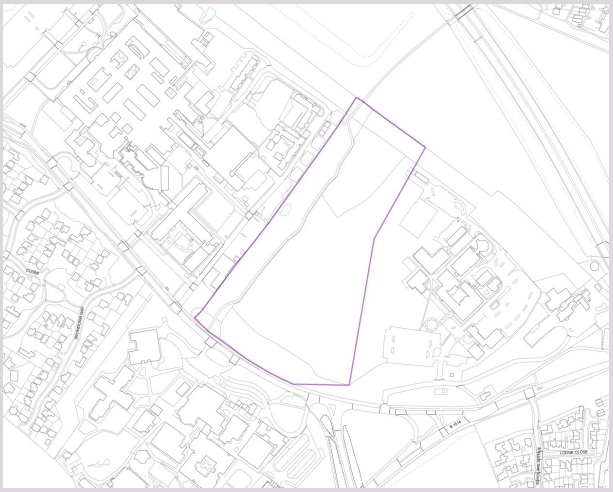
discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Former Police HQ site, Huntingdon

HU 3

Former Police HQ site, Huntingdon

5.8ha of land at the Former Police HQ land, Hinchingbrooke Park Road, Huntingdon is allocated for mixed use development to comprise:



1. approximately 75 dwellings
2. supported housing or care home and/or supporting health care uses
3. structural open space and landscaping including retention of the existing tree belts between the hospital and the former police playing field, facing Hinchingbrooke Park Road and between Views Common and the former police playing field

Successful development of the site will require:

a. landscape design recognising the setting provided by the historic parkland of Hinchingbrooke House and by Views Common and retaining protected trees within the site
b. provision of safe and appropriate road accesses, cycle paths and footpaths that link in with wider transport plans as necessary
c. a travel plan to cater for sustainable travel patterns
d. preservation and where appropriate enhancement of heritage assets that may be affected including the Huntingdon Conservation Area
e. a programme of work to investigate, and where appropriate protect, archaeological assets, protected trees and protected species
f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.50 In addition to providing approximately 75 homes part of the aim of this allocation is to encourage greater collaboration between health and social care with a range of housing that is adaptable to differing care requirements within use classes C2 and/ or C3, reflecting the national aspiration to integrate health and social care more effectively and to help facilitate people remaining in their own homes as their care needs change. Alternatively supporting health care uses, within use class D1, should make up the remainder of development on this site.

9.51 A transport assessment will be required which includes consideration of the impact of additional traffic generation on Hinchingbrooke Park Road and enhanced pedestrian and cycleway facilities. The development also needs to ensure that sufficient parking is provided on the site. The access opportunities for the site will substantially change upon completion of the link road from the A14 following removal of the viaduct across Brampton Road.

9.52 The site's proximity to View's Common and the setting provided by the historic parkland of Hinchingbrooke House, mean that landscape impact and impact on heritage assets are development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise negative impacts on the landscape and on heritage assets. This includes retaining and enhancing where necessary the substantial protected tree belt on the northeastern boundary between the site and Views Common, the wildlife strip between the hospital and the former police playing field, and the area facing Hinchingbrooke Park Road, retaining the protected trees on site where possible. It also includes the protection and where possible the enhancement of the Huntingdon Conservation Area and other heritage assets and their settings that may be affected by development. A public right of way runs south west to north east on western boundary of the site which must be retained with appropriate connections provided to it to promote walking connections.

9.53 There is potential for protected species to be present on this greenfield site as the site is within the threshold for an SSSI; and protected species (greater crested newts) are understood to exist in the wildlife strip to the north of the site adjoining Views Common and the adjoining Hinchingbrooke Hospital site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

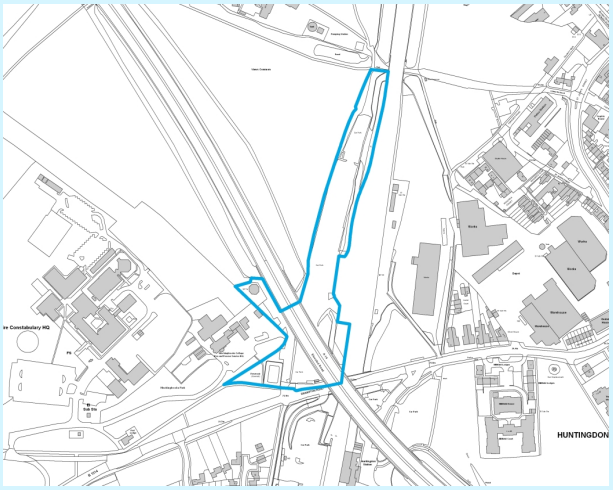
9.54 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

West of Railway, Brampton Road, Huntingdon

HU 4

West of Railway, Brampton Road, Huntingdon

2ha of land west of the railway is allocated for business uses (class 'B1a' and/ or 'B1b'). Successful development of the site will require:



a. an air quality assessment and low emissions strategy
b. preservation and where possible enhancement of affected heritage assets
c. appropriate noise mitigation
d. design appropriate to the prominent location and being set in landscaped grounds reflecting the Views Common context and the Huntingdon Conservation Area
e. a single point of access for the whole site which ensures a safe pedestrian route is retained along Brampton Road
f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.55 This site is currently partly vacant land and partly used as a car park. The approach from Brampton Road is dominated by the A14 viaduct and scope for redevelopment is highly constrained until this is removed as part of the A14 improvement scheme. A disused water tower and reservoir are on the site. Planning permission has been granted for the conversion and extension of the water tower to an office building. A transport assessment will be required. The development also needs to ensure that appropriate parking provision is provided on the site. Access to the site should be gained from Brampton Road with appropriate connections made into the public footpath and rights of way network. The design of any access must ensure a safe pedestrian and cycle crossing is incorporated as the footpath and cycle path along the northern side of Brampton Road are heavily used, particularly by students at Hinchingbrooke School. The public right of way that runs along the eastern side of Views Common and across the site adjacent to the reservoir will be retained, although the alignment may be amended to facilitate efficient, attractive urban design.

9.56 Approximately half the site lies within Huntingdon Conservation Area and there are several other heritage assets in the surrounding area that may be affected by development on this site. It is essential that the significance of these assets and their settings is preserved and where possible enhanced.

9.57 High quality development is expected to reflect the location near the railway station as a gateway to Huntingdon town centre, and the 'community campus' style of development at Hinchingbrooke Park. Landscaped grounds should also set development in a spacious setting adjacent to Views Common.

9.58 The approved water tower development anticipates 2,252m^2 of office space over four floors added to the side of the water tower and three floors on top. The development is to include renewable energy technologies and be a key landmark building.

9.59 The design for the remaining part of the site will need to respond to the constraints upon the area including noise from the railway and nearby road network, and the relationship with the open environment of Views Common. Highway improvements that will remove the viaduct will have a substantial impact on the site, increasing its visibility to Views Common significantly. The car park on the site is intended as a temporary use pending development for business uses once the highway improvements are implemented. Some 6,300m^2 of office space should be capable of being accommodated within this site, although other forms of development would be acceptable. Subject to the detail of the A14 related local highways improvements, agreement between landowners and appropriate justification on the basis of securing an appropriately high quality scheme, the Council will consider favourably the use of a small area of Views Common adjacent to the identified site, where the existing A14 viaduct is to be removed.

9.60 Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 215 may be possible on the 2ha identified. Alternatively using the floorspace figures above and the floorspace per job figures for office jobs (12m^2) gives a much higher figure of up to 525 jobs.

9.61 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

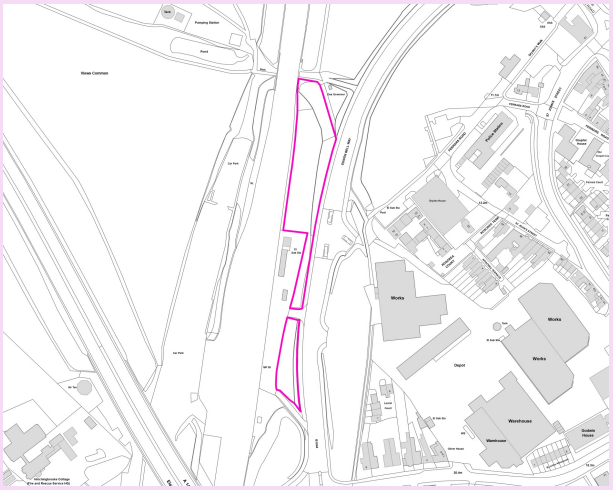
West of Edison Bell Way, Huntingdon

HU 5

West of Edison Bell Way, Huntingdon

0.5ha of land west of Edison Bell Way, Huntingdon is allocated for long stay public car parking of approximately 80 spaces. Successful development of the site will require:

a. appropriate access from Edison Bell Way
b. enhancement of heritage assets affected by development including the Huntingdon Conservation Area
c. a contamination preliminary risk assessment and if necessary subsequent investigation, appropriate to proposed development
d. parts of the site that are unsuitable for parking to be landscaped



Development Guidance

9.62 This site lies between the East Coast Mainline railway and Edison Bell Way. There is considered to be a need for additional public car parking in this part of Huntingdon as a result of planned reductions at the railway station due to the A14 upgrade scheme related local road network improvements and the planned development of the West of Railway, Brampton Road site. Parking space capacity is considered to be approximately 80 spaces, however actual provision will be subject to appropriate space for vehicle movement within the site and for safe access to and from Edison Bell Way.

9.63 This is a visually prominent site, adjacent to Huntingdon Conservation Area. The site represents a rare opportunity to enhance the conservation area. The Council will consider favourably proposals that enhance the conservation area. Such proposals are expected to include landscaping of the sloped sections of the northern part of the site with trees and other soft landscaping. Provision should be investigated for stepped pedestrian access at the north of the site to the pedestrian/ cycle way running under the railway, which should be provided if possible.

George Street, Huntingdon

HU 6

George Street, Huntingdon

3.0ha of land north of George Street, Huntingdon is allocated for residential development of approximately 300 homes. Successful development of the site will require:

a. completion of a public masterplanning exercise agreed with the Council
b. preservation and where possible enhancement of heritage assets and their settings affected by development, including Huntingdon Conservation Area and the Grade II listed buildings located immediately east and south of the site
c. an air quality assessment and low emissions strategy
d. integration with the existing pedestrian and cycle network
e. high quality architectural design having regard to the conservation area, heritage assets and neighbouring uses
f. high quality landscaping and public realm creating attractive, well-functioning spaces
g. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated.

Development Guidance

9.64 This site is located north of George Street and comprises a significant redevelopment opportunity in a sustainable location in close proximity to Huntingdon town centre. It forms a highly visible 'gateway' site to the town centre, surrounded by and including small parts of the Huntingdon Conservation Area. Strong, high quality urban design reflecting this context will be required. This should be a residential-led scheme, possibly including a limited amount of main town centre uses complementary to those in the established primary shopping area and subject to compatibility with proposed and surrounding uses.

9.65 There are several heritage assets in the surrounding area including several Grade II listed buildings located immediate east and south of the site. It is essential that the significance of these heritage assets and their settings as well as any others that may be affected by development be preserved and where possible enhanced. The site represents a rare opportunity to significantly enhance the conservation area.

9.66 Along the Edison Bell Way frontage development should consist of a high density urban form in perimeter blocks facing Edison Bell Way and George Street. Buildings here should address adjacent development and can range in height from two and a half/ three storeys to four storeys, incorporating where appropriate ground level undercroft parking, but with ground floor activity facing the streets. The way development of this site addresses the corner at the junction of Edison Bell Way and George Street is important. Building here should be close to the junction and act as a landmark for the route to the town centre. A focal point should also be included at the site's northwest corner when viewed along Edison Bell Way from the north.

9.67 The site benefits from direct access to Edison Bell Way designed to accommodate retail servicing vehicles in response to the former proposal for a supermarket development. This should form the main vehicular access to the site, but may be reconfigured as appropriate for the proposed form of development.

9.68 It also presents an opportunity, along with other allocations in this area, to improve accessibility, integration and quality of links with surrounding areas and between the railway station and the town centre. The layout of development should provide a permeable network of routes with active frontages to ensure the site is attractive to walk through and maximises the opportunities to provide pedestrian and cycle links between the railway station and the town centre. Vehicular access from St John's Street should be limited while recognising existing rights of way; vehicular access must be maintained for the right of way serving the car park for Godwin House. In addition a new pedestrian crossing of St John's Street linking to St John's Passage should be added to the east of the site to complete the integration with the town centre.

9.69 The design of development will need to accommodate the change in levels across the site from the highest point at the south adjacent to George Street to the lowest in the northeastern parts of the site. This may present opportunities to incorporate undercroft car parking in an innovative way. Car parking provision should reflect the proximity to Huntingdon town centre and the availability of services and facilities and high frequency public transport. Cycle parking should be incorporated to encourage cycle access by people resident and working within the site and those using the new facilities.

9.70 The quality of landscaping and the public realm are seen as particularly important in enhancing the urban form and contributing to the success and attractiveness of this area as a transition from the town centre and a prominent area on arrival in the town from the railway station. The area of the site adjacent to George Street, opposite Millfield House and Mill Common should include public realm with a mix of hard and soft landscaping, with particular attention paid to the quality of materials and the architectural detailing facing the space. The space should also provide a clear visual link with Mill Common to the south. The design of development in the northeastern corner of the site between Edison Bell Way and Ferrars Road should provide for pedestrian movement along existing desire lines where possible and could include public open space and/ or a landmark building. The trees in the western part of the site should be retained.

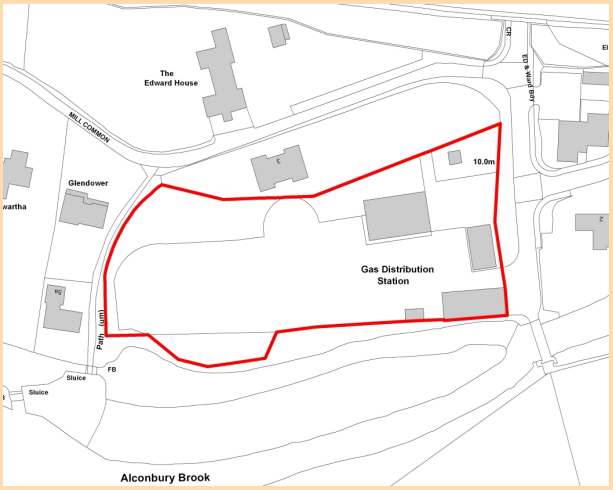
9.71 Development proposals will need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate. A transport assessment and travel plan will be required to demonstrate how sustainable travel modes will be promoted and prioritised and how vehicular access and parking arrangements will be provided. An air quality assessment will be necessary due to the site's proximity to the Huntingdon Air Quality Management Area, designated due to the nearby A14 to the south and the Huntingdon Ring Road, which St John's Street forms part of. An appropriate low emissions strategy should be prepared. A noise assessment will also be required due to the site's proximity to the East Coast mainline railway and other town centre uses.

9.72 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Gas Depot, Mill Common, Huntingdon

HU 7

Gas Depot, Mill Common, Huntingdon



0.6ha of land at the former Gas Depot, Mill Common is allocated for residential development of approximately 11 homes. Successful development of the site will require:

a. assessment of the ecological impact of development, complying with the Habitats Regulations as necessary
b. a flood risk assessment, taking account of all forms of flood risk and climate change, demonstrating that development will be sequentially located within the site and that it will be safe
c. an air quality assessment and low emissions strategy
d. completion of land contamination remediation measures appropriate to residential development
e. provision of a single vehicular access from the east of the site
f. provision of pedestrian access from the west of the site to the public footpaths connecting to the west
g. high quality development which enhances the conservation area and reflects the sensitive landscape setting of the site
h. publicly accessible open space along the water frontage with natural landscaping to protect and enhance biodiversity
i. retention of trees and shrubs on the south, west and northern boundaries of the site to minimise the impact of development on views to and from Port Holme SAC/ SSSI and Huntingdon Conservation Area
j. separation from the high pressure gas pipeline in accordance with National Grid requirements
k. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
l. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.73 This site is sensitively located immediately north of Port Holme SAC/ SSSI and Alconbury Brook CWS which are high value biodiversity assets. Appropriate ecological assessments should be undertaken and redevelopment should ensure no detrimental impact upon the ecological value of the adjacent sites. Habitats regulations assessment may be required under the Conservation (Habitats and Species) Regulations 2010. The site is relatively well screened by trees and shrubs on and around the site with the exception of the eastern boundary, but development proposals would need to minimise the impact on views across Port Holme into the conservation area. Redevelopment should maximise the potential to enhance this part of the conservation area. A design brief should be prepared for the site due to its sensitive location.

9.74 Some land contamination mitigation has already been completed on the site to bring it up to an adequate standard for employment development. Further mitigation will be required to bring the site up to a suitable standard for residential use.

9.75 An appropriately detailed flood risk assessment should be completed, considering all forms of flood risk and the effects of climate change. Development should be sequentially located within the site to avoid flood risk and will therefore need to be concentrated in the northern part of the site to minimise risk to potential residents. Details of a suitably designed single vehicular access point should be provided from Mill Common with adequate parking and turning facilities provided within the site. Pedestrian access should be incorporated providing an escape route to higher land.

9.76 The southern side of the site is highly vulnerable to flooding with part being in the functional floodplain with much of the site being within flood zones 2 and 3a. This impacts both on the proportion of the site that could be redeveloped and potential design solutions. A site specific flood risk assessment will be essential for the site. A detailed explanation of flood risk management and mitigation measures will be required which should include provision of flood resilient structures. A flood response emergency plan should also be put in place. The southern part of the site has potential to provide publicly accessible open space with a landscaping scheme that would ensure a natural river frontage to minimise impact on longer distance views across Port Holme into the site and enhance the environment for biodiversity.

9.77 There is potential for noise to affect the site as an embanked section of the A14 runs close to the northern boundary of the site. This will be partly addressed through the A14 improvement scheme. However, mitigation measures should be incorporated to fully address noise impacts. Its proximity to Huntingdon ring road air quality management area means that the site is exposed to air pollution so an air quality assessment and low emissions strategy should be completed and the design mitigate against poor air quality where possible.

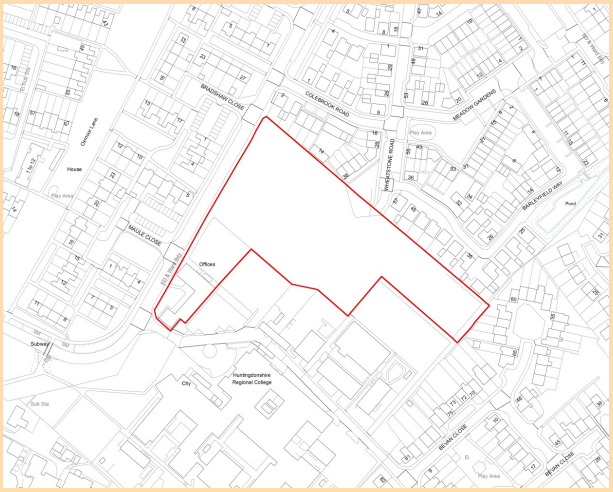
9.78 To ensure safety National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

9.79 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

California Road, Huntingdon

HU 8

California Road, Huntingdon



1.3ha of land at California Road is allocated for residential development of approximately 55 homes. Successful development of the site will require:

a. a noise assessment and consequential mitigation measures
b. appropriate flood risk assessment and surface water management plan
c. archaeological investigation, recording and where appropriate conservation
d. provision of vehicular, cycle and pedestrian routes to integrate the site with the adjoining development to the north
e. provision of open space within the site for informal use and a play area as an integral part of development
f. retention and enhancement of trees and shrubs on western boundary
g. provision of landscape planting on the south western boundary to provide adequate screening between Huntingdonshire Regional College and the proposed scheme
h. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
i. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.80 The site lies between a residential development completed in 2016/17 and Huntingdonshire Regional College. The proximity of Huntingdon Regional College may give rise to noise implications for new homes and a noise assessment and appropriate mitigation measures may need to be incorporated into the design of proposals.

9.81 Surface water flooding is known to be an issue in this area. An appropriately detailed flood risk assessment will be needed along with a surface water management plan to ensure appropriate surface water attenuation.

9.82 Consideration should be given to integration of the site with the surroundings and to facilitate convenient pedestrian access. Vehicular access should be provided through the adjoining recent development known as Saxon Gardens.

9.83 Landscaping will be an important issue for development proposals to minimise the potential for overlooking from the regional college incorporating existing trees and shrubs along the western boundary. Potential development proposals would need to pay attention to the scale and massing of buildings to create a design that reflects the adjacent uses.

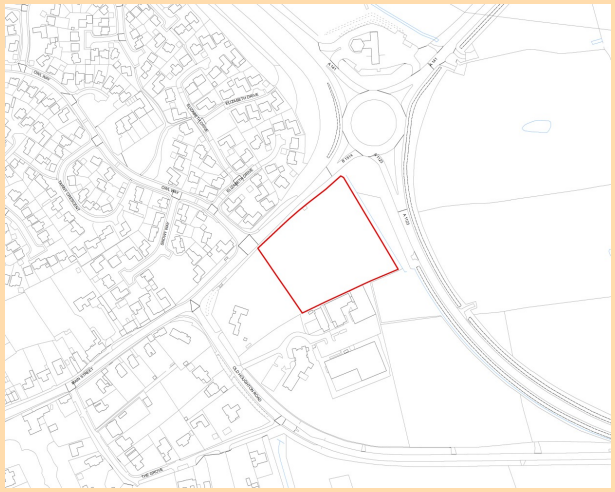
9.84 The site's potential for containing archaeological remains will need to be assessed through the completion of an archaeological assessment prior to development commencing. As the site is greenfield it may provide some habitats for wildlife; a biodiversity and ecology survey will therefore be required along with the incorporation of necessary mitigation measures where appropriate.

9.85 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Main Street, Huntingdon

HU 9

Main Street, Huntingdon



1.2ha of land at Main Street, Huntingdon is allocated for residential development of approximately 30 homes. Successful development of the site will require:

a. an appropriately detailed flood risk assessment, considering all forms of flooding and climate change, demonstrating that a sequential approach has been taken to the location of development and that it will be safe for its lifetime
b. provision of a single vehicular access to the site
c. built development reflecting Hartford Conservation Area, listed All Saints Parish Church and Manor House, also including a full archaeological evaluation of the site.
d. pedestrian, cycle and bus links to Huntingdon centre to increase sustainability
e. provision of substantial landscaping along the southern boundary to minimise impact on longer distance views into the site

Development Guidance

9.86 The site lies in flood zone 2 and is known to be at risk of surface water flooding so a site specific flood risk assessment will be essential. The site is defended against flooding by the raised roads near the northwestern and northeastern boundaries and by Environment Agency defences to the south. There is also a risk from surface water flooding, which is greatest in northern and eastern areas. The floor levels of dwellings should be raised above the maximum 1 in 100 year flood level taking account of climate change. A detailed explanation of flood risk management and mitigation measures will be required which should include provision of flood resilient structures. A flood response emergency plan should also be produced.

9.87 The site has tress and hedgerows along much of its boundaries, particularly the northwestern and northeastern sides which should be retained and enhanced to retain the character of development on the southern side of Main Street and reduce noise to the site from the A1123.

9.88 Details of a single suitably designed safe access onto the existing highway network should be provided and agreed. Ideally this should be to Old Houghton Road if possible. However, if access to Main Street is considered it is important to note that there is a right turn feature for Owl Way adjacent to the site which may limit the location of the access and/ or lead to considerable alteration to the existing road layout. Pedestrian and cycle connections to the surrounding network will also be necessary. The site is also subject to some noise and air pollution from the A1123. Appropriate assessments and mitigation will be required to ensure adequate living conditions.

9.89 The location of the site on the boundary of the built-up area, adjacent to the Hartford Conservation Area and close to a number of heritage assets will mean that the design will need to carefully consider the impact on the significance, setting and character of these in order that harm is avoided or minimised as far as possible and where possible enhancement of these assets is enabled. The spacious character of the immediate surroundings should influence the layout of any scheme.

9.90 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

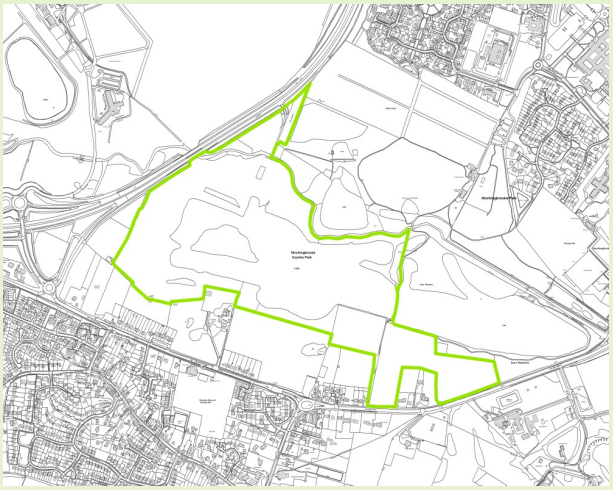
Hinchingbrooke Country Park Extension, Huntingdon

HU 10

Hinchingbrooke Country Park Extension, Huntingdon

44ha of land adjacent to Hinchingbrooke Country Park is allocated for green infrastructure. Successful delivery of the site will require:

a. provision of additional pedestrian paths
b. provision of interpretation boards, way-marking signs and bird watching hides
c. management to improve the site's value for biodiversity
d. an appropriately detailed flood risk assessment considering relevant forms of flood risk and the intended use followed by a management strategy including appropriate practices to ensure that the public is not exposed to unacceptable risk
e. a new car park off Huntingdon Road



Development Guidance

9.91 This extension to Hinchingbrooke Country Park is an important part of the overall strategy to provide strategic green infrastructure along side development. This extension would increase the size of the country park considerably and provide a strategic scale area of publicly accessible natural green space capable of serving a significant population in and around the Huntingdon Spatial Planning Area. This extension will specifically help guard against adverse impacts on designated sites in the area that might come about as a result of planned development in the area.

9.92 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 giving opportunities for people to observe wildlife in an unobtrusive manner. Country park management of the island within the western lake would help improve its value for biodiversity.

9.93 The allocated land is currently farmed and is largely within the floodplain. This is also an area that is at risk from surface water flooding. An appropriately detailed flood risk assessment should be completed. The assessment should include consideration of ways to alleviate surface water flooding in the area including of the B1514, adjacent to the southern boundary. A flood management strategy will be needed to implement necessary practices including closure of the affected parts of the park during flood events to ensure that the public are not put at unnecessary risk.

9.94 A suitably designed safe access or accesses onto existing highway will be required. There is a significant demand for car parking during events at the country park and a new car park accessed from Huntingdon Road would cater for increased visitor numbers and avoid the need for all visitors arriving by car to use Hinchingbrooke Park Road. Adequate parking and preventative highway measures should be provided so that the surrounding highway network is not adversely affected. The Council will look to lease or purchase this land when funds are available.

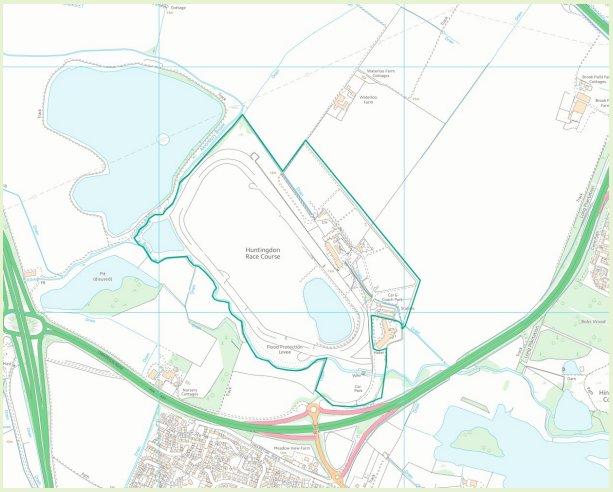
Huntingdon Racecourse

HU 11

Huntingdon Racecourse

72ha of land at Huntingdon Racecourse is allocated for mixed use development to comprise:

1. continued use of the site for the racecourse, equine support facilities and Huntingdon RFC
2. complementary conference and events facilities, outdoor recreational and leisure facilities



Successful delivery of this development will require:

a. a suitably detailed flood risk assessment, considering all forms of flood risk and climate change and a drainage strategy to be produced in agreement with the Council in liaison with relevant bodies
b. a development strategy that seeks to sequentially locate development and relocate existing uses to lower flood risk parts of the site wherever possible in order to reduce overall exposure to flood risk
c. a travel plan to cater for and promote sustainable travel patterns
d. an ecological assessment to ensure protection of the Brampton racecourse SSSI
e. a programme of work designed to investigate, and where appropriate to protect, archaeological assets

Development Guidance

9.95 Huntingdon racecourse comprises 72ha of land currently used for horse racing with around 17 events per year, the site also hosts Huntingdon rugby club and a range of occasional outdoor events. A 98 bedroom hotel was opened adjacent to the site in 2013. It is situated within the open countryside and is clearly visible from the A1 and A14 roads.

9.96 Jockey Club Racecourses are seeking to improve and extend the facilities at the racecourse to support its role in providing a recreation, leisure and entertainment facility for the area and to help ensure its continuing vitality and viability. Proposals related to equine support facilities and provision or improvement of uses necessary for the effective running of race meetings will be supported where they are within or well related to the existing complex of buildings to minimise the visual impact.

9.97 Any proposals for complementary uses for conferences and events, recreation or leisure should ensure minimal visual impact and that any ancillary buildings are contained within the eastern portion of the site and are well related to the existing complex of buildings.

9.98 This site is sensitively located within functional floodplain and containing the Brampton racecourse SSSI which is a high value biodiversity asset. A site specific flood risk assessment will be required, appropriate to the risk category of the use proposed, to demonstrate that any proposed development is capable of being safely used for its expected lifetime and that if possible it will reduce overall flood risk. Appropriate ecological assessments should be undertaken and development should ensure no detrimental impact upon the ecological value of the SSSI. The agreement of Natural England should be sought on any

mitigation measures necessary to ensure detailed proposals will not have an adverse effect on the SSSI. Archaeological investigation of any areas proposed for development will be required as the area is rich in prehistoric remains with known heritage assets in the south of the site.

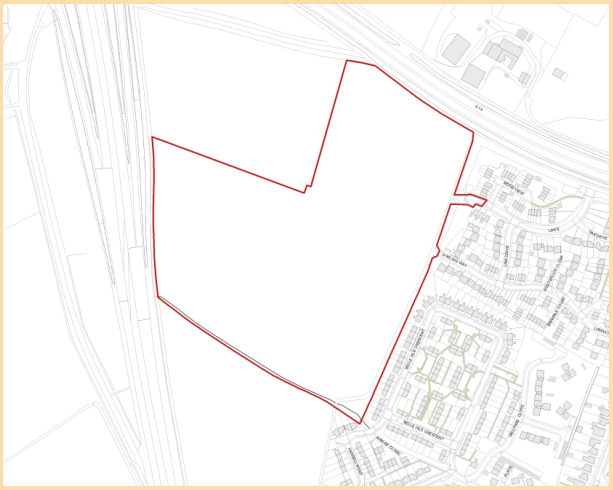
9.99 A transport assessment and Travel Plan will be required. There is a significant demand for car parking during racing events and concerns exist over increased transport leading to deteriorating air quality and additional noise. Appropriate travel planning would need to be put in place for visitors and people working on the site, including retention of the public transport connection to Huntingdon railway station to promote non-car based access for race day visitors.

Brampton

Dorling Way, Brampton

HU 12

Dorling Way, Brampton



12ha of land at Dorling Way, Brampton is allocated for residential development of approximately 150 homes. Successful development of the site will require:

a. a noise assessment and mitigation from the A1 and A14
b. an air quality assessment and low emissions strategy
c. satisfactory resolution of additional traffic impact on local roads having regard to a transport assessment and travel plan
d. provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the adjoining residential area
e. an appropriate form of development that addresses the site's relationship with Laws Crescent and Dorling Way
f. retention and reinforcement of boundary landscaping to provide screening, noise and pollution buffers
g. a programme of work designed to investigate, record and where appropriate protect, archaeological assets
h. provision of a surface water drainage strategy detailing on site storage, drainage routes, and drainage rates
i. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
j. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.100 Outline permission was granted for up to 150 homes on this site in September 2016 (planning reference 16/00194/OUT).

9.101 Due to the site's location adjacent to the A1 and A14 noise and light pollution are significant constraints. The design of any development proposal and its landscaping scheme should take account of the A14 improvement scheme and demonstrate how it will mitigate and minimise impacts and safeguard the amenity of future residents.

9.102 A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Brampton village.

9.103 The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative landscape impacts from surrounding uses, and how it will respond to existing vistas, boundaries, trees and green infrastructure networks.

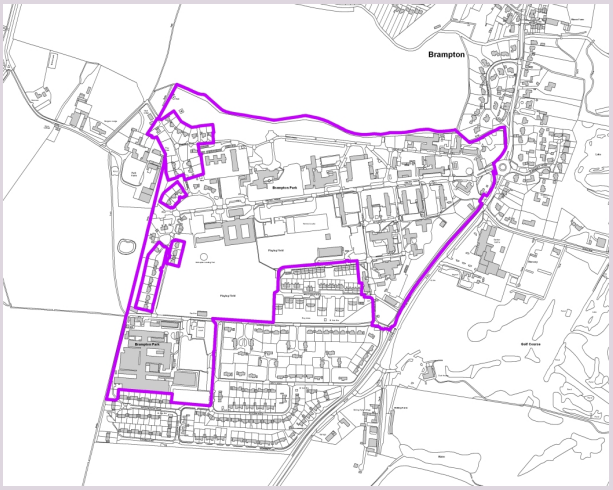
9.104 There are known archaeological assets in the vicinity of this site and appropriate investigations should be carried out, followed by further recording, conservation or other work as applicable.

Brampton Park

HU 13

Brampton Park

32ha of land at Brampton Park is allocated for mixed use development to comprise:



1. approximately 600 homes
2. approximately 560m^2 (gross) of shop floorspace (class 'A1')
3. an appropriate viable use for the grade II listed Brampton Park House
4. community facilities to meet needs arising from the development
5. accessible open space and green infrastructure links

Successful development of the site will require:

a. satisfactory resolution of any additional traffic impact on the surrounding road network having regard to an agreed transport assessment and travel plan
b. phasing of development, including the provision of community facilities, footpaths, cycle connections, public transport, open space, and affordable housing
c. provision of a sustainable transport network for vehicles, cyclists and pedestrians which facilitate integration with Annington Homes and Brampton village
d. provision of access from the existing roundabout on Buckden Road and re-opening of Park Lane
e. use of design codes to create distinctive character areas
f. landscape design recognising vistas, boundaries, trees and green infrastructure networks, paying particular attention to the area around the northern boundary and views of the grade II listed Brampton Park House
g. incorporation of sustainable drainage systems

9.105 As at November 2017 construction has started and detailed proposals have been permitted or are under consideration by the Council for the whole of this site. As such the policy and development guidance are retained to detail the role of this site within the development strategy and to inform decision making on outstanding proposals and should any revised proposals be forthcoming.

Development Guidance

9.106 The site offers the opportunity to develop a new mixed use neighbourhood for Brampton and integrate both itself and the adjoining former RAF housing better with the village of Brampton. Although any development scheme is expected to be residential led it should also incorporate a mix of uses to promote its overall sustainability. An Urban Design Framework for the redevelopment of the site was approved in 2011 and should be taken into account as a material consideration. A number of recent permissions exist on this site.

9.107 A transport assessment will be required to indicate the ability of the surrounding highway network to accommodate the anticipated levels of traffic generation. The creation and enhancement of pedestrian and cycle links to the village centre will be necessary to provide safe routes to services and facilities.

9.108 Flood risk is higher in the north of the site from fluvial sources with variable risk of surface water flooding including some localised high risk areas in the southern part of the site. A minor watercourse runs across the northern boundary of the site and run-off rates will need to be managed to prevent increasing flood extents from there. A site specific flood risk assessment will be required with detailed water management and flood mitigation proposals incorporated.

9.109 A small convenience store and possibly one or two other small shops should be located close to the entrance to the site to allow for greatest accessibility for all of the new community. More detailed guidance on this is provided within the UDF. Community facilities should be provided appropriate to the needs arising from the development, including flexible meeting space capable of meeting social and cultural needs. Successful development of the site will require that school provision can be made at Brampton Primary School to meet the needs arising from residents of the development and a suitable footpath/ cycle link provided.

9.110 Brampton Park House is a substantial listed building used by the RAF as the officers' mess. This building needs an alternative use that respects and protects its heritage. Given the viability challenges inherent in re-use of this building proposed uses will be considered on their merits with regard to achieving appropriate protection of the main listed building, related listed structures and the relationship with the historic parkland. Retention of other heritage assets which are distinctive features will add to and help retain the character of the site.

9.111 The site also contains significant groups of trees which contribute to its character and landscape, many of which are protected by a tree preservation order. The mature tree belts on the northern, eastern and south eastern edges should be retained and reinforced reflecting their contribution to Brampton Conservation Area. The tree lined roads contribute strongly to the existing character of the site and should also be retained and supplemented.

9.112 The central area of open space, marked out playing field and tennis courts should be retained as these will provide a useful facility for future residents and provide an open setting to Brampton Park House. A multi-use community building will be provided close to this central area including the provision of changing facilities for the sports facilities.

9.113 The site contains mineral resources that should be protected in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS26 and CS27. A waste strategy and audit will also be required in conformity policies CS7, CS16 and CS28.

Brampton Park Golf Club Practice Ground

HU 14

Brampton Park Golf Club Practice Ground

3ha of land at Brampton Golf Club, Buckden Road is allocated for residential development of approximately 55 homes. Successful development of the site will require:

a. a detailed flood risk assessment and flood mitigation works as appropriate and surface water management strategy
b. a transport assessment and travel plan
c. an ecological assessment and enhancement scheme
d. a tree protection and landscape scheme
e. provision of pedestrian and cycle routes to integrate the site with the surrounding network
f. a programme of work designed to investigate, record and where appropriate protect, archaeological assets

Development Guidance

9.114 More than half the site is considered to be at risk of flooding, being within flood zone 2. The extent of flood risk will need to be established through a detailed flood risk assessment, and development will need to address any risk through incorporation of suitable flood protection/ mitigation measures, including ensuring that development does not increase flood risk off site. In particular, a sequential approach will need to be taken to the arrangement of development within this site.

9.115 A transport assessment will be required to indicate the ability of the surrounding highway network to accommodate the anticipated levels of traffic generation. The creation and enhancement of pedestrian and cycle links to the village centre, and to the adjacent Brampton Park development, will be necessary to provide safe routes to services and facilities.

9.116 The site's location on the edge of Brampton means that impact on the surrounding landscape is a development constraint. However, the site is screened from the B1514 by hedgerow trees, and is screened from longer distance views to the south and east by mature trees on and adjacent to Brampton Golf Course, minimising its impact on the Ouse Valley. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.,

9.117 Due to the presence of hedgerow trees on site, and mature trees on the adjacent golf course, a tree protection strategy will be required. In addition, this area could support bat species due to the presence of particular tree species. A biodiversity and ecology survey and report would be required and appropriate mitigation measures incorporated into the design of potential development where necessary.

9.118 The site is considered to be located within an area with archaeological potential as such a programme of work designed to investigate, record and where appropriate protect, archaeological assets will be required.

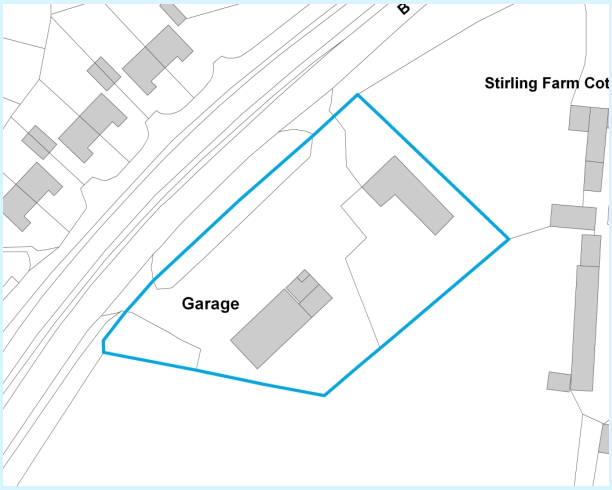
Park View Garage, Brampton

HU 15

Park View Garage, Brampton

0.4ha of land at Park View Garage, Brampton is allocated for employment development to be comprised of light industrial use (class 'B1c'). Successful development of the site will require:

a. incorporation of the protected trees into a comprehensive landscaping scheme
b. An appropriately high quality design recognising this sites prominent location at a 'gateway' for Brampton
c. rationalisation to a single safe access point onto the highway network



Development Guidance

9.119 The site is in a prominent location at the gateway to Brampton from the south, redevelopment proposals should therefore incorporate high quality design to enhance the approach to the village. There are several protected trees within the site which would need to be incorporated into a landscape scheme as part of development.

9.120 Redevelopment proposals should investigate land contamination issues given the previous use and incorporate appropriate mitigation measures to bring it up to an adequate standard for modern employment use.

9.121 The site is currently detached from the village but additional services and facilities are being provided by the redevelopment of 'Brampton Park', opposite. There are presently two accesses to the site. Redevelopment will reduce this to a single point, in accordance with current standards complemented with adequate internal turning and parking. Details on how the site will be connected to the nearest pedestrian routes will also be required.

9.122 The site has potential to provide high quality employment development in an appropriately landscaped setting. It is envisaged that development of this site will comprise light industrial floorspace (class 'B1c'). It is anticipated that approximately 40 jobs may be possible on the 0.4ha identified.

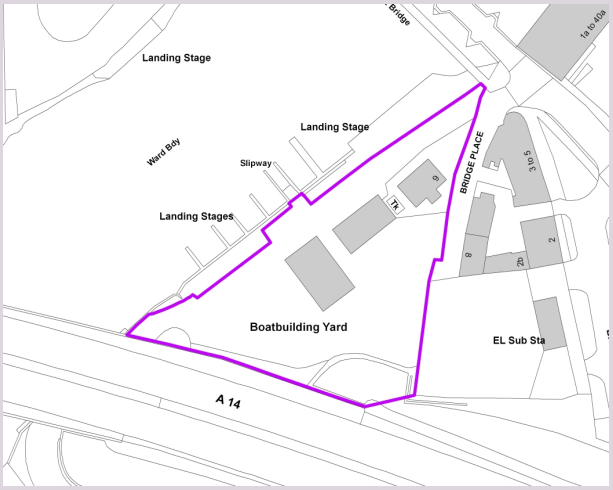
9.123 The site falls within the Station Farm/ Buckden Landfill Waste Consultation Area (Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan policy W8AX). Development will therefore have to demonstrate compatibility with the nearby waste management uses protected through the waste consultation area.

Godmanchester

Tyrell's Marina, Godmanchester

HU 16

Tyrell's Marina, Godmanchester



0.3ha of land at Tyrell's Marina, Bridge Place is allocated for mixed use redevelopment to comprise:

1. a mix of uses to be determined through appropriate resolution of development constraints including housing (class C3) and/ or food and drink, office or leisure uses (A2 to A5, B1a and D1)
2. re-provision of landing stages/ moorings

Successful development of the site will require:

a. provision of a suitably detailed flood risk assessment, considering all forms of flood risk and climate change, demonstrating a sequential approach to determining the amount, location and form of development, that the proposals will be safe, that flood risk would not increase on site or elsewhere and including full details of mitigation measures including nearby off-site compensation as may be required in agreement with the Environment Agency, as well as a flood evacuation plan
b. an air quality assessment and low emissions strategy
c. provision of main vehicular access from the south west of the site to The Avenue and an emergency vehicular access to Bridge Place with mechanisms in place to ensure that this is only used in times of flood when the main access could be unsafe.
d. provision of pedestrian access from the north east of the site to Bridge Place
e. a form of development creating a high quality built environment reflecting the visual prominence of the site, its location within the Huntingdon Conservation Area, and impact on the settings of the grade I listed and scheduled Huntingdon Town Bridge, and grade II listed buildings at Riverside Mill and Bridge Place
f. a programme of work to investigate, record and where appropriate protect, archaeological assets
g. development proposals should maximise the opportunities offered by the attractive riverside frontage for the provision of moorings and the enhancement of public access to the river frontage
h. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
i. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.124 The site comprises previously developed land and is largely covered in hardstanding with most former buildings now cleared. This is a key regeneration site that has a unique river front location where redevelopment offers the opportunity for environmental improvement to create a high quality development subject to appropriately addressing the significant flood risk and other development constraints.

9.125 The site is at significant risk of flooding with a large area of the site including the northwestern river frontage falling within the functional floodplain with most remaining parts of the site falling within flood zones 2 and 3a. A detailed flood risk assessment will be required to demonstrate that a sequential approach to determining the amount, location and form of development has been taken, that any proposed development is capable of being safely occupied for its expected lifetime, that it will not increase the risk of flooding on the site or elsewhere and, if possible, will reduce overall flood risk. Given that over three quarters of the site is within flood zone 3b flood compensation will be required on a level for level volume for volume basis for any proposed loss of floodplain. Therefore detailed discussion with the Environment Agency must take place leading to agreement that the development will be safe. There is likely to be a requirement for land in the vicinity and outside the proposed site for flood compensation. Prospects for effective mitigation would need to be established before taking the site forward. The site is covered by the Environment Agency's Flood Warning Service. More vulnerable types of development, specifically residential uses, will not be permitted within the functional floodplain in accordance with the NPPF. Proposals for water compatible development such as moorings will be encouraged; any proposed uses should ensure an active river frontage. Flood resilient structures will be required along with flood response emergency plans.

9.126 Safe access and egress is potentially an issue as the main vehicular access route from the site under the A14 flyover to The Avenue is affected by flood risk. An emergency access, to be used in times of flood, to Bridge Place will therefore be required. Pedestrian access should be provided from the north eastern corner of the site to facilitate walking to Huntingdon.

9.127 The A14 embankment dominates the southern edge of the site which has a strong visual impact; the site is also subject to noise and air pollution from the A14. Although the A14 upgrade scheme is currently under construction, which is expected to reduce the impact of this road, appropriately detailed assessments will be required along with mitigation to ensure adequate amenity for users and/ or residents of properties, including air quality. Given its previous use as a boat yard ground contamination may be an issue which should be assessed and any relevant remediation undertaken appropriate to the proposed use.

9.128 The character of the surrounding area between the A14 flyover, the grade I listed bridge, and Riverside Mill and 3-5 Bridge Place both grade II listed, will be a significant challenge. It is also situated within the Huntingdon Conservation Area. The design will need to consider the impact on the setting and character of these heritage assets, respond to the variety of heights and massing involved and prevent an increase in enclosure in the vicinity of the bridge.

9.129 An innovative design solution may be beneficial in overcoming the significant flooding and other constraints; this should inform the exact amount and mix of uses. Whether this mix includes an amount of residential development is to be determined through application of the sequential approach so is not stated in the policy. Given the significance of the flood risk any capacity for residential uses is likely to be very limited. This approach to design could include a vertical mix of uses with less vulnerable uses, such as service uses (class A2) or food and drink uses (classes A3, A4 and/ or A5) on the ground floor and residential accommodation above. Other commercial uses within classes B1a or D1 would be supported. Given the sites separation from Huntingdon Town Centre by the river Great Ouse the site is not considered suitable for shop uses (class A1).

9.130 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

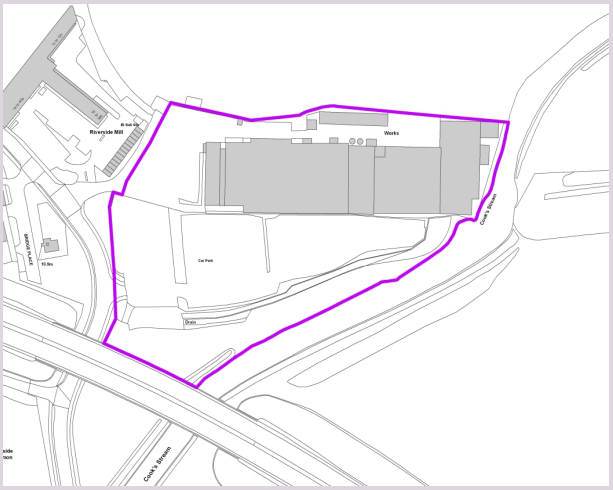
RGE Engineering, Godmanchester

HU 17

RGE Engineering, Godmanchester

2.6ha of land at RGE Engineering and the Council owned Bridge Place public car park at The Avenue, Godmanchester is allocated for a mix of uses to comprise:

1. approximately 90 homes
2. re-provision of part of the site as public car park



Successful development of the site will require:

a. flood risk assessment considering all forms of flood risk and climate change with development sequentially located within the site and appropriate mitigation measures incorporated as necessary
b. an air quality assessment and low emissions strategy
c. a contamination assessment and mitigation measures as appropriate
d. provision of high quality development to reflect the site's sensitive location and relationship with several listed buildings and the Huntingdon and Godmanchester conservation areas, ensuring that heritage assets and their settings are preserved and where possible enhanced
e. provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network should be investigated and provided if possible
f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.131 The site offers an opportunity for environmental enhancement of this approach into Huntingdon. It can also consolidate a cluster of housing which is well located with regard to access to services and provide homes in an attractive, sensitive location. A design brief should be prepared for the site due to its sensitive location.

9.132 Due to the risk of flooding on site a flood risk assessment will need to be carried out and mitigation measures incorporated as necessary. Levels of flood risk should inform the sequential location of uses with more vulnerable uses on lower flood risk parts of the site.

9.133 The existing commercial use and historic uses of the site mean that contamination may be an issue. This will need to be fully investigated and appropriate measures taken to bring the site up to the required standard for residential development.

9.134 A high quality design-led development should reflect the site's sensitive location on the urban/ rural fringe of Godmanchester and the relationship with the Huntingdon and Godmanchester conservation areas and a number of listed buildings. The scheme must ensure that heritage assets and their settings are preserved

and where possible enhanced. There is an opportunity for a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the network of cycle and footpaths across the Ouse meadows. A bridge here would enable a more direct long distance route between Huntingdon and Hemingford Abbots linking into the Ouse Valley Way. This opportunity should be investigated and provided if possible.

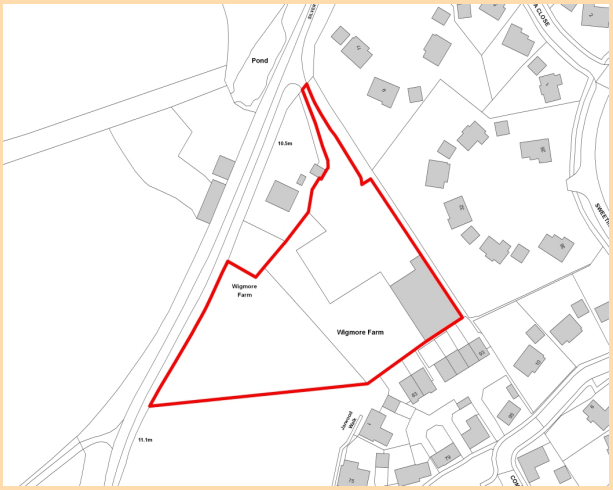
9.135 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Wigmore Farm Buildings, Godmanchester

HU 18

Wigmore Farm Buildings, Godmanchester

0.7ha of land east of Silver Street, Godmanchester is allocated for residential development of approximately 13 homes. Successful development of the site will require:



a. flood risk assessment considering all forms of flood risk and climate with development sequentially located within the site and appropriate mitigation measures incorporated as necessary
b. provision of a single access route in the northern corner to Silver Street
c. upgrading of Silver Street between the site entrance and Duck End in agreement with Cambridgeshire County Council
d. provision of pedestrian links to the adjacent development (Comben Drive) via open space to the south
e. provision of high quality development to reflect the site's sensitive location on the rural fringe of Godmanchester
f. provision of landscaping adjacent to Silver Street on the western boundary
g. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
h. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

9.136 The section of Silver Street adjacent to this site has a rural character and has limited capacity to accommodate additional traffic. Development will need to reflect this character and capacity and should therefore be low density with well landscaped areas and open space.

9.137 A single vehicular access point onto Silver Street should be agreed and provided. A transport statement would be required to ascertain what improvements would be necessary but it is thought that passing bays will be needed but widening between the site and Duck End cannot be ruled out. Foot and cycle path access to development to the south of the site will also need to be created via the adjacent open space.

9.138 Landscaping will be required to protect the rural character along Silver Street to provide extra screening therefore a landscape management plan should be provided.

9.139 This area could support bat species due to the presence of particular tree species. A biodiversity and ecology survey and report would be required and appropriate mitigation measures incorporated into the design of potential development where necessary.

9.140 Evidence from adjacent development identified soil contamination and remediation work was required. A contamination assessment and remediation works as appropriate would therefore be required.

9.141 This site has full planning permission, reference 16/01477/FUL, for erection of 13 dwellings.

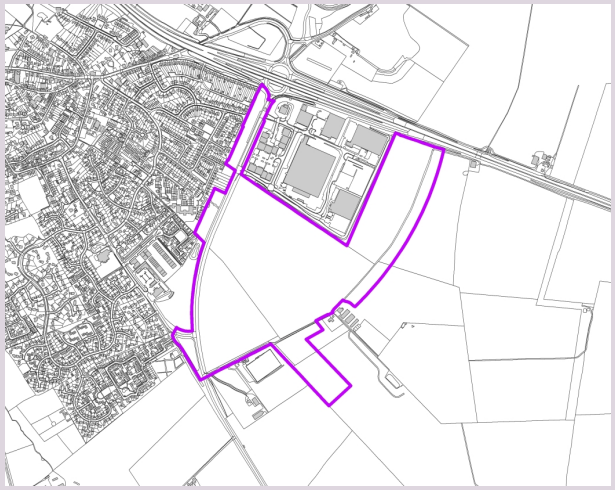
9.142 Part of the western part of the site is within flood zones 2 and 3a. There is also some risk of surface water flooding. Due to this risk a flood risk assessment will need to be carried out, development sequentially located within the site and potential mitigation measures incorporated as necessary.

9.143 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Bearscroft Farm, Godmanchester

HU 19

Bearscroft Farm, Godmanchester



45.5ha of land at Bearscroft Farm, Godmanchester is allocated for development of a mix of uses to comprise:

1. approximately 750 homes
2. 4.4ha of land for employment uses (all class 'B' uses except 'B8')
3. a neighbourhood centre to comprise 950m^2 retail floorspace[(28)] (classes 'A1', 'A2', 'A3' or 'A5'), of which not more than 700m^2 to be shops (class 'A1')
4. a primary school on 2.3ha of land
5. an area of at least 2ha of accessible natural green space with comprehensive links to the wider green infrastructure network
6. social and community facilities to meet needs arising from development

Successful development of the site will require:

a. satisfactory resolution of any impact caused by traffic generated from development on the A14 in accordance with the Highways Agency's requirements or delivery of an upgraded A14
b. satisfactory integration of development with the existing built-up area of Godmanchester
c. completion of a public consultation exercise agreed with the Council
d. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
e. design codes or conceptual appearance of development proposals
f. landscape design recognising vistas, boundaries and green infrastructure networks, paying particular attention to the area around the eastern boundary
g. the mixture of uses to be incorporated, including social and community facilities to meet the needs arising from development
h. a sustainable transport network for vehicles, cyclists, pedestrians and public transport
i. flood risk assessment and provision of sustainable drainage systems
j. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
k. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

9.144 As at November 2017 construction has started and detailed proposals have been permitted or are under consideration by the Council for a large area of this site. Approximately 120 homes are occupied and The Bridge Academy primary school opened on site in October 2017. As such the policy and development

28 All figures for floorspace are gross unless specifically stated otherwise

guidance are retained to detail the role of this site within the development strategy and to inform decision making on outstanding proposals and forthcoming for the remainder of the site or revised proposals be submitted.

Development Guidance

9.145 The site lies in close proximity to the A14 and it is expected that traffic from development will use the trunk road. The Highways Agency's requirement for nil detriment or minimal impact to be demonstrated must be complied with, until such time as the A14 improvement scheme is completed. There have been substantial works to and around the A1198 in order to address conflicts between through traffic and people travelling within Godmanchester. However the road is likely to continue to be a barrier to some extent to full integration of this site with the rest of Godmanchester. The transport impacts of this proposal are set out in the approved transport assessment and travel plan accompanying the approved planning permission (reference 1200685OUT) which was granted in February 2014.

9.146 Shopping facilities should meet local residents' day to day needs but not have an impact on Huntingdon town centre. Other services and facilities should be included in the same neighbourhood centre to ensure a sustainable and balanced community. Playing fields and play areas should be provided in accordance with policies elsewhere in the Development Plan. Primary school provision will be provided to meet the needs of this development (considered to be met with 1.5 forms of entry) and to provide scope for future capacity, in agreement with Cambridgeshire County Council.

9.147 It is anticipated that the employment development on this site will be comprised of office, research and development and light industrial uses. Alternatively a combination of business and general industrial (classes 'B1' and 'B2') may be appropriate. Storage and distribution (class 'B8') should not form part of development on this site. It is calculated that approximately 475 jobs may be possible on the 4.4ha identified.

9.148 Boundary treatments along with development densities, building heights and their proximity to the eastern boundary will need to be carefully considered due to the change in topography around the eastern boundary and the potential for impact on views from the east and southeast.

9.149 There are known archaeological assets in the vicinity of this site and appropriate investigations should be carried out, followed by further recording, conservation or other work as applicable.

9.150 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

10 St Neots Spatial Planning Area

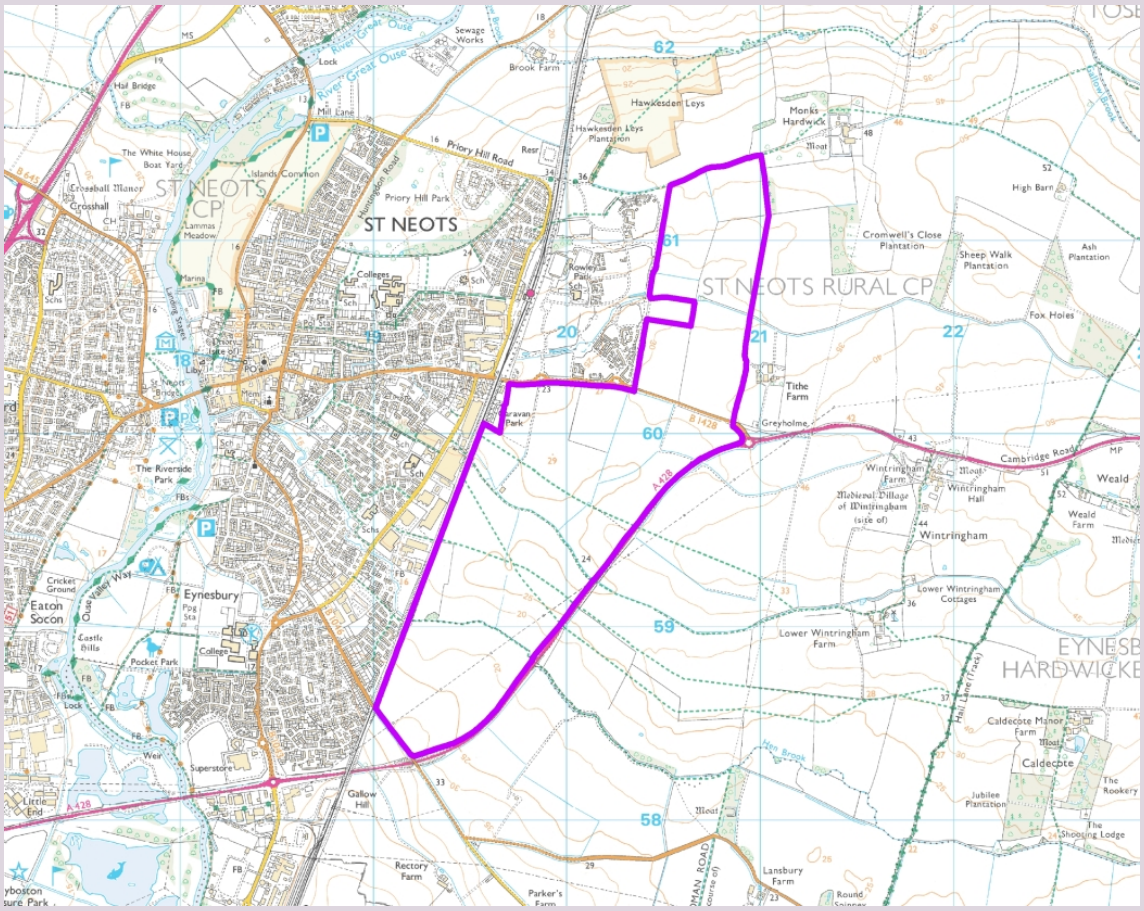
10.1 The St Neots Spatial Planning Area is defined in 'Definition of Spatial Planning Areas'.

Strategic Expansion Location: St Neots East

10.2 The eastern expansion of St Neots on land to the east of the railway line was the largest direction of growth identified in the Core Strategy 2009. The St Neots Eastern Expansion Urban Design Framework 2010 developed by the Council and the key developer interests forms the basis of the proposed development site.

SEL 2

St Neots East



226ha of land east of Loves Farm and at Wintringham Park, Cambridge Road, St Neots is allocated for mixed use sustainable development in accordance with the St Neots Eastern Expansion Urban Design Framework 2010 to comprise:

1. approximately 3,820 homes
2. approximately 22ha of employment land (class 'B')
3. a local centre of some 3ha containing offices (class 'B1a' uses), approximately 4,000m^2 of gross retail floorspace (class 'A1') including a supermarket (class 'A1') with a maximum retail floorspace of 3,000m^2 and other retail and food and drink uses (classes 'A2' to 'A5') and ancillary uses appropriate to the scale of development within the centre
4. a neighbourhood centre of some 0.3ha containing approximately 800m^2 of floorspace for retail, service, food and drink and community uses (class 'A1' to 'A5' and 'D1' and 'D2')
5. specialist accommodation for older people equivalent to at least a 120 bed space care home

6. educational and community facilities appropriate to the scale of development, including primary schools and day care/ nursery provision
7. indoor and outdoor sports facilities appropriate to the scale of development
8. transport infrastructure improvements proportionate to the scale of development
9. strategic green space and open space

Successful development of the site will require:

a. satisfactory resolution of the impact of additional traffic on the A428, A1 and the local highway network having regard to a transport assessment and travel plan
b. comprehensive master planning to be undertaken by the site developer with public engagement with the cooperation of the Council
c. provision of quality pedestrian and cycle improvements to the town centre and other key service destinations
d. production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
e. the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
f. differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
g. a mix of uses to be incorporated, including social, community and sporting facilities, that meets the needs of the proposed development
h. retail provision appropriate to the area which is complementary to the continued vitality and viability of St Neots town centre
i. the creation of a single main centre on the south side of Cambridge Road fronting the road, with shared communal spaces and a clear sense of place
j. the creation of a neighbourhood centre near to the underpass by Howitt's Lane
k. the creation of a landscaped business park with frontage to the A428
l. enhancement and provision for habitats in accordance with an ecological assessment and strategy
m. areas of green and open space throughout the development that link with the strategic green infrastructure network and provide for a wide range of recreational purposes and flood reduction
n. a tree survey and planting scheme
o. a landscaping scheme recognising and enhancing vistas, boundaries, and green infrastructure networks
p. design codes for the appearance of development proposals
q. assessment of noise impacts for the site, particularly from the East Coast Main Line Railway, and appropriate acoustic treatments to address any adverse impacts
r. flood risk assessment and provision of sustainable drainage systems
s. separation from the gas pipeline and high voltage electricity transmission line in accordance with National Grid requirements
t. production and implementation of a waste audit and a waste minimisation, re-use and recovery strategy
u. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
v. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.3 The Urban Design Framework 2010 sets out a framework for urban growth in this area. In order to best provide for economic growth and facilitate easy access to employment opportunities, development of industrial and commercial uses will need to be phased in with housing growth.

10.4 Two separate planning applications cover the area, one to the south of Cambridge Road (Wintringham Park) and the other to the north (Loves Farm Phase 2). It is recognised that these will be built out separately with a number of phases within each.

10.5 A key issue is the effect of this development on the strategic highway network. While the A428 has been dualled east of Caxton Gibbet, and the A1 and A421 to the west are also dual carriageway, this part of the A428 is currently still a single 2-lane carriageway, and currently experiences congestion at certain times of the day. Highways England are progressing an improvement scheme which is part of the government's Road Investment Strategy April 2015 to March 2020. On-site works are anticipated to start around spring 2020.

10.6 In order to off-set the impact of introducing new access points on the A428 and to mitigate the impact of development on other off-site junctions on the route, improvements are anticipated at the roundabouts at Wyboston, Barford Road, Cambridge Road and Caxton Gibbet. A transport assessment (in accordance with Policy 'Sustainable Travel') and Travel Plan is required for each phase of development in order to assess the transport impact on the A428, A1 and the local road network. Delivery of this site will need to take into account the timing of highway improvement works. The development also needs to ensure that sufficient parking is provided on the site in line with policy 'Sustainable Travel'.

10.7 The internal layout of the development will include new roads and public rights of way. A central landscaped spine road is anticipated from Cambridge Road through to Potton Road. Additional access along Cambridge Road will be needed, especially for the main centre and the area north of Cambridge Road. Links with the existing Loves Farm development should be provided to encourage integration. Cambridge Road itself should be improved as the gateway to St Neots town centre. Despite the barrier of the railway line, connections are expected under the two bridges in the area between Cambridge Road and Potton Road. New and improved public transport, in particular bus transport, is expected. Some of the existing public rights of way will need to be relocated to correspond with expected travel routes.

10.8 The land should accommodate a variety of densities of development, a main centre, a local centre, a business park and smaller employment areas. Retail development in this area should not compete with, but instead complement the existing town centre. It is expected that development will be most dense closest to the main centre and other services. Design codes will establish how the uses will be viewed and their interrelationships. Appropriate design should ensure that development sits as a positive feature within the landscape. Development is expected to be set back and necessary acoustic treatments incorporated in respect of areas affected by noise from the East Coast Mainline.

10.9 Employment land is an essential element of this allocation to contribute to sustainable development by offering opportunities for people to work close to home. Employment provision should complement that already in St Neots and be distributed across several locations within the strategic expansion location. A variety of premises should be included offering suitable accommodation for a range of employment uses. B1 light industrial and office uses may be integrated with residential areas, however, B2 general industrial uses should avoid directly adjoining residential areas to protect against adverse impacts on the amenity of residents. Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 2,420 may be possible on the 22ha identified.

10.10 St Neots East will form a substantial increase to the newly established community at Loves Farm and will require social and community services and facilities to supplement those accessible elsewhere within St Neots. To help develop a successful and cohesive community and encourage sustainable lifestyles social and community facilities and support are integral to this development. Locations to facilitate the development of community spirit such as public meeting spaces, places of worship and education facilities should be incorporated in accessible positions; multi-purpose use should be promoted to aid the viability and efficient

use of such facilities. To accommodate the need for school places that will arise from the scale of development proposed three primary schools should be provided. Appropriate early years/ day care nursery provision should also be included which may be a mixture of public and private provision.

10.11 A variety of densities of housing development and some mixed use areas should be incorporated to help promote areas of distinct character within St Neots East. The housing mix should have regard to the expected demographic change over the lifetime of the development. This means that starter homes, family homes, homes for those who wish to downsize and self-contained supported housing are all likely to be required. A care home suitable to meet the needs of older people should be incorporated to ensure that people who move to the neighbourhood have the opportunity to remain there in appropriate specialist accommodation later in life if they require this. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available.

10.12 Given the size of the development there are opportunities to provide significant open space for recreational needs and add to the strategic green infrastructure network. A full range of formal and informal open space, including sports and play facilities, should be incorporated in accordance with the Council's current standards at the time of development.

10.13 An objective assessment of need for sports and active recreation facilities will be required and appropriate provision made, reflecting the quantity and nature of development proposed. Structural planting should also be provided to help define and shape the new development. Public open space can address the potential for flooding and should result in little if any sensitive development within flood zones. However, surface water attenuation areas, such as swales or retention basins, should not be used as public open space if their use would be impractical during wet months.

10.14 Improved biodiversity and wildlife can be encouraged through a network of green spaces and sustainable drainage systems that are specifically designed to foster greater ecological diversity. The open space referred to above should therefore be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards: improving accessibility, naturalness and connectivity of green spaces. In addition, it is envisaged that green space provided on this site will link in with public rights of way through St Neots to the Ouse Valley and that this site should link to additional green corridors out to South Cambridgeshire. Existing areas of particularly high biodiversity value should be integrated into the design of the network of green spaces.

10.15 Development on this scale offers an opportunity for minimising carbon dioxide emissions with the aim of the whole site being zero carbon. Options to achieve this aim, which could include a decentralised heat/ energy network, should be thoroughly explored.

10.16 Part of the site is affected by overhead transmission lines and there are also gas pipelines near the railway line. Appropriate separation distances from these will need to be maintained, in accordance with advice from National Grid. It is recognised that the overhead transmission lines will not be placed underground as it is not considered feasible and there is little net benefit in visual terms due to the need to replace two pylons with larger terminal towers.

10.17 Reference should be made to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy regarding requirements to ensure that waste is appropriately managed and dealt with.

10.18 The policy requires agreement with the Environment Agency (EA) and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or

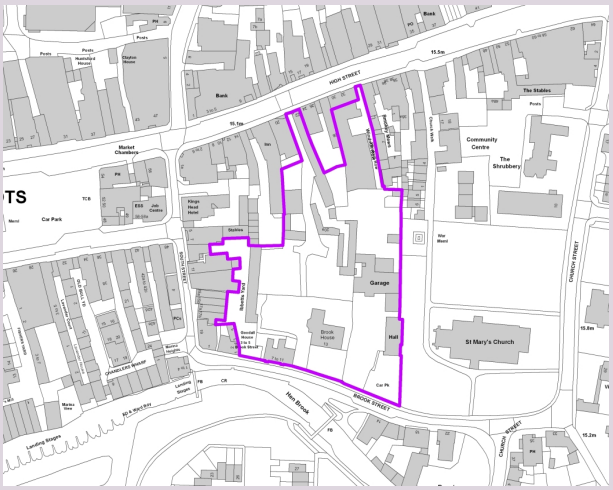
would be insufficient it may be necessary to place limits on the amount of development that can take place. Anglian Water has identified further investment at St Neots Water Recycling Centre as outlined in their current Asset Management Plan (which covers the period 2015 to 2020).

St Neots

St Mary's Urban Village, St Neots

SN 1

St Mary's Urban Village, St Neots



0.9ha of land at St Mary's Urban Village is allocated for a mix of uses to comprise:

1. approximately 40 homes
2. retention of Brook House as offices
3. 60m^2 of retail floorspace (class 'A1' or 'A2')

Successful development of the site will require:

a. provision of vehicular access points from Brook Street and pedestrian access points from High Street and Church Walk
b. provision of high quality development that enhances the character of the conservation area and safeguards and enhances the character and setting of Brook House, a grade II* listed building, 7-11 Brook Street which is a grade II listed building and the nearby St Mary's Church, a grade I listed building
c. a layout which maximises the opportunities to create a sense of place afforded by views to surrounding listed buildings
d. provision of an air quality assessment and low emissions strategy
e. provision of a Flood Risk Assessment to be produced in agreement with relevant bodies
f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.19 This site has potential for some redevelopment to reinforce its role as a residential-led area of mixed uses within St Neots town centre. Any opportunities to aid its reintegration with the rest of the town centre should be taken, reinforcing the existing network of routes that provide physical and visual links to the High Street and Brook Street. Vehicular access points should be created at the south of the site, with pedestrian access to the north from the High Street and to the east from Church Walk.

10.20 This site is located within the conservation area and contains a mixture of buildings. Some of the existing buildings on site are in a poor state of repair and could be improved by appropriate redevelopment. The site includes Brook House, a Grade II* listed building, considered to be one of the finest buildings in St Neots. There are two other listed buildings within the site, and several adjacent, including St Mary's Church, and the view of the church tower could become a focal view in any redevelopment proposals. Any development proposal should protect the character and setting of all nearby listed buildings. The

layout of development should also maximise the contribution to a sense of place and integration that may be afforded by views to other listed buildings such as the United Reformed Church. The site also contains some trees that should be retained.

10.21 Development that harms views or a sense of the historic nature of this site should be resisted. Design distinctiveness is important in this sensitive location and proposals should add variety and interest to the area. Contemporary design elements will be supported which respond sensitively to the surrounding buildings.

10.22 A small part of the site in the south lies within the functional floodplain. A flood risk assessment will be required. It is likely that a proportion of the site cannot be developed with any buildings and that a further buffer may be need to avoid climate change impacts. However, it is necessary to incorporate this area into the site in order to ensure an appropriate design solution for the area is prepared.

10.23 The site lies partly within and partly adjacent to the St Neots air quality management area, which means that it is exposed to air pollution. An air quality assessment and low emissions strategy should be completed, and the design of development should mitigate against poor air quality where possible.

10.24 A planning application for 24 dwellings on part of the site (0900411FUL) was approved in December 2014. 3 dwellings were permitted in May 2014 on another part (1301969FUL) and permission for change of use of the chapel to form 2 dwellings was granted in April 2013 (1201442FUL).

10.25 The policy requires agreement with the Environment Agency and Anglian Water Services to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

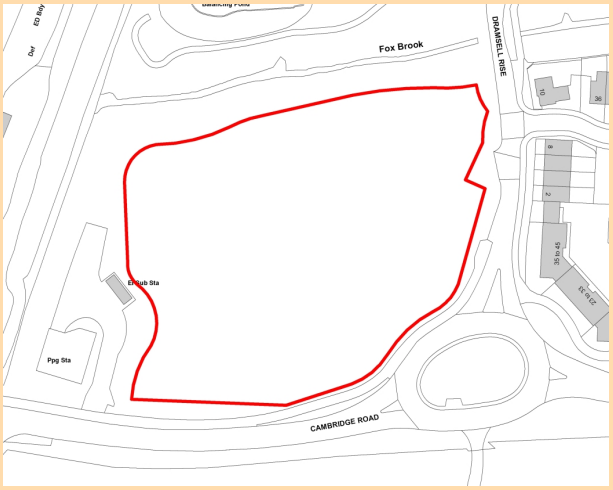
10.26 The St Mary's Urban Village Urban Design Framework and Master Plan (2006) makes recommendations addressing various issues affecting the majority of this site including the mix of uses, historic buildings and trees, and transport and access, before proposing an indicative footprint for built form. Any development proposal should consider how it responds to the objectives and guidance set out in this document.

Loves Farm Reserved Site, St Neots

SN 2

Loves Farm Reserved Site, St Neots

1ha of land east of the East Coast Main Line at Loves Farm, Cambridge Road, St Neots is allocated for residential development of approximately 40 dwellings. Successful development of the site will require:



a. development in accordance with the outline approval for Loves Farm
b. an access point from Dramsell Rise to serve all new development
c. good urban design recognising the importance of this site to the townscape
d. detailed flood risk assessment and flood mitigation works as appropriate
e. protection of Fox Brook and associated vegetation
f. noise assessment and design to mitigate the effects of noise from the East Coast Main Line
g. avoidance of any harm to the adjoining Grade II listed milestone
h. separation from the high pressure and intermediate pressure gas pipelines located adjacent to the site
i. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
j. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.27 Development proposals should respond to the challenges of this gateway location into St Neots ensuring exceptional design. To date the site has been reserved while development of the remainder of Loves Farm has proceeded around it. The original size of the site has been reduced following the establishment of a service complex and footpath. The site is affected by the East Coast Main Line, busy road junctions, a gas pipeline and Fox Brook and development proposals will need to recognise these.

10.28 The site is within the Environment Agency's Flood Zones 2 and 3. Flood risk assessment is required upon any planning application. More detailed assessments have identified that the site is suitable in flood risk management terms given upstream flood attenuation works that have been undertaken in relation to the Loves Farm development. These works are not accounted for in the Environment Agency's mapping, or in the Strategic Flood Risk Assessment.

10.29 Residential development is anticipated, co-ordinated with the forms already under development in Loves Farm. The design should take into account the results of a noise assessment particularly in respect of noise from the railway. A lesser scale of development is expected on the northern edge of the site adjoining Fox Brook and provision should be made for the protection of vegetation alongside the brook. An access to the site has been identified within the design of Dramsell Rise. The grade II listed milestone located

on Cambridge Rd adjacent to the site should not be affected by development. Appropriate separation distance from the gas pipeline along the railway line should be established with the National Grid and any necessary easement strips incorporated into the landscaping scheme.

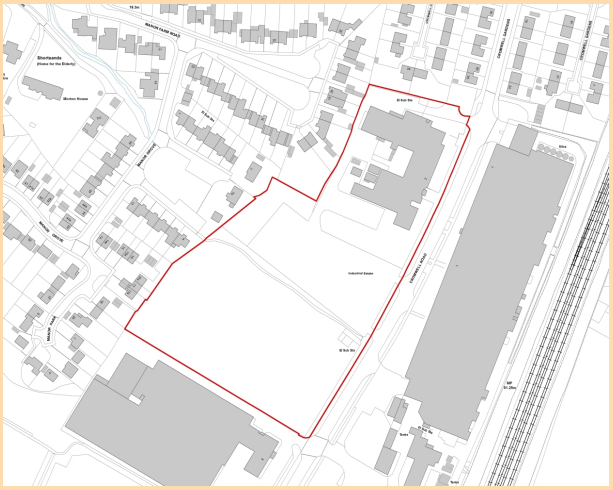
10.30 An outline application was approved in January 2017 for 41 dwellings referenced 1300389OUT, with all matters reserved apart from the access.

10.31 The policy requires agreement with the Environment Agency and Anglian Water Services to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

Cromwell Road North, St Neots

SN 3

Cromwell Road North, St Neots



2.6ha of land west of Cromwell Road is allocated for residential development to comprise approximately 80 homes. Successful redevelopment of the site will require:

a. provision of appropriate vehicular access from Cromwell Road
b. provision of a Flood Risk Assessment to be produced in agreement with relevant bodies
c. on site sustainable drainage
d. protection of Wintringham Brook
e. noise attenuation measures incorporated in the design of the site or individual buildings
f. provision of a safety assessment together with a site contamination report
g. retention of trees where appropriate and provision of additional open space and landscaping
h. separation from the gas pipeline in accordance with National Grid requirements
i. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
j. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.32 Part of this site was formerly in employment use along with related car parking the remainder being grassland. Demolition of the remainder of the fire damaged employment building was agreed in 2014. Given the former use land contamination investigations will be required and appropriate mitigation will be required to bring the site up to a suitable standard for residential use.

10.33 The site is adjacent to the Cromwell Road established employment area which is a relatively noisy environment and there is industry on the eastern side of the road with the East Coast mainline railway beyond that. Appropriate noise attenuation measures should therefore be incorporated to ensure that new housing will provide adequate residential amenity.

10.34 The site is adjoined by residential development on two sides and any opportunities to provide pedestrian and cycle linkages to aid integration with this should be taken up.

10.35 A large proportion of the site lies within Flood Zone 3a but it is understood that the flood attenuation works associated with the St Neots East strategic expansion location and the change in levels at the railway embankment will mean that the land is unlikely to be subject to flooding. Nevertheless it is essential that a flood risk assessment is carried out and that on site measures are implemented to deal with surface water and for protection from flood risk associated with Wintringham Brook which is culverted at this point. Opening the culvert could reduce the future cost of maintenance and replacement and improve visual amenity and biodiversity of the site. The capacity identified in the allocation reflects this constraint.

10.36 Development proposals will need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate. A transport assessment (in accordance with policy 'Sustainable Travel') will be required. The development also needs to ensure that sufficient parking is provided on the site in line with policy 'Parking Provision and Vehicle Movement'.

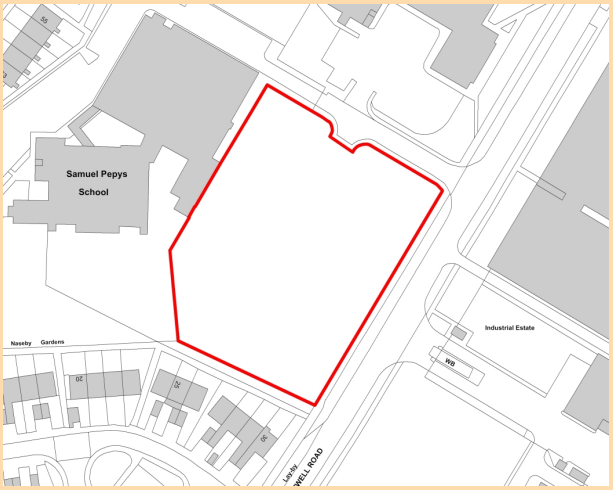
10.37 It is expected that an ecological survey and arboricultural survey will identify the need for the protection of any areas and trees.

10.38 The policy requires agreement with the Environment Agency and Anglian Water Services to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

Cromwell Road Car Park, St Neots

SN 4

Cromwell Road Car Park, St Neots



0.6ha of land west of Cromwell Road is allocated for residential development of approximately 20 homes. Successful development of the site will require:

a. improvements to the existing access opposite the Bargroves Education Centre
b. noise attenuation measures incorporated in the design of the site or individual buildings
c. retention of trees and provision of additional landscaping
d. separation from the gas pipeline in accordance with National Grid requirements
e. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.39 Further to a planning application considered in 2010, residential development is deemed appropriate given that there is neighbouring housing to the south.

10.40 The site is currently accessed from a non-adopted road used by the Bargroves Education Centre and Samuel Pepys School as well as this car park. Improvements to the existing access are likely to be necessary to service the anticipated number of new homes in accordance with the Manual for Streets to ensure a suitably designed safe access can be agreed and provided.

10.41 Appropriate boundary treatments with the neighbouring residential properties and the school will be expected, including noise attenuation measures. The trees which are currently part of the landscaping around the car park should be retained where possible and form part of the additional landscaping required for residential use of the site.

10.42 The site falls within a waste consultation area for the Marston Road Household Recycling Centre and Biffa Depot as set out in the Cambridgeshire and Peterborough Minerals and Waste Local Development Framework. Given the nearby residential use residential development on this site is unlikely to prejudice the continued operation of the waste facilities. However, any development proposal should demonstrate compatibility with the nearby waste management uses.

10.43 To ensure safety National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

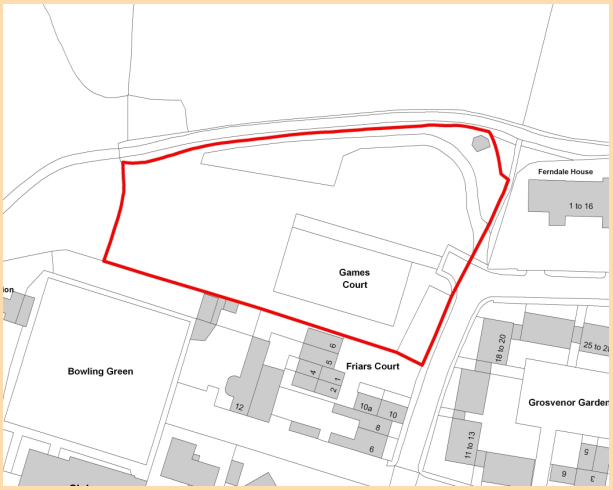
10.44 The policy requires agreement with the Environment Agency and Anglian Water Services to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works

(WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

Former Youth Centre, Priory Road, St Neots

SN 5

Former Youth Centre, Priory Road, St Neots



0.5ha of land at the Former Youth Centre, Priory Road, St Neots is allocated for residential development of approximately 14 homes. Successful development of the site will require:

a. the western part of the site which falls within the functional flood plain remaining undeveloped
b. retention of the Pill Box
c. retention of the majority of trees and hedges on the north and west boundaries of the site to protect views to and from Lammas Meadows and the River Great Ouse
d. design which recognises the Conservation Area location
e. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.45 The acceptability in principle of development on this site was established by the grant of outline planning permission for 14 houses in April 2012. A full planning application was submitted in April 2015 for 14 dwellings (15/00634/FUL). The outline permission provided details in respect of access. Vehicle access will be from the legal road running along part of the eastern boundary, Priory Road, and road improvements are to be made as necessary. New fencing and pathway works for the footpath on the eastern side of the site will also be required

10.46 More than half the site is in flood zone 3a, with part of it being within the functional floodplain (flood zone 3b); space for surface attenuation SuDS may be limited within this higher flood risk zone. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies. This should indicate what proportion of the site is acceptable for residential development. The western part of the site which falls within the functional flood plain should remain undeveloped. It should also demonstrate how residents' safety will be maintained in the event of flooding and that the development will not exacerbate flood risk elsewhere.

10.47 Redevelopment could give rise to improvements to the character of the site and the character and appearance of the conservation area given its current untidy condition. The existing Type FW3/22 World War II pillbox should be retained as part of any redevelopment proposal as it forms part of the historic nationwide WWII "Ironside GHQ Stop-Line".

10.48 The site comprises previously developed land, which is mainly hardstanding thus reducing the impact of redevelopment on potential run-off rates for surface water. However, the north western part of the site is vulnerable to flooding which impacts on the proportion that can be redeveloped and potential design solutions. A detailed flood risk assessment is necessary to support any proposal for development as has been accepted for the approval 1100379OUT.

10.49 The site is relatively well-screened by trees and hedges to its sensitive northern and western boundaries, and development proposals must minimise the impact on the vista across Lammas Meadows and towards the River Great Ouse. The site's location next to open space means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring the amenity of surrounding uses.

10.50 Due to the presence of suitable habitats, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

10.51 The policy requires agreement with the Environment Agency and Anglian Water Services to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

North of St James Road, Little Paxton

SN 6

North of St James Road, Little Paxton

1.3ha of land at North of St James Road Little Paxton is allocated for residential development of approximately 35 homes. Successful development of the site will require:

1. provision of a safe and suitable means of access
2. an ecological assessment and enhancement scheme for the site that addresses its impact on Paxton Pits Nature Reserve and SSSI, including the County Wildlife Site
3. retention of the raised embankment on the northern edge of the site
4. retention of trees and hedgerows and their reinforcement to minimise the visual impact of development and provide a mature setting to development
5. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
6. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

10.52 The land is situated on the northern edge of the village between existing housing and the countryside, including the Paxton Pits Nature Reserve and SSSI. Access is currently obtained via the Old Great North Road; details of a suitably designed safe access onto the existing highway should be provided and agreed. A public right of way runs close to the southern boundary of the site; an equivalent route must be retained in agreement with the the local highway authority.

10.53 There is a raised embankment along most of the northern boundary of the site that will be expected to be retained to give the development a mature setting and provide screening from the countryside and Paxton Pits. It is expected that development of the site will take place on land south of the raised embankment to ensure it is well related to the existing built up area of Little Paxton.

10.54 A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting on the embankment are retained and reinforced with new planting to provide screening of the development and a sense of containment with the settlement.

10.55 The impact of development on Paxton Pits Nature Reserve and SSSI, including the adjacent County Wildlife Site will need to be assessed and any negative impacts avoided, or where that is not feasible, appropriate mitigation and compensation measures will be proposed. A bat survey will be required as the long woodland edge along the site and land immediately to the east and nearby freshwater lakes have potential to be foraging habitats for Barbastelle bats.

11 St Ives Spatial Planning Area

11.1 The St Ives Spatial Planning Area is defined in the 'Definition of Spatial Planning Areas'.

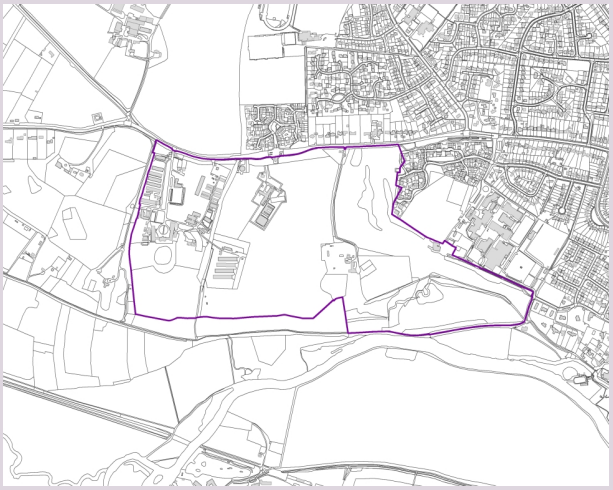
St Ives

St Ives West

SI 1

St Ives West

54ha of land south of Houghton Road (A1123) to the west of St Ives, including land within the parish of Houghton and Wyton, is allocated for a mix of uses to comprise:



1. approximately 23ha of green space
2. approximately 400 homes
3. social and community facilities to meet needs arising from the development

Successful development of the site will require:

a. completion of a detailed masterplanning exercise to be agreed with the Council
b. design codes or conceptual appearance of development proposals
c. phasing of development, including the provision of green space
d. appropriate access via the Houghton Road/ Garner Drive junction and Knights Way
e. assessment of the surrounding road network and measures to address identified inadequacies that would come about as a consequence of development of this site
f. a sustainable transport network for pedestrians, cyclists and vehicles across the site to be integrated with the wider network
g. a landscape scheme design recognising vistas, boundaries and the surrounding green infrastructure network, to be particularly focused on restoring the tree lined approach on the south side of the A1123 and maintaining a sense of separation between developments at Houghton Grange and The Spires
h. social and community facilities appropriate to the scale of development
i. sustainable drainage systems
j. enhancement and provision for habitats in accordance with an ecological strategy
k. production of a management plan for all areas of green space
l. safeguarding and enhancing the character, appearance and setting of the conservation areas and the grade II listed Houghton Grange and the two lodges

Once developed parts of this site that comply with the 'Built-up Areas definition' will form part of the built-up areas of St Ives or Houghton and Wyton as appropriate and considered as part of such for the purposes of determining planning applications.

Development Guidance

11.2 This is a sensitively located site lying between recent development on the western outskirts of St Ives and Houghton and Wyton. The site comprises four main parcels of land. The westernmost portion of the site contains Houghton Grange, a grade II listed building previously used by the Biotechnology and Biological Sciences Research Council (BBSRC); immediately south of Houghton Grange is a county wildlife site designated for its grassland value. The central portion of the site contains a water tower, two groups of derelict buildings and associated grounds also formerly used by the BBSRC, known locally as the BBSRC field. Towards the southwest of the site is a substantial private residence called The How around which

planning permission for seven new homes was approved in principle in April 2017, (references 1201890FUL and 1201891FUL). The easternmost part of the site comprises a former golf course on which 'The Spires' housing development commenced in September 2016; this scheme includes the change of use of land on the southern part of the development site to form the easternmost part of a new country park to serve local recreational and leisure needs.

11.3 This is a complex site which contains a number of constraints and will require a sensitive approach to development. However, it provides an opportunity to create high quality mixed use development providing substantial areas of natural greenspace, high quality new homes and social and community facilities to meet the needs of residents of the new homes.

11.4 This allocation indicates a form of development that recognises both the opportunities and sensitivities of the site. The indicative illustration below summarises detailed urban design work setting out how development of the area could take place.

11.5 Vehicular access is to be taken from the Houghton Road/ Garner Drive junction, which serves the Slepe Meadow housing, and from Knights Way in the Green Acres development. A transport assessment in accordance with Policy Sustainable Travel and Travel Plan will be required in order to assess the transport impact of the development and appropriate infrastructure improvements incorporated to mitigate impacts and promote sustainable travel options.

11.6 The site contains numerous trees subject to preservation orders, as well as the Houghton Grange county wildlife site which would benefit from early restoration. Appropriate ecological assessments should be undertaken and redevelopment should ensure no detrimental impact upon the ecological value of the site and nearby county wildlife sites, including the River Great Ouse.

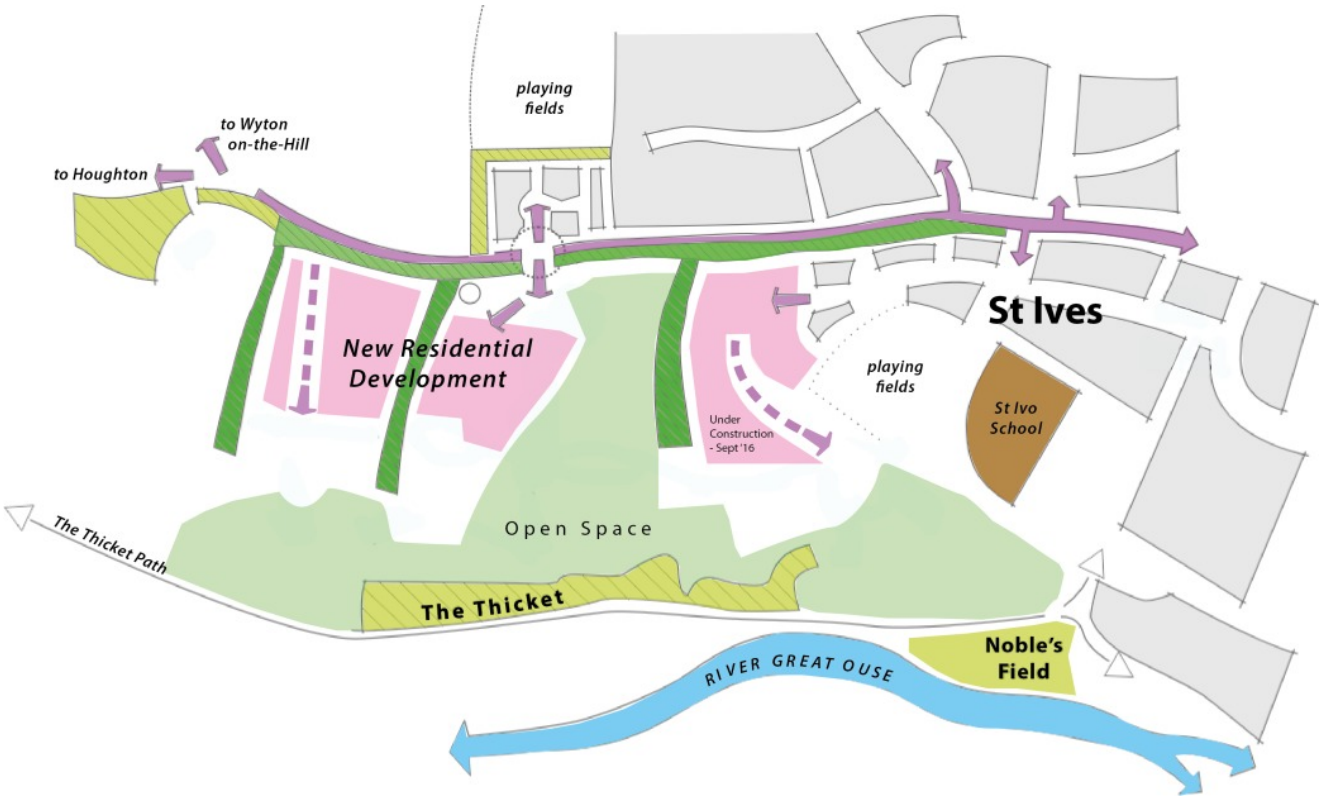
11.7 The southern edge of the site adjoins an area of established woodland, known as St Ives Thicket, which is bisected by The Thicket. South from this lies the River Great Ouse. To reinforce the strategic green corridor along the River Great Ouse, the southern part of the site should comprise a substantial area of publicly accessible greenspace. This approach will contribute to fulfilling the sequential test for flood risk, which should govern the layout of this site. The area to be devoted to open space will be determined using existing building lines and trees as well as levels and slopes to maximise its contribution to the Ouse Valley landscape character area.

11.8 Local evidence gathered in preparing the Houghton and Wyton Neighbourhood Plan indicates a high level of demand for smaller properties suitable for first time buyers and for older people. Development proposals should respond to this preference.

11.9 Housing development should be predominantly situated in the northern part of the site and arranged in a series of clusters separated by green corridors running north-south through the site both to screen and separate areas of development and to connect through to the greenspace in the south of the site. A substantial band of greenspace should be retained through the portion of the BBSRC field to the east of the derelict buildings and up to the western edge of residential development at 'The Spires'. Management plans should be prepared for the greenspaces within the site which should encourage ecological diversity.

11.10 Redevelopment of Houghton Grange will require sensitive, high quality design to convert the listed building into residential accommodation appropriate for modern needs and to ensure new development does not have a detrimental impact on its setting. A heritage statement will be required for any development which would have potential to impact upon the listed buildings of Houghton Grange, and its accompanying East and West Lodges which adjoin Houghton Road and their settings; in addition both the St Ives and Houghton and Wyton conservation areas extend into the site.

11.11 Provision is made for a limited amount of retailing. This is envisaged as a small local shop to meet local day to day convenience shopping needs and should be appropriately located to encourage access by walking and cycling.


playing fields
to Wyton on-the-Hill
to Houghton
New Residential Development
Under Construction - Sept '16
St Ives
playing fields
St Ivo School
Open Space
The Thicket Path
The Thicket
RIVER GREAT OUSE
Noble's Field

Key

Existing St Ives housing areas
New residential development
Planting areas forming an edge/barrier
Open Space
Access

St Ives Football Club

SI 2

St Ives Football Club

1.4ha of land at St Ives Football Club is allocated for development of approximately 30 homes. Successful development of the site will require:

a. alternative, improved provision of the recreational facility
b. provision of appropriate access
c. substantial landscaping on the western boundaries

Development Guidance

11.12 For development proposals to be supported it is essential that suitable replacement facilities are secured. The football club currently provides a well used, centrally located facility and alternative provision will be necessary. Replacement facilities must be available prior to development starting so that there is no period when facilities are not available.

11.13 Access to the site is restricted by a very narrow private road with a sharp bend. In order to achieve safe access to the site from the highway network it is likely that additional land will be required as the access, currently taken past the adjacent car park, is not considered to be suitable for the anticipated scale of development. This may be achievable in discussion with the Council as owners of land adjacent to the site. Provision and upgrading of pedestrian and cycle way connections will also be necessary. A transport assessment (in accordance with policy 'Sustainable Travel') and travel plan will be required. The development also needs to ensure that sufficient parking is provided on the site in line with policy 'Parking Provision and Vehicle Movement'.

11.14 There is known archaeological potential in the vicinity which should be investigated. A programme of archaeological work may be required.

11.15 Substantial landscaping will be required on the western boundaries to help safeguard against disturbance from the adjoining leisure uses. A design brief should be prepared for this site due to its sensitive location.

Giffords Farm, St Ives

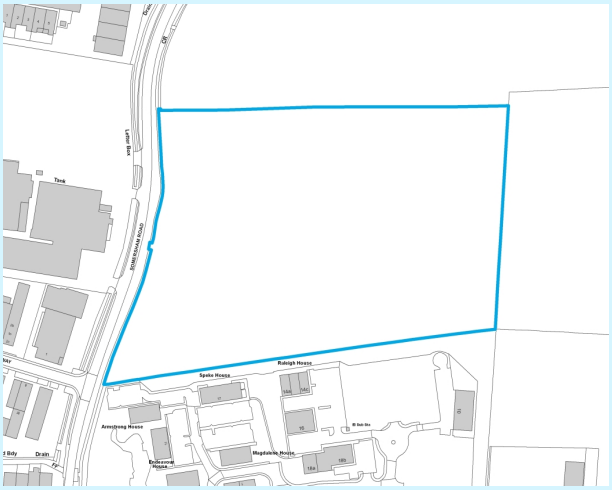
SI 3

Giffords Farm, St Ives

5.6ha of land at Giffords Farm, east of Somersham Road (B1040) is allocated for employment development to comprise any class 'B' uses except 'B1a' offices and 'B8' storage and distribution. Successful development of the site will require:

a. detailed flood risk assessment and flood mitigation works as appropriate

b. suitable access



Development Guidance

11.16 Land and buildings available for employment uses other than offices (B1a use) in and around St Ives are currently limited. Storage and distribution uses are considered to be well provided for in other locations that are more accessible to the strategic road network. This site is therefore allocated for employment uses other than offices and storage and distribution.

11.17 Details of a suitably designed safe access onto the existing highway network should be provided and agreed. Development proposals will also need to set out how the site will be connected in to the surrounding pedestrian and cycle facilities to the south of the site.

11.18 SFRA modelling shows that a small part along the western edge of this site is considered to be at risk of flooding, being within either flood zone 2 or flood zone 3a. The extent of flood risk will need to be established through a detailed flood risk assessment, and development will need to address any risk through incorporation of suitable flood protection/ mitigation measures, including ensuring that development does not increase flood risk off site. In particular, a sequential approach will need to be taken to the arrangement of development within this site.

11.19 Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 600 may be possible on the 5.6ha identified. This calculation may not be particularly accurate as the allocation excludes class B1a and class B8 uses.

Former Car Showroom, London Road, St Ives

SI 4

Former Car Showroom, London Road, St Ives

1.4ha at the former car showroom, London Road is allocated for approximately 50 homes. Successful development of the site will require:

a. detailed flood risk assessment and flood mitigation works as appropriate to ensure the safety of the proposed development
b. retention or relocation within the site of the gas governor compound
c. provision of safe access for the adjacent restaurant's car park and the gas governor compound
d. provision of amenity/ open space within the south eastern part of the site
e. appropriate account taken of the site's location within the conservation area

Development Guidance

11.20 This is a challenging site to redevelop as the whole site sits within the rapid inundation zone and the majority also falls within flood zones 2 and 3a, although it is protected by modern flood defences. However, its derelict condition is a significant detractor from the quality of the conservation area within which it is situated. The former vehicle dealership on the site closed in 2009.

11.21 A flood risk assessment would be required, which should include breach analysis of the flood defences and consideration of surface water drainage. Flood mitigation measures appropriate to standards set by the Environment Agency should be incorporated as necessary such as limiting site coverage or raising levels above the known flood levels. Mitigation works should ensure there is no net loss of floodplain storage. The depth and appropriate scale and massing of development would be key design considerations in any development proposals in order to respond to flood risk and preserve and enhance the character and appearance of the conservation area within which the site is located.

11.22 Despite the flood risk present here, the potential to regenerate this currently derelict, previously developed site presents opportunities to enhance the street scene, and in particular the character and appearance of the conservation area. It is therefore considered that the sustainable location of the site outweighs the risks posed by potential flooding.

11.23 Any redevelopment proposal should comprise high quality design in keeping with the scale of surrounding buildings. The site's proximity and accessibility to the town centre via a straightforward, reasonably level walking route makes it a highly suitable location for housing appropriate for those with reduced mobility. A development scheme incorporating on site management and support services for residents enhancing the scheme's attractiveness to older residents or those with reduced mobility would be supported.

11.24 Given the site's previous use there is potential for contamination on and in the ground; an environmental investigation will be required and any necessary mitigation completed.

11.25 Due to the site's location within the St Ives Conservation Area and adjacent to listed buildings a heritage statement would be required.

11.26 Details of a suitably designed safe access onto the existing highway network should be agreed and provided. Safe access must be provided to the rear car park serving the adjacent restaurant which is currently accessed through this site. Safe access must also be provided for the gas valve compound and sub-station which may be relocated within the site provided the alternative location can be demonstrated to meet appropriate safety standards.

11.27 Any development proposals should incorporate a significant area of open space and substantial landscaping in the eastern part of the site. The mature tress and and hedging along the eastern and southern boundaries should be retained. A landscape management plan will therefore be required as part of any potential development proposals. To ensure safety, National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

11.28 Approximately half of this site falls within the Sand and Gravel Minerals Safeguarding Area. However given the proximity to other uses, including residential, it is unlikely to be a commercial resource. In the event that mineral is extracted as part of any future development it must be put to a sustainable use either on or off site. Any development proposal must address this issue with reference to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26.

12 Ramsey Spatial Planning Area

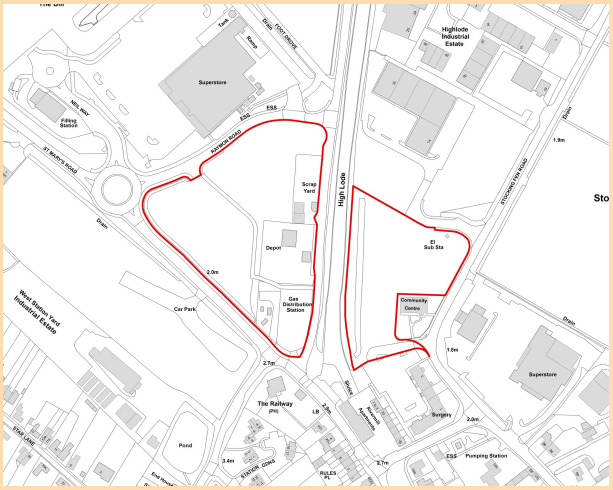
12.1 The Ramsey Spatial Planning Area is defined in the 'Definition of Spatial Planning Areas'.

Ramsey

Ramsey Gateway (High Lode)

RA 1

Ramsey Gateway (High Lode)



2.6ha of land at Ramsey Gateway (High Lode) is allocated for residential development of approximately 110 homes; this may include specialist accommodation for older people. Successful development of the site will require:

a. provision of suitable accesses via the existing roundabout on St Mary's Road for the western part of the site and onto Stocking Fen road for the eastern part of the site
b. navigation related improvements to Ramsey Basin
c. the provision of a 20m wide maintenance access strip along High Lode required by Middle Level Commissioners
d. the provision of a scheme for protecting any homes from the noise from the scrap yard, should a cessation of its use and removal not form part of a development proposal for the redevelopment of this site
e. the design and layout of any development proposal reflecting the site's importance in the conservation area and as a gateway to Ramsey
f. separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
g. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
h. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
i. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

Development Guidance

12.2 A development proposal incorporating a mixture of housing appropriate for occupation by older people is therefore encouraged. Reserved Matters approval was granted on this site in March 2015 (planning reference 1101894REM). This comprises 81 dwellings on the western side of High Lode and 29 on the eastern side composed of a mixture of two storey houses and three storey apartments. A technical start was made to this development on 1 February 2107 to prevent the permission from expiring. This also obviates the need for sequential and exception flooding tests prior to actual construction of the permitted development. The allocation is retained to provide guidance should the approved scheme not be fully delivered.

12.3 The site is in a prominent location at the northern gateway to Ramsey and a high quality of design is required to make a positive contribution to the area. The western part of the site lies within the conservation area. Redevelopment provides an opportunity to preserve and enhance the setting, character and appearance of the conservation area and build on the character established by Rivermill Apartments and Ramsey Mill. The design and layout of any development proposal should maximise the opportunities

arising from the riverside frontages whilst creating a sense of enclosure to the Rivermill basin. Any proposal should ensure that it does not preclude enhancement of Ramsey basin and the provision of mooring points to maximise its benefit both to boat users and as a visual feature within the town.

12.4 Given the flat topography of the area and varied scale of surrounding buildings, careful consideration should be given to the boundary treatment of any site proposals, to ensure that development is appropriately sited within the landscape.

12.5 The site should be accessed via the existing roundabout on St Mary's Road. A suitable transport assessment in accordance with policy 'Sustainable Travel' and travel plan will be required to demonstrate the highway network is suitable. A new pedestrian and cycleway bridge would be required to ensure linkages are improved between the two parcels either side of High Lode.

12.6 The opportunity to relocate the existing scrap yard to a more appropriate location for a use of that type would be of benefit to the locality. However, if the owner of the scrap yard is not prepared to include it as part of a comprehensive redevelopment scheme, attenuation measures would be required to adequately protect the amenity of future occupiers of new homes on the site, such as a landscaped cordon.

12.7 There is a known need for specialist older person's accommodation in Ramsey, particularly class C3 sheltered/ extra-care housing units. This location would be eminently suitable due to its proximity to food stores, the GP surgery and the community centre.

12.8 Middle Level Commissioners (MLC) require a 20 metre wide access strip for maintenance and machinery along both sides of High Lode. MLC anticipate that the Great Fen Project will, as it develops, increase navigation on their system and may increase leisure, recreation and tourism use within Huntingdonshire and therefore require navigation related improvements to Ramsey Basin. To ensure safety National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

12.9 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

12.10 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the MLC. The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

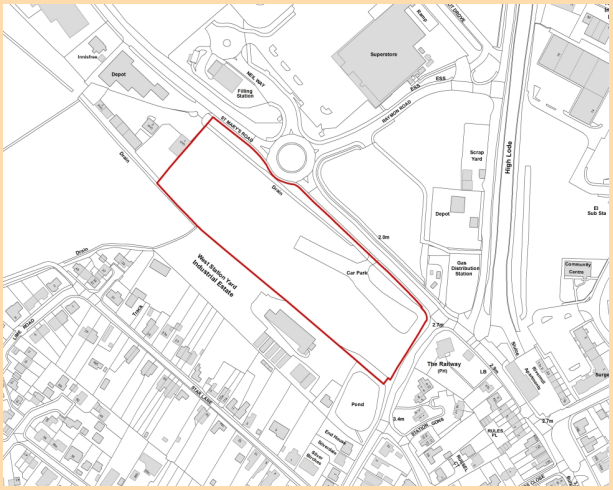
12.11 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan that satisfies the MLC will therefore be required. The western part of the site lies within the Ramsey, Upwood & Great Raveley IDB and the eastern part within Ramsey IDB. The installation/ improvement of positive water level management systems and off-site works may be required..

Ramsey Gateway

RA 2

Ramsey Gateway

1.8ha of land at Ramsey Gateway is allocated for residential development of approximately 50 homes. Successful development of the site will require:



a. provision of a single new access from the roundabout on St Mary's Road
b. the design and layout of any development proposal reflecting the site's importance as a gateway to Ramsey and location within the conservation area
c. provision of views through from St Mary's road to Northern Mill to provide visual integration with this local landmark
d. retention of trees along site boundaries to protect views to and from Ramsey Conservation Area
e. separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
h. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

Development Guidance

12.12 This previously developed site is well located in relation to shopping, community facilities and Ramsey's employment opportunities. Redevelopment provides an opportunity to provide a higher quality approach into Ramsey and preserve and enhance the setting, character and appearance of the conservation area. The site is partially screened by trees and a suitable landscaping scheme should be provided to capitalise on the views to the Northern Mill to provide a visual link to the area's heritage and protect its setting.

12.13 The main point of access to any proposed development on this site should be taken from the new roundabout on St Mary's Road, with suitable safety audits being undertaken. Adequate pedestrian connectivity to nearby community services should also be ensured.

12.14 To ensure safety National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

12.15 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence

would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

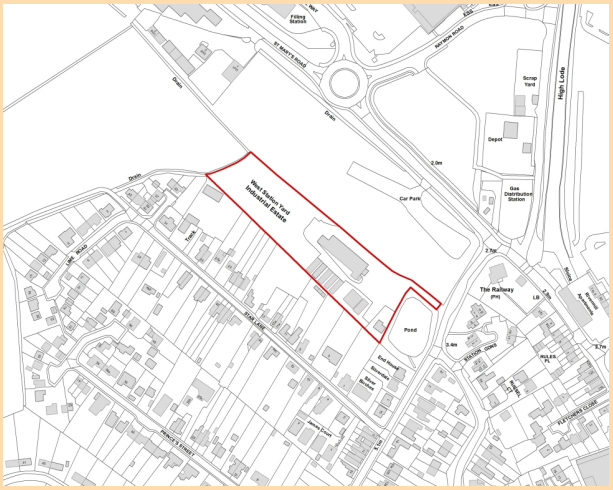
12.16 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is that no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

12.17 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan that satisfies the MLC will therefore be required. The site is within Ramsey, Upwood & Great Raveley IDB and surface water should be disposed of into its system. The installation/ improvement of positive water level management systems and off-site works may be required.

West Station Yard and Northern Mill, Ramsey

RA 3

West Station Yard and Northern Mill



1ha of land at Ramsey Gateway is allocated for residential development of approximately 30 homes. Successful development of the site will require:

a. provision of access through the adjoining Ramsey Gateway site to the roundabout on St Mary's Road
b. the design and layout of any development proposal reflecting the site's location within the conservation area
c. retention of trees along site boundaries to protect views to and from Northern Mill and Ramsey Conservation Area
d. retention of the existing Northern Mill building to act as a local landmark
e. separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
h. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

Development Guidance

12.18 The main point of access to any proposed development on this site should be taken through the adjoining allocation to the north, RA 2'Ramsey Gateway', and onto the new roundabout on St Mary's Road.

12.19 Redevelopment would have limited visual impact on the surrounding area as the site is partially screened by trees. Northern Mill has historic local significance and should be retained and converted to residential use and a suitable landscaping scheme provided to maintain its significance and setting which capitalise on the views in and out of the site to the Mill. Any development proposal should preserve or enhance the character or appearance of the conservation area.

12.20 To ensure safety, National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.

12.21 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will

be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or be insufficient it may be necessary to place limits on the amount of development that can take place.

12.22 Development proposals should be in accordance with the principles set out in the Ramsey Gateway Urban Design Framework adopted November 2004.

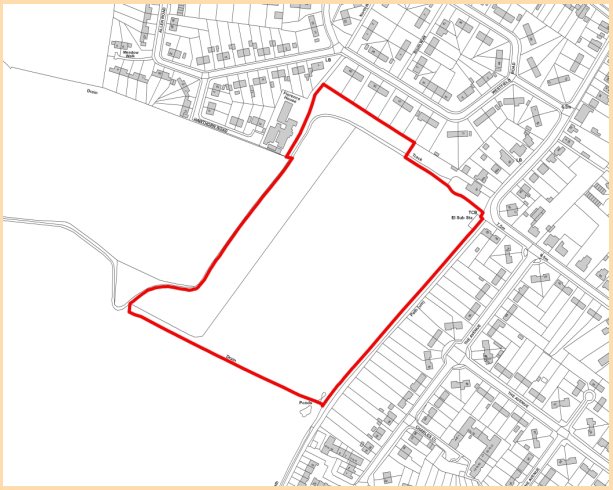
12.23 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is that no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

12.24 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan that satisfies the MLC will therefore be required. The site is within Ramsey, Upwood & Great Raveley IDB and surface water should be disposed of into its system. The installation/ improvement of positive water level management systems and off-site works may be required.

Field Road, Ramsey

RA 4

Field Road, Ramsey



5.2ha of land at Field Road, Ramsey is allocated for residential development of approximately 90 homes. Successful development of the site will require:

a. provision of a suitable new access from Field Road
b. improvement to pedestrian and cycle routes to link to existing networks, having regard to the existing public right of way on the site
c. retention of the woodland area to the west and north west of the site
d. boundary treatments to protect and enhance the amenity of neighbouring properties and to minimise the impact of the development on the surrounding countryside
e. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
g. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

Development Guidance

12.25 Outline planning permission was granted on this site in October 2016 (planning reference 1401852OUT) for residential development of up to 90 dwellings. The approval provides for an application for approval of the reserved matters within three years from the date of permission.

12.26 The site is bordered on two sides by residential development and opportunities to integrate any development scheme with this should be maximised. The site would be suitable for general family homes with low density development on the western edge. The woodland to the west and north west of the site provides a very attractive landscape setting and high quality screening, and must be retained to minimise the impact on the surrounding countryside.

12.27 There is potential to create an appropriate access from Field Road. Development proposals will need to provide information on how the transport impacts of the development will be accommodated and mitigated where appropriate, particularly in terms of the impact of additional generated traffic on Blenheim Road and Field Road. A transport assessment and Travel Plan will be required in accordance with Policy 'Sustainable Travel'. The development also needs to ensure that sufficient parking is provided on the site. Footpath linkages should be retained to facilitate integration of the site into adjoining residential areas.

12.28 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required

for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

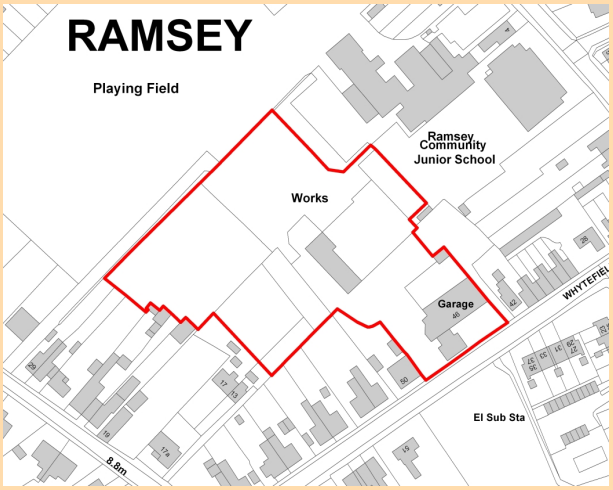
12.29 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

12.30 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.

Whytefield Road, Ramsey

RA 5

Whytefield Road, Ramsey



0.9ha of land at Whytefield Road, Ramsey is allocated for residential development of approximately 40 homes. Successful development of the site will require:

a. provision of suitable access
b. completion of land contamination remediation measures appropriate to residential development
c. the design and layout of any development proposal reflecting the site's location within the conservation area
d. provision of a substantial landscaping buffer along the boundary with the primary school to protect against overlooking between the primary school and properties
e. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
g. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

Development Guidance

12.31 The site is considered to have potential to be redeveloped to provide an attractive, sustainably located residential scheme, appropriate to its position within Ramsey Conservation Area. Any development proposal should preserve or enhance the character or appearance of this. Details of a suitably designed safe access onto the existing highway network should be agreed and provided.

12.32 The site has some boundary trees at present and any development proposals should retain and reinforce these, particularly along the boundary with the primary school to protect against overlooking of the playing fields; a crime reduction statement may also be required.

12.33 The site comprises previously developed land in close proximity to services, employment, open space and public transport, and is therefore a very sustainable choice for residential development. There would be a loss of employment on the site if it were to be redeveloped for housing, and given the site's former use as petrol station, there may be potential for contamination. Given this a contamination assessment would be required and appropriate mitigation undertaken if required to ensure the land is suitable for residential use.

12.34 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence

would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

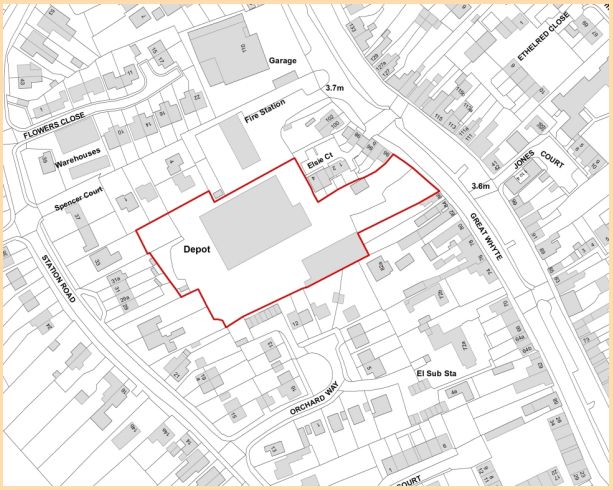
12.35 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

12.36 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan that satisfies the MLC will therefore be required.

94 Great Whyte, Ramsey

RA 6

94 Great Whyte, Ramsey



0.7ha of land at 94 Great Whyte, Ramsey is allocated for residential development of approximately 35 homes. Successful development of the site will require:

a. provision of suitable access from Great Whyte
b. the design and layout of any development proposal to reflect the site's location within the conservation area
c. provision of soft landscaping along the boundaries with adjoining residential properties
d. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
f. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

Development Guidance

12.37 This previously-developed site is located within the built-up area of Ramsey town centre. It has most recently been used for warehousing/ storage, but has fallen into a semi-derelict state. It is surrounded mainly by residential development with the fire station on part of its northern boundary. The site is considered to have potential to be redeveloped to provide an attractive, sustainably located residential scheme, appropriate to its position within Ramsey Conservation Area, in close proximity to services,employment, open space and public transport. Details of a suitably designed safe access onto the existing highway network should be agreed and provided.

12.38 High quality design will be required to reflect the site's location within the conservation area and preserve or enhance its character or appearance. A comprehensive landscaping scheme will be required to provide appropriate boundary treatments with the variety of surrounding uses.

12.39 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

12.40 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is that no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

12.41 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.

East of Valiant Square, Ramsey

RA 7

East of Valiant Square, Ramsey

3.6 ha of land at East of Valiant Square Bury is allocated for residential development of approximately 90 homes. Successful development of the site will require:

a. provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads
b. retention of trees and hedgerows other than where removal is necessary to obtain access
c. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
d. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
e. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system.

Development Guidance

12.42 Development of the land should achieve a low density housing development that maximises the use of the existing trees and hedgerow growing on the site boundaries to visually contain the development and reduce its impact on the surrounding countryside.

12.43 The section of Tunkers Lane along the northern site boundary is a narrow and unmade, and it will be expected that development will deliver a programme of works to upgrade the Lane to current standards. A proportionate transport assessment will be required to demonstrate that suitable access to the site can be provided from Tunkers Lane and that any adverse off-site transport impacts can be satisfactorily mitigated. The design of development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Bury.

12.44 A significant number of trees and hedgerow are growing along the boundaries of the site. The trees growing along the western boundary with Valiant Square are protected by a Tree Preservation Order. The trees provide screening of the site and will give the development a mature setting. A comprehensive arboricultural survey will be necessary, along with a management plan, to ensure the layout of development retains and protects the long-term health and well being of the existing trees.

12.45 The presence of trees around the boundaries of the land indicates the presence of protected species. This will need investigating through appropriate ecological surveys. It will be expected that negative impacts on protected species are avoided, or where that is not feasible, appropriate mitigation and compensation measures are proposed.

12.46 The land is classed as non agricultural and its condition indicates that it has not been disturbed by cultivation in recent times. These factors indicate that any underlying archaeology may not have been disturbed. A scheme of archaeological investigation is likely to be necessary to determine the significance of any archaeological remains, and measures for preservation or recording.

12.47 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

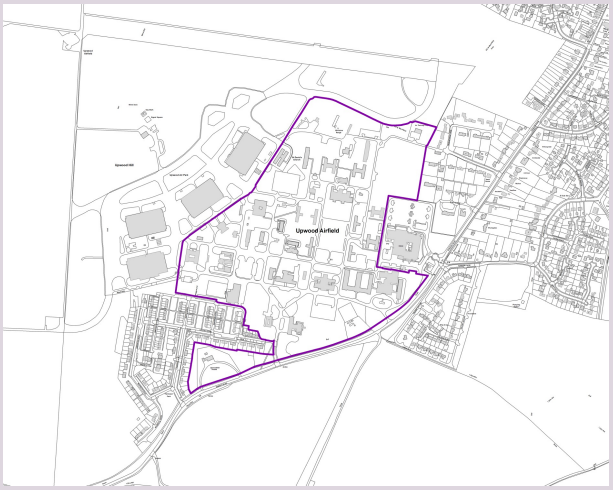
12.48 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

12.49 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.

Former RAF Upwood and Upwood Hill House, Ramsey

RA 8

Former RAF Upwood and Upwood Hill House, Ramsey



25ha of land at the former RAF Upwood and Upwood Hill House is allocated for development for a mix of uses to comprise:

1. 2ha of employment land for business uses (class 'B1')
2. approximately 450 homes
3. community facilities appropriate to the scale of development

Successful development of the site will require:

a. completion of a master planning exercise with the Council
b. production of a schedule detailing the extent of existing buildings to be cleared and whether any are to be retained to be agreed with the Council
c. a form of development that enables the character of the historic RAF use to be maintained and the environment, both on site and of the surrounding area, to be of a suitably high standard for the benefit of users and residents
d. completion of land contamination investigation and remediation measures appropriate to residential development
e. provision of a drainage strategy in agreement with relevant bodies
f. a transport assessment and transport infrastructure improvements appropriate to the scale of development
g. phasing of site preparation and development
h. design codes or conceptual appearance of development proposals
i. landscape design recognising vistas, boundaries and green infrastructure networks
j. assessment of ecological impacts including on nearby designated sites
k. a sustainable transport network for pedestrians, cyclists and vehicles incorporating links to the surrounding area
l. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
m. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
n. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

Development Guidance

12.50 Most of the 40 or so buildings that remain on site appear to be in poor condition and could not realistically be refurbished. As such it is expected that most of the buildings would require demolition and clearing. It is also likely that the majority of the existing roads and hard standing will require clearing because of their poor condition.

12.51 Despite the condition of the existing built form of the site it is considered to be important for the character of the historic RAF use to be retained and the environment to be of a suitably high standard for the benefit of users and residents. Buildings should be retained where they are of particular architectural merit or are particularly important as part of the historic character of the site. In particular, Upwood Hill House would appear to be in a better condition than many of the other buildings and may be suitable for refurbishment. The immediate area surrounding Upwood Hill House is considered to be suitable for development in a way which respects its setting and former use. Opportunities should be taken to identify and where appropriate preserve non-designated heritage assets which reflect the site's former use as an RAF station. A masterplan will be required to ensure comprehensive redevelopment of this site.

12.52 There are a significant number of trees on the site many of which will be worthy of retention. A comprehensive arboricultural survey will be necessary, along with a management plan. New planting would be appropriate in keeping with the existing landscape character. An ecological assessment will be required which should include consideration of the impact on nearby designated sites such as Upwood Meadows arising from increased recreational use and promotion of avoidance and mitigation measures to ensure no adverse impacts arise.

12.53 The site's previous use of the land as an airfield means that land contamination may be an issue affecting land use and drainage. Given this, a contamination assessment will be required, to inform both the drainage management plan discussed below, and any appropriate mitigation required to ensure the land is suitable for residential use.

12.54 Development proposals will need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate. Social and community facilities sufficient to meet the needs arising from the development should be provided. A transport assessment in accordance with Policy 'Sustainable Travel' will be required. This should take into account the overall development at the site. The development also needs to ensure that sufficient parking is provided on the site in line with policy 'Parking Provision and Vehicle Movement'.

12.55 It is thought that the best part of the site to be developed for employment uses will be in the west on land close to the southern most hangar buildings. Employment development is considered to have potential synergy with these existing large scale buildings which are being used for employment purposes. Care will need to be taken with siting and screening to safeguard against negative impacts on the existing residential area immediately to the south. In addition the area of existing buildings adjacent to the eastern boundary may be more suitable for office or other business type (class 'B1') uses rather than residential uses. It is envisaged that development of employment areas of this site will be comprised of approximately 7,800m^2 gross floor area of business (classes 'B1') uses. Using the jobs density figure from Alconbuy Enterprise Zone and the industry standard floorspace a jobs figure of approximately 215 may be possible on the 2ha identified. The number of jobs created may be higher as the class 'B1' uses specified have on average higher numbers of people employed per hectare than broader class 'B' uses as a whole.

12.56 A waste strategy and audit will be required in conformity with Cambridgeshire and Peterborough Core Strategy Policies CS7, CS16 and CS28.

12.57 The policy requires consultation with the Environment Agency and Anglian Water Services (AWS) to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey WwTW will serve this site. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

12.58 Additionally the water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and the Ramsey High Lode drains into the Middle Level catchment, managed by the Middle Level Commissioners (MLC). The MLC have advised that their default position is no increase in flow volume will be accepted. Therefore, if sufficient headroom does not become available, triggering an increase in the flow consent required, consultation will be needed with AWS and the MLC to determine whether additional flow volumes will result in an increase in flood risk before the additional flow can be discharged. Discussion is ongoing between MLC and AWS regarding discharges from existing outlets into MLC's system, and this may have implications for development proposals.

12.59 The MLC's position of not accepting additional water to enter their system will also present issues for drainage. The use of soakaways or other infiltration devices is unlikely to provide an efficient means of surface water disposal at the site. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC. Additionally they have advised that they will require provision of an impact assessment advising of any adverse impacts on its system and any mitigation, together with a mechanism for the recovery of the cost of the future processing of the discharge.

13 Key Service Centres

13.1 Key Service Centres are larger villages that have a level of services and facilities that support their residents and those of other small villages in the surrounding area, they are defined in 'Key Service Centres'.

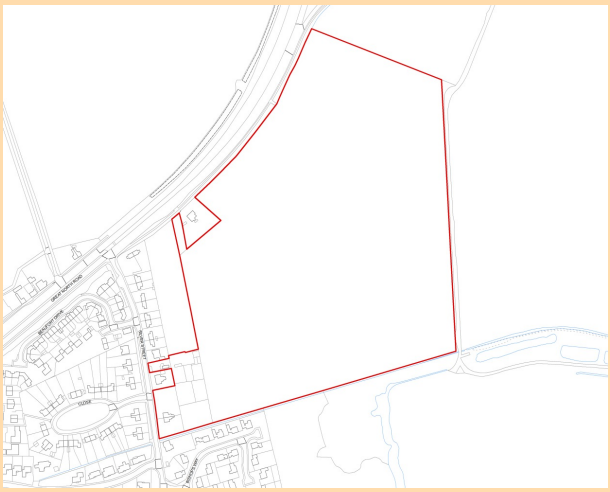
Buckden

East of Silver Street and South of A1, Buckden

BU 1

East of Silver Street and South of A1, Buckden

14.8ha of land at East of Silver Street and South of A1, Buckden is allocated for residential development of approximately 270 homes. Successful development of the site will require:



a. provision of suitable access and satisfactory resolution of additional traffic impacts on local roads and the A1
b. a noise assessment and appropriate mitigation from the A1 and realigned A14
c. provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village
d. an appropriate form of development that addresses the site's relationship with the allotments and adjoining homes
e. retention and reinforcement of existing boundary landscaping and new boundary landscaping to provide screening and noise buffers
f. an ecological assessment and enhancement scheme for the site that also addresses its impact on the County Wildlife Site
g. a programme of work designed to investigate, and if necessary protect, archaeological assets
h. provision of a surface water drainage strategy detailing on site storage, drainage routes, and drainage rates
i. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
j. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
k. design that incorporates any views of important landmarks

Development Guidance

13.2 This is a large site beyond the northern edge of Buckden. A proposed development scheme should be concentrated primarily in the western side of the site to maximise the relationship with the built up part of the village and limit the spread of development into the countryside. Substantial landscaping that seeks to minimise public views of the development and provide a soft interface with the countryside beyond will be required.

13.3 Due to the site's location adjacent to the A1, noise impacts should be assessed and the design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise impacts and safeguard the amenity of future residents. The noise assessment should have regard to the A14 improvement scheme and associated works to the A1.

13.4 A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network and that any adverse off-site transport impacts on the A1 and local roads can be adequately mitigated. The design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Buckden village. A travel plan will also be required.

13.5 A ditch runs parallel with the southern boundary of the site. A flood risk assessment will be required due to potential flood risk in the south of the site, and potential mitigation measures incorporated as necessary.

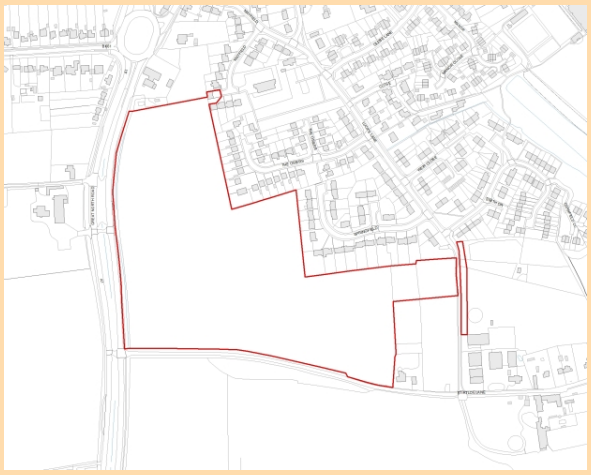
13.6 A biodiversity and ecology survey and report would be required due to the proximity to a County Wildlife Site and existence of mature trees and hedgerows within the western portion of the site and around its boundaries. Appropriate mitigation and compensation measures would need to be incorporated into any development scheme. A tree survey would also be required.

13.7 The site has the potential to contain archaeological assets. A scheme of archaeological investigation will be necessary to determine the significance of any archaeological remains, and measures for preservation or recording.

Luck's Lane, Buckden

BU 2

Luck's Lane, Buckden



10.3ha of land at Luck's Lane, Buckden is allocated for residential development of approximately 165homes. Successful development of the site will require:

a. a noise assessment and mitigation from the A1
b. an air quality assessment and low emissions strategy
c. satisfactory resolution of additional traffic impact on local roads having regard to a transport assessment and travel plan
d. provision of safe and appropriate access from Stirtloe Lane to the A1
e. provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the adjoining residential area
f. an appropriate form of development that addresses the site's relationship with Springfield and The Osiers and provides clear separation from Stirtloe
g. retention and reinforcement of boundary landscaping to provide screening, noise and pollution buffers
h. provision of a surface water drainage strategy detailing on site storage, drainage routes, and drainage rates
i. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
j. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.8 Following a public inquiry, outline permission was granted on this site in July 2017 for residential development of up to 180 homes (planning reference 16/00576/OUT). The approval provides for an application for approval of the reserved matters within three years from the date of permission. Approximately165 dwellings are allowed for to ensure the 180 dwellings figure is not exceeded.

13.9 A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network, including the connection via Stirtloe Lane to the A1, and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Buckden village.

13.10 Both noise and air quality assessments will be required given the proximity of the site to the A1. Development should ensure that appropriate measures are included to mitigate any adverse impacts that might arise from these issues to ensure an appropriate level of residential amenity. The design of any development scheme should also ensure that it minimises the impact of noise and light pollution arising from the proposed homes on the surrounding open countryside.

13.11 The site is bordered by residential development to the north and opportunities to integrate any development scheme with this should be maximised. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to existing vistas, boundaries, trees and green infrastructure networks.

13.12 An ecological assessment will be required and appropriate mitigation measures incorporated into the design of potential development where necessary. There is limited boundary planting at present on all boundaries of the site. The landscaping scheme should demonstrate how this will be reinforced, with particular attention paid to creating a soft southern edge to the development. In addition, lower density development should be incorporated on the southern edge reflecting the transition to open countryside and to reduce the impact on the hamlet of Stirtloe which is situated immediately to the south.

13.13 To the south of the site are situated the grade II listed Stirloe House and its associated Dower House. It is essential that the significance of these heritage assets and their settings be preserved and where possible enhanced.

Fenstanton

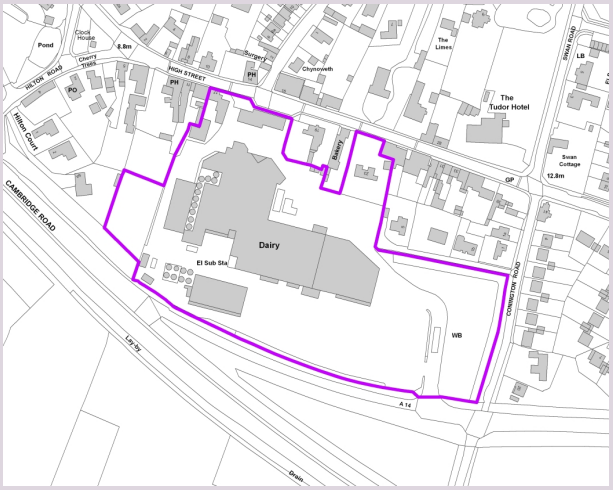
Former Dairy Crest Factory, Fenstanton

FS 1

Former Dairy Crest Factory, Fenstanton

3.2ha of land formerly comprising the Dairy Crest factory is allocated for development of a mix of use to comprise:

1. approximately 90 homes
2. 0.5ha for employment uses (class 'B1')
3. a village hall or other community facility
4. open space



Successful development of the site will require:

a. satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
b. provision of noise mitigation measures in relation to the adjoining A14
c. improvement to pedestrian and cycle links
d. sensitive design having regard to the Conservation Area designation over part of the site and adjoining land
e. retention and reuse of the listed building
f. provision of agreed land contamination remediation measures
g. retention of significant trees in accordance with an arboricultural assessment
h. identification of shared use car parking and open space for the various uses on the site

Development Guidance

13.14 The Dairy Crest factory closed in early 2013. An urban design process involving a working group including District and Parish Councillors as well as the landowners helped inform and shape this allocation. A planning application was approved in May 2017 for 88 dwellings, public open space, 660 sqm of B1 and 279 sqm of D1 community use.

13.15 The factory had its main access from the slip road from the A14. New development is expected to gain access from the High Street and Conington Road as well as the existing access on the slip road. Conington Road will need to be improved to accommodate new development, and pedestrian pavements provided along both sides. A traffic assessment will be required in accordance with the 'Sustainable Travel' policy to consider the characteristics of the traffic movements proposed and how they can be catered for within the village and on the A14. The development also needs to ensure that sufficient parking is provided on the site in line with the 'Parking Provision and Vehicle Movement' policy. To facilitate integration pedestrian access should be provided to the High Street and the village centre.

13.16 Mitigation measures for noise pollution from the A14 must be included in the design, as must any necessary air quality mitigation measures. A mix of uses is anticipated on the site. Residential development is envisaged on the northern and eastern parts of the site. Employment is anticipated along the southern part of the site closest to the A14 as employment uses are less noise sensitive, as well as being less sensitive to the potential for air pollution. While the site is adjacent to the A14 Air Quality Management

Area, the forthcoming re-routing of the A14 may reduce such impacts. Offices could also form a buffer between the A14 corridor and the residential environment to the north. It is anticipated that between 1,000m^2 and 2,000m^2 of B1 uses could be developed on the site. Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of up to about 55 may be possible on the 0.5ha identified.

13.17 The listed building will remain as a feature of the site and it is anticipated that this can be reused for residential purposes. There may be opportunities to redevelop other existing buildings for new uses, for example a village hall or other community use. It may be possible for some car parking and open space to be shared between the community use, employment uses and residential visitor car parking.

13.18 New development must have regard to the finished levels of the site following demolition of buildings, and ensure that development on the new levels do not affect neighbouring property. Given the site's proximity to a Roman road appropriate archaeological investigations are anticipated prior to decontamination of the site.

13.19 Land contamination is an issue which will need to be assessed and appropriate remediation undertaken. The site is within a water source protection zone which may affect layout, restrictions on piling and drainage locations.

13.20 Redevelopment of the site will change its character enabling a more attractive setting with open space, trees and landscaping. Larger existing trees on the site should be retained where possible to enable the redevelopment to be immediately set in the most attractive environment possible.

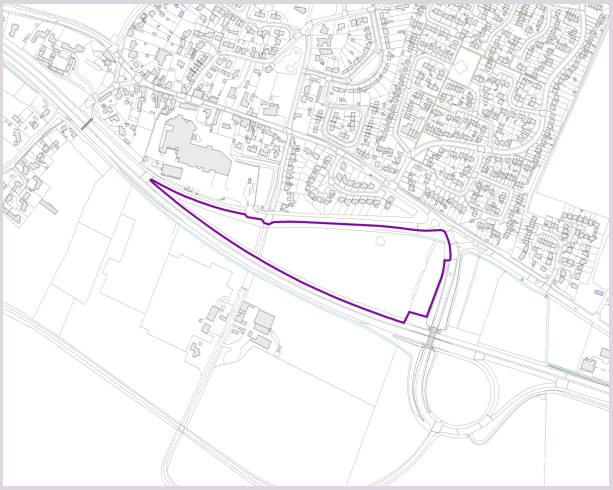
Cambridge Road West, Fenstanton

FS 2

Cambridge Road West, Fenstanton

4.5ha of land off Cambridge Road and to the west of the A14 access road at Fenstanton is allocated for mixed use development to comprise:

1. approximately 85 homes
2. a village hall or other community facility



Successful development of the site will require:

a. satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
b. provision of a new access into the site from Cambridge Road
c. improvement to pedestrian and cycle routes to link to the existing networks
d. retention of the 0.42ha remnant orchard part of the site as open space
e. use of the former allotment land in the eastern part of the site for provision of a village hall
f. retention of important trees as identified in tree and ecology surveys
g. retention of the existing pond on the site
h. provision of noise mitigation measures in relation to the adjoining A14
i. setbacks from the A14 to reduce the visual effect of development on the landscape

Development Guidance

13.21 This site should be developed for a residential led scheme. It is intended to bring about the benefit of a new village hall for Fenstanton on the eastern part of the site and to incorporate substantial areas of open space, in particular retaining the former orchard land to the west of old Conington Road.

13.22 Given the A14 improvement scheme it is anticipated that this level of development is acceptable from a traffic point of view; a transport assessment will be required. Access should be provided from Cambridge Road. A traffic management scheme on the A14 eastbound off slip may be required to reduce speeds so that vehicles are travelling at no more than 30mph on the section that is two way. The accessibility of the site for pedestrians should be improved with the provision of pedestrian footways and crossing facilities linking the site with the centre of Fenstanton. The development also needs to ensure that sufficient parking is provided on the site.

13.23 The site has a long boundary with the A14 and noise mitigation measures should be included in the design. Its proximity to an air quality management area means that the site is exposed to air pollution so any design should mitigate against this where possible. The required open space and allotments, together with setbacks, landscaping and other measures designed to reduce the visual impact of the development and ensure acceptable residential amenity significantly reduce the developable area of the site.

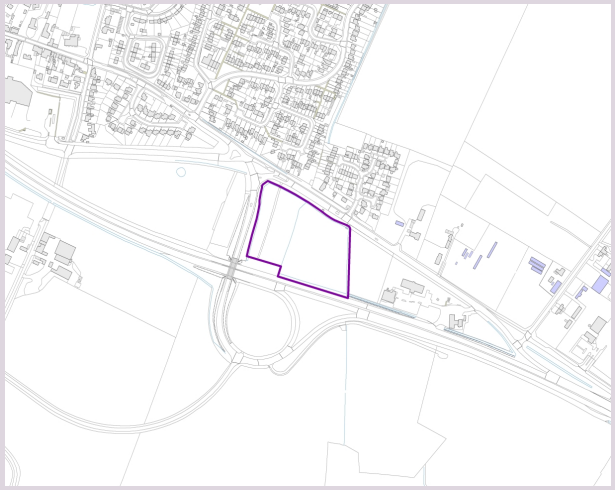
13.24 Given the site's proximity to a known Roman road an archaeological investigation will be required and appropriate mitigation implemented if necessary.

13.25 The site is situated within a Sand and Gravel Mineral Safeguarding Area in the Cambridgeshire and Peterborough Minerals and Waste Development Plan. Cambridgeshire County Council has in this case confirmed that due to the small size and proposed policy restrictions for the site, that mineral extraction is not expected. However, in the event that mineral is extracted as part of any future development it must be put to a sustainable use either on or off site. Any development proposal must address this issue with reference to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26.

Cambridge Road East, Fenstanton

FS 3

Cambridge Road East, Fenstanton



2.4ha of land off Cambridge Road and to the east of the A14 access road at Fenstanton is allocated for mixed use development to comprise:

1. approximately 35 homes
2. 0.2ha extension to allotment gardens

Successful development of the site will require:

a. satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
b. provision of safe access into the site
c. improvement to pedestrian and cycle routes to link to the existing networks
d. extension of the allotment land
e. retention of important trees as identified in tree and ecology surveys
f. provision of noise mitigation measures in relation to the adjoining A14
g. setbacks from the A14 to reduce the visual effect of development on the landscape

Development Guidance

13.26 This site should be developed for a residential led scheme. It is intended to bring about the benefit of additional allotment land for Fenstanton; the Parish Council's website indicates there is a waiting list for allotment plots and availability is highly constrained.

13.27 Given the A14 improvement scheme it is anticipated that this level of development is acceptable from a traffic point of view; a transport assessment will be required. A traffic management scheme on the A14 eastbound off slip may be required to reduce speeds so that vehicles are travelling at no more than 30mph on the section that is two way. Access may utilise the existing access and bridge across the drain or an alternative access may be appropriate. The existing access into the allotments can be retained for that use. The accessibility of the site for pedestrians should be improved with the provision of pedestrian footways and crossing facilities linking the site with the centre of Fenstanton. The development also needs to ensure that sufficient parking is provided on the site in line with the 'Parking Provision and Vehicle Movement' policy.

13.28 The northern part of the site may be susceptible to surface water flooding; the design of any development scheme will need to take this into account.

13.29 Given the site's proximity to a known Roman road an archaeological investigation will be required and appropriate mitigation implemented if necessary.

13.30 The site is situated within a Sand and Gravel Mineral Safeguarding Area in the Cambridgeshire and Peterborough Minerals and Waste Development Plan. Cambridgeshire County Council has in this case confirmed that due to the small size and proposed policy restrictions for the site, that mineral extraction

is not expected. However, in the event that mineral is extracted as part of any future development it must be put to a sustainable use either on or off site. Any development proposal must address this issue with reference to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26.

13.31 The site has a boundary with the A14 and noise mitigation measures should be included in the design. Its proximity to an air quality management area means that the site is exposed to air pollution so any design should mitigate against this where possible. The required open space and allotments, together with setbacks, landscaping and other measures designed to reduce the visual impact of the development and ensure acceptable residential amenity significantly reduce the developable area of the site.

Kimbolton

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NEW SUN
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THE SADDLE
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WELCOME
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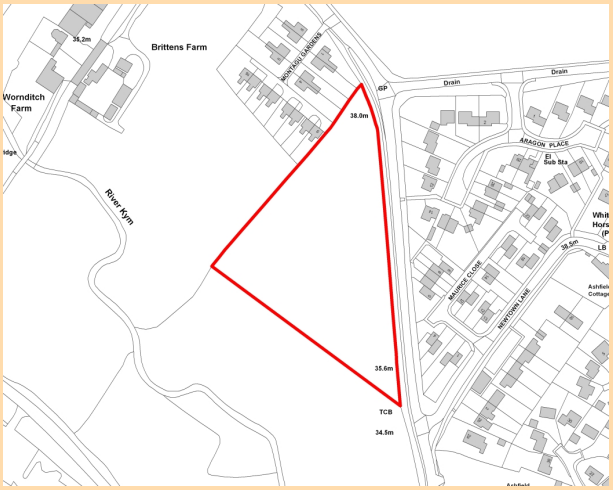
West of Station Road, Kimbolton

KB 1

West of Station Road, Kimbolton

1.3ha of land west of Station Road, Kimbolton is allocated for residential development of approximately 20 dwellings. Successful development of the site will require:

1. provision of appropriate safe vehicular access to Station Road in accordance with the speed of the road, minimising loss of mature hedgerows
2. provision of pedestrian and cycle links to the village centre and schools
3. provision of open space and screening in the south and west of the site to minimise impact on the surrounding landscape
4. provision of a flood risk assessment demonstrating the proposals can be safely accommodated



Development Guidance

13.32 The site is located on the north west edge of Kimbolton fronting Station Road (B660) and forms part of the gateway to the village. Integrating the site with the rest of Kimbolton would be a major challenge to development.

13.33 There is potential for vehicular access to be created from Station Road; details of a suitably designed safe access would need to be agreed and provided. This would need to be carefully assessed to minimise the loss of existing mature hedgerows, and be in accordance with the speed of the road. There may be opportunities for pedestrian and cycle links via the housing at Montagu Gardens to the north.

13.34 Landscape impact is a constraint on development of this site, since the land is partially visible from the B660 to the east, housing at the urban edge, and from across the valley from Tilbrook Road and Kimbolton School. The southern part of the site is of high landscape quality due to the River Kym being roughly 50m to the south, with views towards parkland to the south. Three grade II listed buildings lie approximately 100m to the west. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact on the landscape and on the setting of heritage assets.

13.35 The layout of development should maximise the opportunities offered by views across the River Kym Valley and into Kimbolton. A loose edge to development should be provided on the south-western boundary as blend the site into the adjoining countryside. Open space provision should be focused along this edge and the existing mature hedgerow maintained. The site's proximity to the river may increase its archaeological interest, and an appropriate archaeological assessment will be required.

13.36 Given the site's proximity to the River Kym a site-specific Flood Risk Assessment will need to show the effect of additional drainage from the site on the river. Any development proposal should sequentially locate development within flood zone 1.

13.37 A sewer pipe crosses this site which is protected by easements. Any development layout should ensure that the sewers or mains are located under highways or public open space, they should not be built over or located in private gardens where access for maintenance and repair could be restricted. If it is not possible to accommodate the existing sewers within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/ near agreement may be considered.

13.38 The site lies wholly within a Cambridgeshire and Peterborough Sand and Gravel Mineral Safeguarding Area. Given the size of the site and its proximity to residential development, it is unlikely to be worked as an economic resource. However in the event that mineral is extracted as part of any future development it must be put to a sustainable use either on or off site in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26.

North of Station Road/ Stowe Road, Kimbolton

KB 2

North of Station Road/ Stowe Road, Kimbolton

2.5ha of land at North of Station Road/Stowe Road, Kimbolton is allocated for residential development of approximately 65 homes. Successful development of the site will require.

a. provision of safe and suitable vehicular and pedestrian access
b. a comprehensive soft landscaping scheme including planting along the highway frontage
c. provision of a surface water drainage strategy that responds to the sloping topography of the land
d. an ecological assessment and enhancement scheme

Development Guidance

13.39 The site is located on the edge of the village on land that slopes down to the highway. The land should be developed at a relatively low density in keeping with the existing residential development in the locality and it should respond positively to the topography of the land.

13.40 The extent of highway frontage provides opportunities to form an access or accesses to the land as informed by a proportionate Transport Assessment which should ensure satisfactory resolution of additional traffic impacts on local roads.

13.41 At present the site is relatively open with sparse soft landscaping along the site frontage. It will be expected that a comprehensive planting scheme is designed to soften the development in public views and provide integration with the countryside. A substantial planting buffer should be provided along the northern and eastern boundaries of the site to minimise the impact of the development from public rights of way on higher ground.

13.42 The slope of the site will influence the design of the surface water drainage system for the development. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value in the design of development should be explored

13.43 The planting along the site boundaries indicates the potential for protected species to the present. It is expected that an ecological assessment of the land will be carried out and appropriate enhancement measures integrated into the development.

South of Bicton Industrial Estate

KB 3

South of Bicton Industrial Estate, Kimbolton

1.3ha of land adjacent to Bicton Industrial Estate, Kimbolton is allocated for light industrial business uses (class 'B1c'). Successful development of the site will require:

a. provision of satisfactory access appropriate to the nature of traffic
b. provision of a tree buffer on the eastern and southern boundary to provide a screen to the surrounding countryside
c. safeguarding the adjacent county wildlife site

Development Guidance

13.44 The site is located adjacent to an established area of employment uses, but is bounded to the south and west by open countryside. The design and landscaping of any development will need careful consideration with regard to its setting and impact on the wider landscape, especially the adjacent county wildlife site to the west of the site and the heritage assets to the south. Substantial planting will be required on the eastern and southern boundaries to minimise the impact on views from the surrounding countryside.

13.45 Although the location of the industrial estate is relatively unsustainable, in that access is almost exclusively by car, the estate successfully meets the needs of a range of businesses and makes a valuable contribution to the local economy. Ideally access to the site should be provided through the established employment area. However, the Highways Authority have acknowledged that this may not be easily achieved. A detailed transport assessment will be required to demonstrate that an alternative access, upgrading one of the established tracks linking the site to Stow Longa Road to the west, can provide a safe and suitable access. If this is necessary impacts on the adjoining county wildlife site should be minimised.

13.46 Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 140 may be possible on the 1.3ha identified.

Sawtry

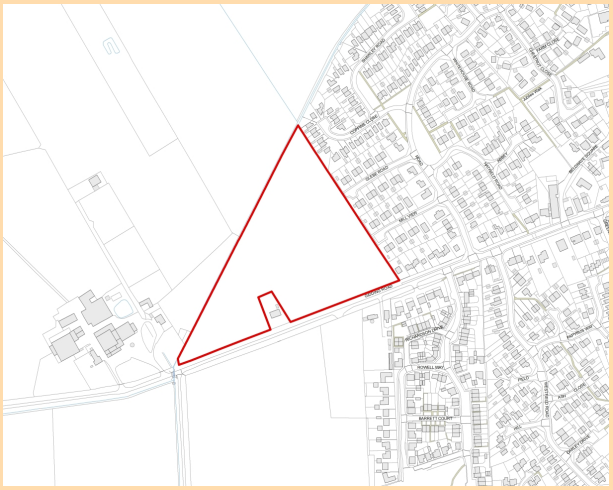
East of Glebe Farm, Sawtry

SY 1

East of Glebe Farm, Sawtry

3.9ha of land east of Glebe Farm, Gidding Road, Sawtry is allocated for residential development of approximately 80 homes. Successful development of the site will require:

a. provision of suitable access and improvements to Gidding Road
b. provision of cycleway links to facilitate integration of the site into adjoining residential areas to the east, and pedestrian linkages retained
c. protection and enhancement of Sawtry Brook as a landscape and nature conservation feature



Development Guidance

13.47 The site is in a sustainable location within walking distance of local shops and health facilities, as well as indoor and outdoor sports facilities, a primary school and a secondary school. Local employment opportunities exist at the small employment area at Brookside. However, potential residents would need to access many services and facilities as well as employment opportunities at larger centres, especially Huntingdon and Peterborough. A robust travel plan should accompany any proposals for this site, including measures to encourage sustainable travel patterns both within and outside the village. A transport assessment will be required. The development also needs to ensure that sufficient parking is provided on the site. Development proposals will also need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate.

13.48 This scheme should be developed at a relatively low density to reflect its immediate context. To aid integration development of the eastern part of the site should reflect the existing pattern and character of development. Any development proposals should enhance the gateway into the village and incorporate additional planting to enhance the landscape and nature conservation value of the watercourse, without encroachment into the Middle Level Commissioners (MLC) maintenance strip, and provide a robust and attractive boundary to this edge of the village. The western portion of the site should be retained in open space use. Existing footpath linkages should be retained, and cycleway links provided to facilitate integration of the site into adjoining residential areas to the east.

13.49 Sawtry Brook should be protected by provision of a green corridor alongside it and the retention and enhancement of the existing hedgerow in recognition of its value both as a landscape feature and for biodiversity. A 9 metre wide maintenance access strip for the open watercourse that forms the northern boundary of the site would be required by MLC. Although the site falls within flood zone 1, part is known to be prone to flooding around Sawtry Brook. This will need to be addressed in any planning application.

13.50 The eastern part of the site is susceptible to surface water flooding; the design of any development scheme will need to take this into account. Surface water run off should be restricted to greenfield rates to reduce the risk of flooding, as Catchwater Drain approaches capacity during high rainfall events. It is unlikely that the site will be conducive to the use of soakaways or infiltration devices, therefore a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies would be required.

13.51 The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area although Cambridgeshire County Council say it is unlikely to be worked.

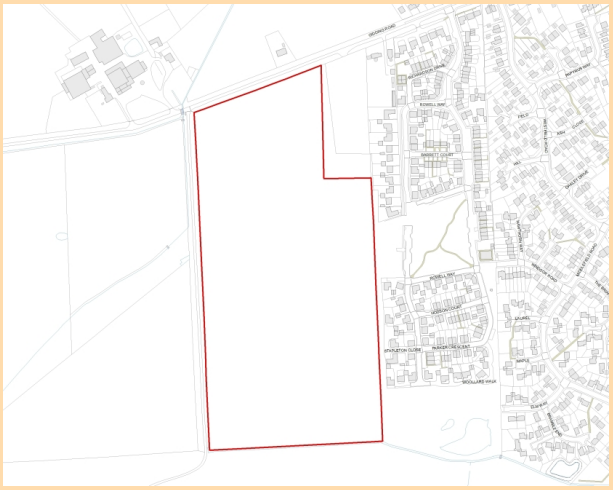
South of Gidding Road, Sawtry

SY 2

South of Gidding Road, Sawtry

10.8ha of land south of Gidding Road, Sawtry is allocated for residential development of approximately 295 homes. Successful development of the site will require:

a. provision of suitable access and improvements to Gidding Road
b. provision of cycleway and pedestrian links to facilitate integration of the site into adjoining residential areas to the east
c. a transport assessment and travel plan
d. substantial landscaping on the western boundary to provide a soft edge to the village and to minimise the impact of the development in long distance views from the west
e. an ecological assessment and enhancement scheme



Development Guidance

13.52 Given its position on the outskirts of the village adjoining open countryside the site should be developed at a relatively low density. The design and layout of any development proposals should promote the site as an attractive the gateway into the village.

13.53 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network for any detailed scheme and that any off-site transport impacts are adequately mitigated. A travel plan will be required to address the needs generated by new residents. To aid integration development pedestrian links must be provided into the adjacent development known as 'The Mulberries'. A public right of way runs parallel to the southern boundary of the site and connections should be provided to this including a bridge over the intervening ditch where necessary.

13.54 The site is in an area of high archaeological potential and an archaeological evaluation should be completed prior to any development. A programme of work to investigate and protect archaeological assets will be required.

13.55 The site is greenfield with boundary hedging so it may provide some habitats for wildlife. The adjoining land to the east contains Great Crested Newt habitats. A biodiversity and ecology survey will therefore be required. An ecological management plan and landscaping scheme will be necessary to mitigate any impacts of development of this site and provide appropriate enhancements. Open space should be incorporated in the southern part of the site and the landscaping scheme should ensure retention and enhancement of the boundary planting to reduce the impact on the surrounding countryside.

13.56 The site lies below High Holborn Hill and a surface water drainage strategy should be provided to ensure that the proposed development can be adequately drained and that there is no flood risk on or off site resulting from the development.

13.57 The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area although Cambridgeshire County Council have confirmed it is unlikely to be worked.

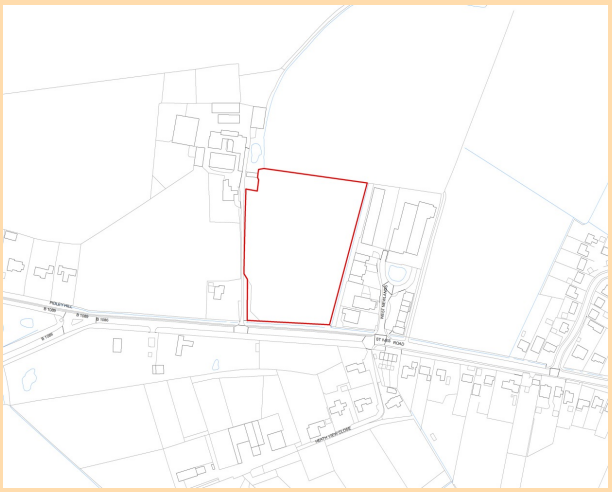
13.58 A planning application for up to 295 dwellings on this site (17/00077/OUT) was approved in May 2017.

Somersham

College Farm, West of Newlands Industrial Estate, Somersham

SM 1

College Farm, West of Newlands Industrial Estate, Somersham



1.8ha of land at College Farm, West of Newlands Industrial Estate, Somersham is allocated for residential development of approximately 55 homes. Successful development of the site will require:

1. provision of a suitable means of vehicular access
2. provision of a footway to link the site with the existing footway network to the village
3. design which provides for lesser density and/or landscaping towards the west and north of the site reflecting the transition to open countryside
4. provision of appropriate acoustic treatment to mitigate against adjacent industrial uses and the College Farm complex to the north-west
5. retention of the trees along the west boundary and the site frontage; except where removal is required for access
6. provision of a surface water drainage strategy that responds to the sloping topography of the land
7. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
8. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.59 This land is located on the edge of the settlement and development is expected to provide an appropriate transition between the built up area and surrounding countryside.

13.60 It expected that the site would be served by a single access road, although it may also be suitable to have a few individual driveways for detached dwellings facing St Ives Road. Details of suitably designed and safe access arrangements should be informed by completion of a Transport Assessment which should also consider any improvement works necessary to resolve additional traffic impacts on local roads.

13.61 There is a narrow footpath on this side of St Ives Road connecting tot he west but eastwards it terminates at the frontage of the Industrial Estate. Continuous safe pedestrian access between the site and the village will be required; this is expected to be provided as part of any development scheme on the allocated site 'Newlands, St Ives Road, Somersham'.

13.62 Development in the locality is characterised by spacious plots and predominantly two storey buildings. Development in the northern portion of the site and along the western boundary should be designed at a lesser density and be landscaped to achieve a transition to the open countryside and void a harsh built edge in views approaching the village.

13.63 Due to the proximity of the site to the industrial estate and to College Farm to the north-west, a noise assessment would be required and additional hard landscaping may be required to mitigate against noise generated from the industrial estate to the east. The presence of trees on the site frontage and western boundary necessitate the completion of a tree survey.

13.64 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Somersham Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

13.65 The slope of the site is likely to influence the design of the surface water drainage system. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value into the design of development should be explored.

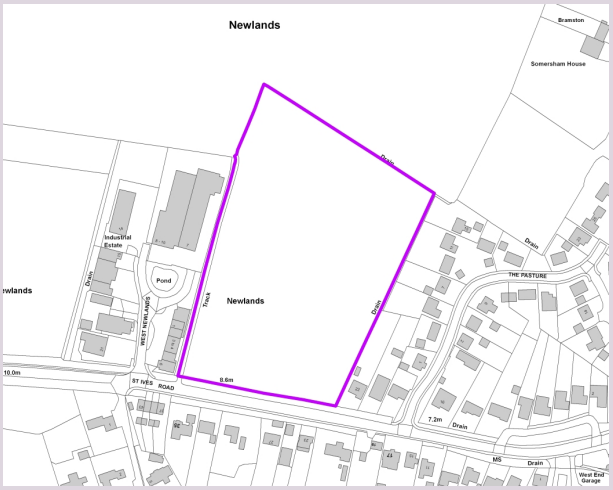
Newlands, St Ives Road, Somersham

SM 2

Newlands, St Ives Road, Somersham

2.5ha of land at Newlands, St Ives Road, Somersham is allocated for development for mixed uses to comprise:

1. 0.8ha for supported housing (a care home comprising approximately 60 beds)
2. approximately 45 homes



Successful development of the site will require:

a. provision of an appropriate single access road to serve the supported housing and the majority of the residential development
b. laying of a footway along the frontage linking with the existing footway network to the village
c. design which provides for lesser density and/or landscaping towards the north of the site reflecting the transition to open countryside and protecting the setting of the conservation area
d. provision of appropriate acoustic treatment to mitigate against adjoining industrial uses
e. retention of the frontage hedge except where removal is required for access
f. improved drainage to cater for development on the site
g. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
h. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.66 The site has potential to accommodate a mixed use development incorporating supported housing and residential development. It has reasonable access to facilities including access to two doctors' surgeries and could cater for supported housing either in the form of a care home or sheltered flats.

13.67 An access road should serve the supported housing element and most of the houses, although it may also be suitable to have individual a few individual driveways for detached dwellings facing St Ives Road. Details of suitably designed and safe access arrangements should be agreed and provided; access arrangements would be subject to the completion of a transport assessment to ensure highway safety. Provision of a new footpath to link the development to the village centre would be required to promote safety. The development also needs to ensure that sufficient parking is provided on the site.

13.68 Development proposals should reflect the scale and massing of surrounding residential development which is characterised by spacious plots and development of one and two storeys. Development in the northern portion of the site should be designed at a lesser density or be landscaped having regard to the line of adjoining development and allow for a transition to the open countryside and protecting the setting of the conservation area.

13.69 Due to the proximity of the site to the industrial estate a noise assessment would be required and additional hard landscaping may be required to mitigate against noise generated from the industrial estate to the east. The presence of a protected tree on the south western boundary and existing landscaping on site would necessitate the completion of a tree survey. Enhanced landscaping on the eastern boundary may also be required to protect the residential amenity of neighbouring properties unless the residential component of the development is located on this eastern edge.

13.70 The preferred arrangement of the uses on site is for the care home to be on the west side adjacent to the industrial estate and the housing adjacent to the existing housing areas to the east.

13.71 A sewer pipe crosses this site which is protected by easements. Any development layout should ensure that the sewers or mains are located under highways or public open space, they should not be built over or located in private gardens where access for maintenance and repair could be restricted. If it is not possible to accommodate the existing sewers within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

13.72 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Somersham Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

13.73 The slope on the site results in surface water collecting along the St Ives Road frontage which is carried into a drain. Improved drainage on site and improvements to the existing drain should be made to accommodate development.

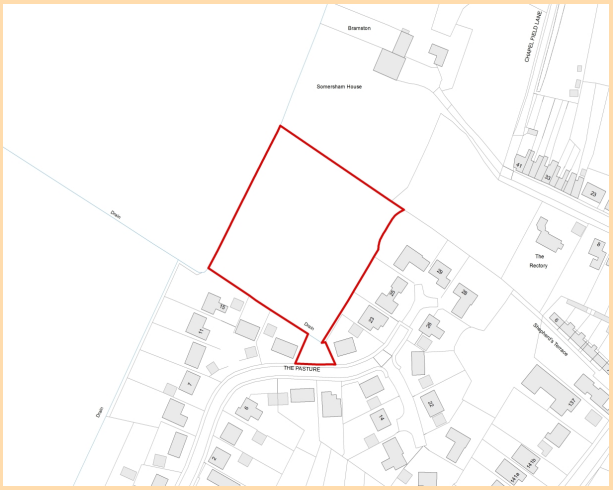
The Pasture, Somersham

SM 3

The Pasture, Somersham

0.6ha of land at The Pasture, Somersham is allocated for approximately 15 dwellings. Successful development of the site will require:

a. provision of appropriate access from The Pasture
b. high quality sensitive development acknowledging the adjacent conservation area designation and listed Somersham House
c. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
d. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised



Development Guidance

13.74 This is a small site for which access should be taken from The Pasture. The site adjoins both the conservation area and the listed Grade 2 listed Somersham House (the Old Rectory), the grounds of which contain a number of protected trees. Development must demonstrate sensitivity to this surrounding context and substantial boundary landscaping reinforced appropriately.

13.75 The western boundary of the site adjoins a large arable field; the current hedgerow screening the site from the open countryside should be retained and reinforced to minimise the impact of the development.

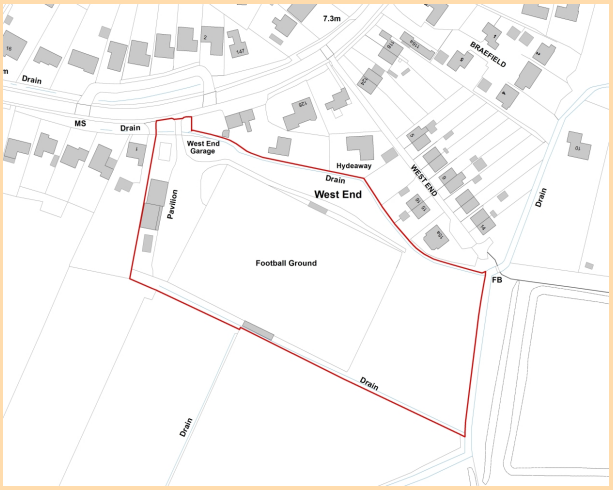
13.76 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Somersham Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

Somersham Town Football Ground

SM 4

Somersham Town Football Ground

1.8ha of land at Somersham Town Football Ground is allocated for development of approximately 45 homes. Successful development of the site will require:



a. appropriate alternative provision of the recreational facility
b. the eastern edge of development limited to the extent of the football pitch to protect the setting of the Scheduled Ancient Monument
c. archaeological investigation prior to development
d. improved access to the B1086 (utilising the existing access point) to serve the residential development
e. sensitive design having regard to the Conservation Area designation over part of the site and adjoining land
f. agreement with the Environment Agency and Anglian Water Services that they are satisfied that surface and waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.77 Somersham Town football club has aspirations to relocate and redevelop their existing site for housing. This should only occur after relocation to a suitable alternative site with a similar level of accessibility to users.

13.78 The site is located adjoining Pond Closes, which is the name for the former fish pond associated with the Bishop of Ely's Palace. It is part of a Scheduled Ancient Monument which extends to the south. Given this any development should be sensitively designed to avoid detrimental impact on Ponds Closes. The site may contain remains of archaeological significance which should be fully explored prior to redevelopment. An archaeological investigation and heritage statement would be required.

13.79 Ponds Closes is separated from the football ground by a stream and an area of raised ground. There is also a public footpath running along the northern edge. An appropriate buffer and landscaping is required between residential development and Pond Closes to ensure that the setting of the Scheduled Ancient Monument is not affected.

13.80 Access to the football ground is currently via a relatively narrow bridge over a stream near the road frontage with the B1086. This access should be widened to provide good visibility for residential development and a suitably designed safe access onto the existing highway network agreed and provided.

13.81 The southern part of the site is susceptible to surface water flooding; the design of any development scheme will need to take this into account. A flood risk assessment and drainage strategy to be produced in agreement with relevant bodies would be required.

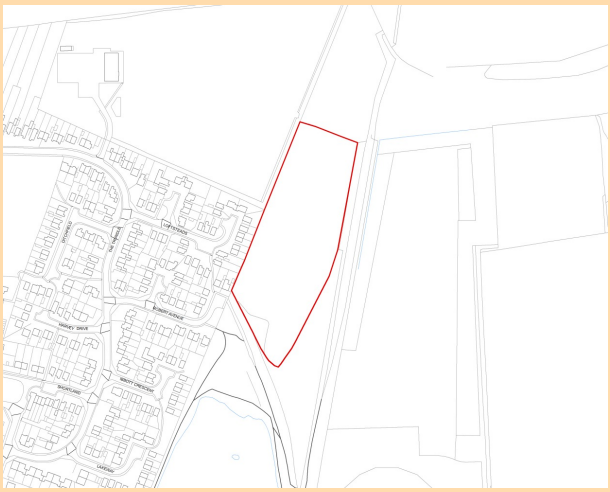
13.82 The policy requires agreement with the Environment Agency and Anglian Water Services that the surface and waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Somersham Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

East of Robert Avenue, Somersham

SM 5

East of Robert Avenue, Somersham

1.8ha of land East of Robert Avenue, Somersham is allocated for residential development of approximately 50 homes. Successful development will require:



a. the provision of a suitable means of vehicular and pedestrian access
b. retention of existing planting along the southern and eastern site boundaries and new planting on other boundaries
c. an ecological assessment and enhancement scheme for the site that also addresses its impact on the county wildlife site
d. an assessment of contamination to determine the need for remediation
e. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised.

Development Guidance

13.83 The only point of access to the land appears to be from Robert Avenue and it will need to be demonstrated that safe access to the land can be achieved and any necessary off-site improvement works secured. A transport assessment will be required for this and to ensure satisfactory resolution of additional traffic impacts on local roads having regard to a Transport Assessment

13.84 It is expected that development will be of a relatively low density and concentrated on the southern part of the site which is visually contained within the landscape by the existing houses to the west, and the densely planted southern and eastern site boundaries.

13.85 A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting on the are retained and protected.

13.86 New planting should provided on the boundary with the playing fields and between the allocated housing and the northern site boundary to provide screening of the development.

13.87 The site is adjacent to a County Wildlife Site which extends along the entire eastern boundary of the site and follows the route of the old railway line. To the south of the land is a lake. These features suggest a likelihood that protected species will be present on and around the allocation land. The impact of development on protected species and the adjacent County Wildlife Site will need to be assessed and any negative impacts avoided, or where that is not feasible, appropriate mitigation and compensation measures will be proposed.

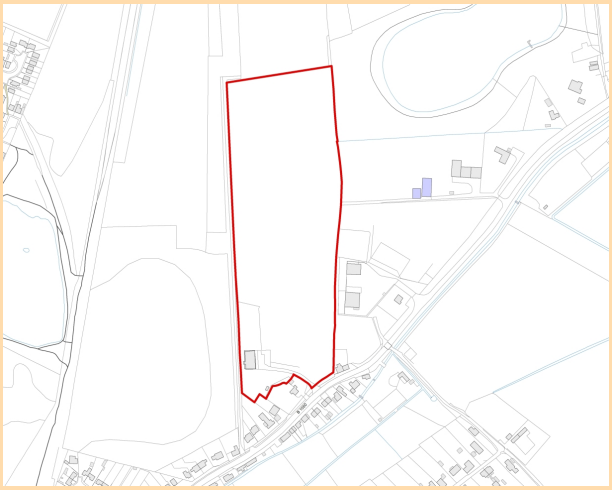
13.88 The agricultural use of the land and its proximity to the route of the old railway indicates there could be contamination of the land, which will require investigation and remediation where necessary.

13.89 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Somersham Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

North of the Bank, Somersham

SM 6

North of the Bank, Somersham



5.5ha of land north of the Bank, Somersham is allocated for development of approximately 120 homes. Successful development of the site will require:

a. design and layout which provides for low density development and landscaping towards the north and west of the site reflecting the transition to open countryside and proximity to the local nature reserve respectively
b. provision of safe and appropriate access to The Bank, B1050
c. a comprehensive package of community benefits including enhancements to the local rights of way network, access to the Local Nature Reserve to the north-west and cycleway improvements
d. retention of existing trees on the west and north boundaries and the two trees centrally located in the southern part of the site
e. building setbacks from the bus depot to the east and reinforcing of landscaping to provide a robust screen between the development site and the bus depot
f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.90 The site is on the eastern edge of Somersham on the northern side of the B1050 (The Bank which becomes Chatteris Road to the east). To the west, closer to the village centre, are substantial areas of open space and woodland including a county wildlife site along the former railway line. A pedestrian access to the Local Nature Reserve parallels the western boundary of the site. To the east is another area of open land, a residential property and a bus depot.

13.91 Careful site design is needed to ensure that development sits appropriately within the sensitive context established by the local nature reserve and county wildlife site to the west and the open landscape to the north. The existing boundary trees and hedging should be retained to minimise the impact of the development on the nature conservation and leisure value of the adjoining land. Landscaping and a low density of development is expected at the northern edge. The site design should also seek to retain the two existing central trees to provide a natural feature.

13.92 Development of this site should in no way result in pressure to limit the operations of the nearby bus depot which is lawfully established. Substantial landscaping will be expected along the eastern boundary aimed at visually screening the bus depot and reducing the impact of noise arising from vehicle movements there.

13.93 The existing farm entrance is the appropriate location for a new access to serve the entire development. This should be improved as required for vehicle visibility to meet the needs of the scale of development. A transport assessment will be required. This should highlight any deficiencies in the connectivity and put forward mitigation measures to make an acceptable development. The development also needs to ensure that sufficient parking is provided on the site. There is an existing footpath which passes the site entrance allowing for pedestrian access into the village centre but this may need to be improved. There is also an opportunity to link the site to the adjoining green infrastructure elements to the west which could enable a through link past the lake and to the pavilion for pedestrians and possibly cyclists. There are existing footpaths already in this location which are well used by the community.

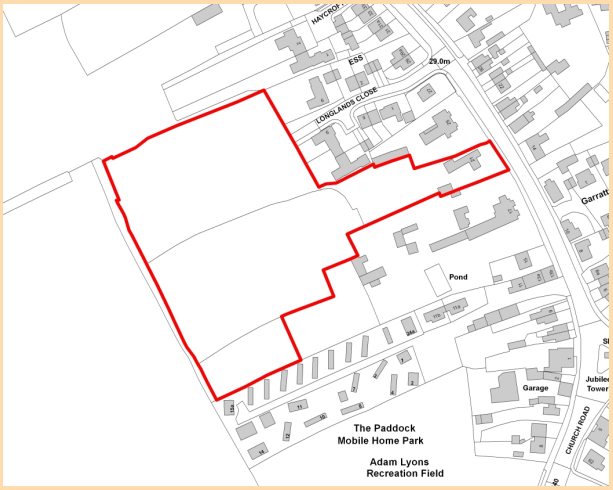
13.94 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Huntingdon Waste water Treatment Works (WwTW) will serve this allocation. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Warboys

West of Ramsey Road, Warboys

WB 1

West of Ramsey Road, Warboys



1.7ha of land West of Ramsey Road, Warboys is allocated for residential development of approximately 45 homes. Successful development of the site will require:

a. vehicular access being taken from Longlands Close and / or directly from Ramsey Road
b. provision of landscaping on the western and northern boundaries to provide a soft edge to the village including retention and appropriate replacement of the mature trees in the boundary hedging
c. provision of high quality development that is complementary to the adjacent conservation area
d. retention or appropriate replacement of mature trees on the frontage to 21 Ramsey Road
e. retention of trees and open space in the southern part of the site adjacent to The Paddock
f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.95 Development of this site should be sensitive to the scale of properties to the south of the site and retain trees and open space along the southern boundary to reduce the impact on neighbouring homes. Details of a suitably designed safe access onto the existing highway network should be provided and agreed. Vehicular access should be provided via an extension of Longlands Close and/ or directly from Ramsey Road. If vehicular access is only obtained from Longlands Close an additional pedestrian access directly to Ramsey Road to provide easy access to the services and facilities in the village centre.

13.96 The eastern part of the site lies within the conservation area and adjacent to the grade II listed building at 17 Ramsey Road. Development proposals should demonstrate how they respect and reflect these heritage assets and their settings. Substantial landscaping will be required on the western and northern boundaries to minimise intrusion into the countryside and retain a soft edge to the village. The mature trees within the frontage of 21 Ramsey Road contribute to the character of this road and are situated within the Conservation Area. An arboricultural assessment will be required to ascertain which trees should be retained or replaced and how the impact on the street scene is minimised.

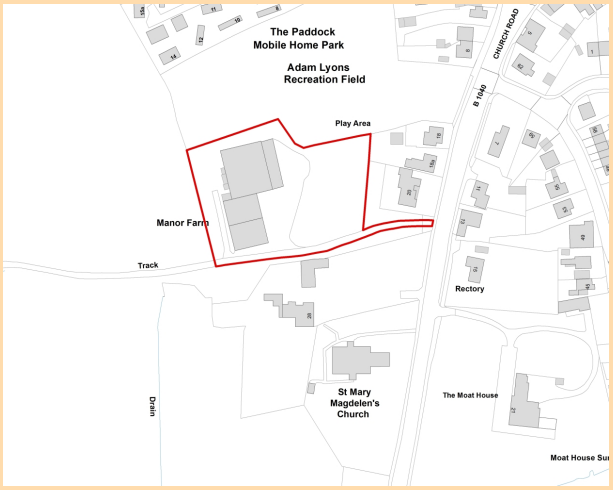
13.97 A sewer pipe crosses this site which is protected by easements. Any development layout should ensure that the sewers or mains are located under highways or public open space, they should not be built over or located in private gardens where access for maintenance and repair could be restricted. If it is not possible to accommodate the existing sewers within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

13.98 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Oldhurst Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

Manor Farm Buildings, Warboys

WB 2

Manor Farm Buildings, Warboys



0.6ha of land at Manor Farm buildings, Warboys is allocated for residential development of approximately 10 homes subject to successful relocation of the existing farmyard. Successful development of the site will require:

a. provision of a safe vehicular access onto Church Road
b. provision of high quality development which enhances the character of the conservation area and reflects the sensitive setting of the site created by the surrounding high quality listed buildings
c. retention of trees and shrubs on the northern boundary of the site to protect views to and from Adam Lyons recreation field
d. retention of trees in the centre of the site to protect the character of the conservation area
e. provision to preserve high value heritage assets are situated immediately to the south, including the Grade II* listed Manor House and Grade I listed St Mary Magdalene's Church
f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.99 Subject to successful relocation of the existing farmyard the redevelopment of this site offers an opportunity for a significant environmental enhancement. However, it is an extremely sensitive location in relation to heritage assets and an exceptionally high quality design would be required. A cluster of high value heritage assets are situated immediately to the south, including the Grade II* Manor House and associated listed barn and curtilege listed structures and the Grade I St Mary Magdalene's Church. The site is also surrounded by the conservation area on all but the western boundary. A heritage statement would be required to assess the impact on these assets and an exceptionally high quality of design and build would be required to reflect the sensitivity of the location.

13.100 The existing access is very constrained and will need improvement to ensure adequate visibility and safety. In particular, achievement of adequate visibility splays will be challenging given the need to retain the boundary wall and the mature trees on the southern side of the site to protect the setting of the adjacent listed buildings. A speed survey will be required to demonstrate that safe access and egress can be achieved. Details of a suitably designed safe access onto the existing highway network should be provided and agreed. Use as an agricultural access to the farmland to the west of the site will need to cease.

13.101 The northern boundary adjoins the Adam Lyons recreation ground and trees and shrubs along this boundary should be retained to provide visual and acoustic screening between the new homes and the recreation ground. A group of trees is currently situated in the centre of the site providing some screening of the agricultural sheds from the conservation area. These should ideally be retained to reduce the impact of

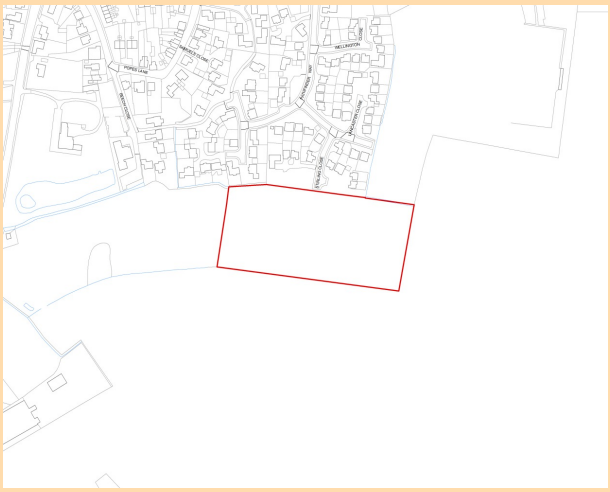
the redevelopment. The western boundary of the site adjoins extensive arable fields and is open to long distance views from lower land to the west. Boundary planting should be incorporated to mitigate the visual impact of development on the site.

13.102 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Oldhurst Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

South of Stirling Close, Warboys

WB 3

South of Stirling Close, Warboys



1.9ha of land at South of Stirling Close, Warboys is allocated for residential development of approximately 50 homes. Successful development of the site will require:

a. the provision of a suitable means of access from Stirling Close
b. retention and protection of trees along the northern and western boundaries
c. provision of landscaping on the southern and eastern boundaries to provide a soft edge to the village and screen the development
d. a design that preserves or enhances the character and appearance of the adjacent conservation area
e. a design that incorporates any important views towards the Church of Mary Magdalene to the west
f. provision of open space in the north of the site to complement the existing area of open space
g. an ecological assessment and enhancement scheme
h. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
i. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
j. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system.

Development Guidance

13.103 Access to the site will need to be provided via an extension of Stirling Close. A transport assessment will be required to demonstrate satisfactory resolution of additional traffic impacts on local roads. Details of safe and suitably designed vehicular and pedestrian access would need to be provided and agreed.

13.104 Open space and landscaping should be provided in the eastern part of the site in combination with provision of substantial soft planting along the boundaries to contain the development within the settlement and provide a soft outer edge to the village.

13.105 A number of trees are growing along some of the existing field boundaries and these should be largely retained to add established character to the new development. A tree growing in the north-west corner is protected by a Tree Preservation Order.

13.106 The planting along the site boundaries and presence of watercourses, indicates the potential for protected species to the present. It is expected that an ecological assessment of the land will be carried out and appropriate enhancement measures integrated into the development.

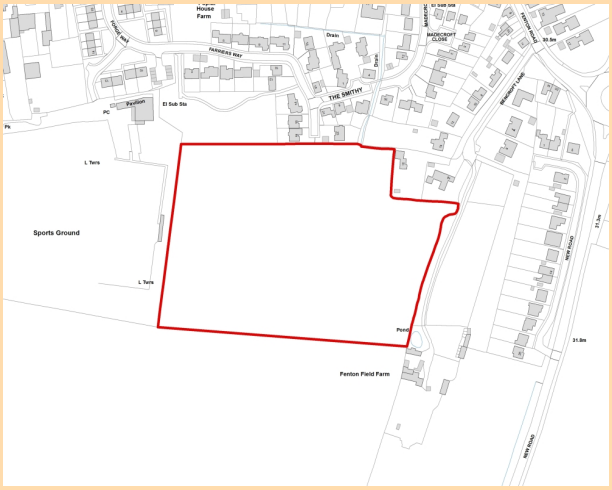
13.107 The Parish Church of St Mary Magdalene is located around 300m to the north west of the site. It will be expected that any important views of the Church from the site are incorporated into the design of the development. The site is also adjacent to the Conservation Area and the development of the land will be required to preserve and enhance the Conservation Area. Archaeological assessment will be required given the site's proximity to heritage assets.

13.108 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Oldhurst Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

South of Farrier's Way, Warboys

WB 4

South of Farrier's Way, Warboys



3.6ha of land south of Farrier's Way, Warboys is allocated for residential development of approximately 75 homes. Successful development of the site will require:

a. appropriate vehicular access being made from Farrier's Way
b. retention of trees within the site and provision of landscaping on the southern boundary to provide a soft edge to the village and on the western boundary to maintain the character of the sports ground and provide screening
c. provision of comprehensive pedestrian and cycle access through the site to Farrier's Way, to the open space area between the site and Farrier's Way, and to the adjacent sports ground
d. a comprehensive masterplan to ensure a holistic approach to the design of development
e. provision of open space in the north west corner of the site to complement the existing area
f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.109 Outline planning permission was granted on this site in December 2016 (planning reference 1401887OUT) for residential development of up to 74 dwellings. The approval provides for an application for approval of the reserved matters within three years from the date of permission.

13.110 Vehicular access to the site will need to be provided via an extension of Farrier's Way. Pedestrian access should be provided through the site to Farrier's Way, as well as to the footpath through the area of open space between the site and Farrier's Way to aid integration of the site into the village and maximise accessibility for pedestrians. A transport assessment and accompanying travel plan will be required.

13.111 Additional open space should be provided within the site, potentially adjacent to the open space adjoining the northwest corner of the site.

13.112 The site has a substantial number of trees running along some of the existing field boundaries, particularly on the boundary that separates the eastern part of the site. These should be largely retained to add established character to the new development and minimise the impact on neighbouring properties. The established cluster of trees and shrubs in the southeastern corner of the site should be retained to maintain biodiversity and provide separation from Fenton Field Farm house. Landscaping along the boundaries will be required to provide a soft edge to the village and to protect the residential amenity of neighbouring properties and future residents. Additionally landscaping along the western boundary between adjoining the sports ground will protect the residential amenity of future residents.

13.113 The land is in an area of high archaeological potential and as such, development may have an impact on heritage assets. An archaeological investigation may be required before development takes place.

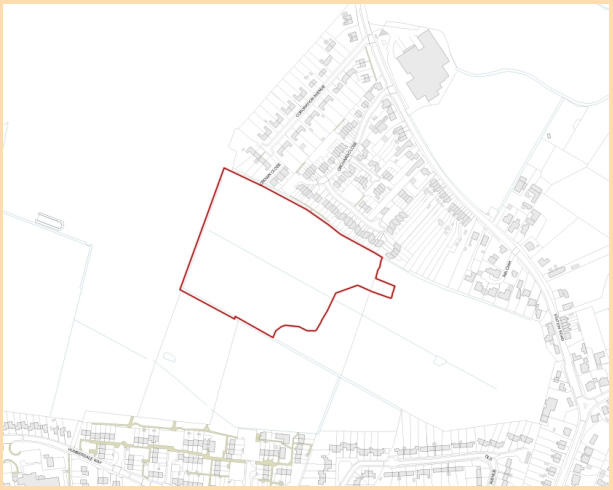
13.114 There is some risk of surface water flooding in a small part of the north of the site close to the connection point with Farrier's Way. Development has the potential to alleviate this and appropriate assessment and mitigation should be undertaken.

13.115 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Oldhurst Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

Extension to West of Station Road, Warboys

WB 5

Extension to West of Station Road, Warboys



3.63ha of land west of Station Road Road, Warboys is allocated for residential development of approximately 80 homes. Successful development of the site will require:

a. provision of safe vehicular access via the adjacent West of Station Road site
b. substantial landscaping on the western boundary to provide a soft edge to the village and to minimise the impact of the development in long distance views from the west
c. provision of landscape planting to protect the residential amenity of neighbouring properties
d. ecological appraisal and mitigation strategy for Great Crested Newts and other protected species
e. completion of a transport assessment and provision of a network of cycleways and footpaths which facilitate integration between the Station Road area and the main part of Warboys village to promote sustainable transport modes
f. provision of open space within the site for informal use as an integral part of development
g. agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
h. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Development Guidance

13.116 This site forms an extension to the West of Station Road, Warboys site, which was previously a draft allocation, but is now under construction. As such, this extension should be fully integrated with the West of Station Road site.

13.117 Detailed development proposals for this site should maximise the opportunities to facilitate integration between the residential area west of Station Road and the main part of Warboys village. A transport assessment in accordance with the 'Sustainable Travel' and accompanying travel plan will be required to ensure appropriate, safe access is established from Station Road, complemented by footpaths and cycleways to improve sustainable connections to services and facilities in the village centre.

13.118 The lack of significant landscaping enhances the site's prominence as it is very open to view, particularly in long distance views from the west. A landscape management plan will therefore be required as part of any potential development proposals. Landscaping should be designed to minimise the impact on neighbouring residential properties and the surrounding open countryside. As the site is greenfield it may provide some habitats for wildlife; a biodiversity and ecology survey will therefore be required along with the incorporation of necessary mitigation measures where appropriate.

13.119 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Oldhurst Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.

Yaxley

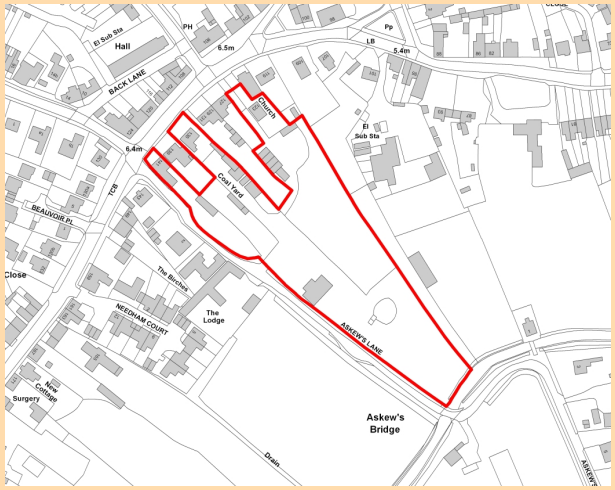
Askew's Lane, Yaxley

YX 1

Askew's Lane, Yaxley

0.5ha of land at Askew's Lane, Yaxley is allocated for residential development of approximately 10 homes (net). Successful development of the site will require:

a. provision of suitable vehicular access to Askew's Lane or Main Street
b. the design and layout of any development proposal reflecting the site's location on the edge of a conservation area
c. provision of a flood risk assessment and drainage strategy in agreement with relevant bodies
d. provision of a 20m wide maintenance access strip to Yards End Dyke



Development Guidance

13.120 Approximately half the site is previously developed, now vacant, and covered with hardstanding which reduces the impact of redevelopment on potential run-off rates. There may be contamination on part of the site associated with its previous use as a coal yard which should be investigated and appropriate remediation conducted as part of any development proposals.

13.121 Potential redevelopment provides the opportunity to provide an attractive residential environment which could enhance the character and setting of the conservation area. Redevelopment would have a limited visual impact on the surrounding area as the site is well screened by vegetation, which is worthy of retention, however the need to obtain safe access arrangements may necessitate the loss of some of the trees/ hedges.

13.122 Askew's Lane is extremely narrow, however planning permission 14/01547/OUT has agreed for residential development which demonstrated that safe and suitable access is possible. Details of a suitably designed safe access onto the existing highway network should be provided and agreed as appropriate to any proposed scheme. However, access could potentially be provided from Main Street following demolition of existing home(s) within the site area.

13.123 A sewer pipe crosses this site which is protected by easements. Any development layout should ensure that the sewers or mains are located under highways or public open space, they should not be built over or located in private gardens where access for maintenance and repair could be restricted. If it is not possible to accommodate the existing sewers within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

13.124 The southern boundary of the site runs along the bank of the Yards End Dyke drainage channel which is part of the Middle Level Commissioners (MLC) systems. A 20 metre wide access strip is required for maintenance purposes by the MLC. The water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and consequently the MLC will not accept additional water to enter their managed system including the Yards End Dyke. Additionally soakaway and similar

infiltration type drainage solutions are unlikely to be suitable. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC. Discussion is ongoing between MLC and Anglian Water regarding discharges from existing outlets into MLC's system, and this may have future implications for development proposals.

Yax Pak, Yaxley

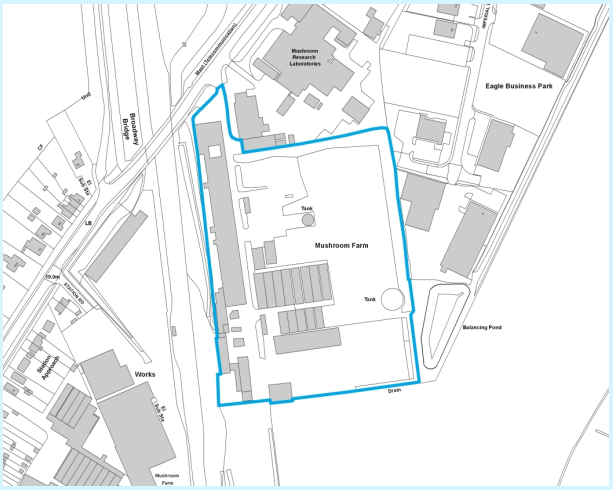
YX 2

Yax Pak, Yaxley

3.2ha at Yax Pak, Broadway, Yaxley is allocated for employment development to comprise business uses (class 'B1') or general industrial uses (class 'B2'). Successful development of the site will require:

a. provision of a flood risk assessment and drainage strategy, to be produced in agreement with relevant bodies

b. appropriate vehicle and pedestrian access



Development Guidance

13.125 The water level/ flood risk management system downstream of the site is sensitive to increased surface water/treated effluent discharges and there has been flooding in the area consequently the Middle Level Commissioners (MLC) will not accept additional water to enter their managed system. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC.

13.126 The site lies within the Great Fen Landscape and Visual Setting Area and so the impact of development on the surrounding landscape will need to be carefully considered, with particular consideration given to long distance views from and to the south.

13.127 Appropriate vehicle and pedestrian access will need to be provided. The main access is currently from Broadway at the northern end of the site, which should be maintained as a pedestrian access; it is unsuitable for further intensification of use as a vehicular access. This access slopes steeply up to the road. Vehicular access should be provided through the adjacent Eagle Business Park.

13.128 A sewer pipe and water main cross this site which is protected by easements. Any development layout should ensure that the sewers and mains are located under highways or open space, they should not be built over or located in private areas where access for maintenance and repair could be restricted. If it is not possible to accommodate the existing sewers within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

13.129 Using the jobs density figure from Alconbury Enterprise Zone and the industry standard floorspace a jobs figure of approximately 345 may be possible on the 3.2ha identified.

14 Local Service Centres

Alconbury

North of School Lane, Alconbury

AL 1

North of School Lane, Alconbury

6.3ha of land at North of School Lane, Alconbury is allocated for residential development of approximately 95 homes. Successful development of the site will require:

a. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the adjoining residential area
b. a noise assessment and mitigation from the A1
c. retention and protection of trees and hedgerow along the boundaries
d. substantial landscaping along the northern and western boundaries
e. a design that incorporates any important views towards the Church of Saints Peter and Paul
f. provision of a surface water drainage strategy that responds to the sloping topography of the land
g. an ecological assessment and enhancement scheme

Development Guidance

14.1 The site is located on the northern edge of the village on land that wraps around the Memorial Hall. The land slopes down towards the built up area of the village and it is expected that development will be of a relatively low density, and concentrated on the lowest parts of the site (avoiding higher ground), with substantial planting to the northern and western boundaries to minimise visual impact, and provide appropriate screening and noise mitigation

14.2 A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, there is no footpath on the site frontage and the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

14.3 The potential impact of noise from the A1 on the living conditions of future occupiers will require assessment to determine the need and design of mitigation measures to be incorporated into the development.

14.4 The Church is located a short distance from the site and it is a local landmark. It is expected that the design of development will seek to incorporate views of the Church.

14.5 The slope of the site is likely to influence the location of the surface water drainage system. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value in the design of development should be explored.

Bluntisham

West of Longacres, Bluntisham

BL 1

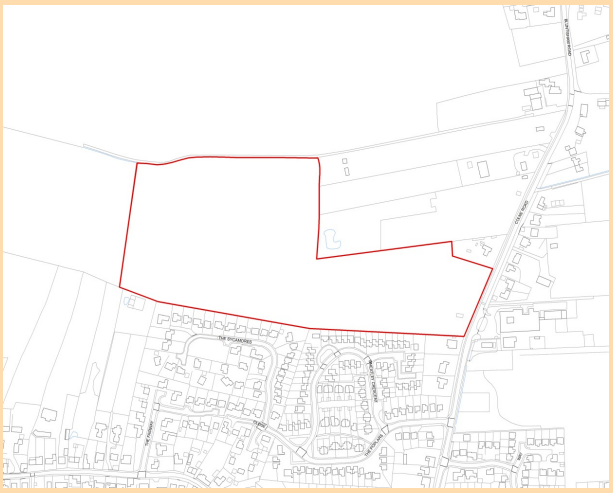
West of Longacres, Bluntisham

7.8ha of land at West of Longacres, Bluntisham is allocated for residential development of approximately 150 homes. Successful development of the site will require:

a. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village

b. retention and protection of existing trees and hedgerow, and a comprehensive scheme of landscaping

c. provision of a surface water drainage strategy that responds to the sloping topography of the land



Development Guidance

14.6 The site is located on the northern edge of the village and adjoining the built up area of the village. The planting along the field boundaries provides a good level of screening of the land and allows only glimpse views from the highway. The development should retain the existing boundary planting wherever possible and should seek to design a development that is visually contained within the site.

14.7 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

14.8 Assessment will be required of the potential impacts on the Ouse Washes SAC/SPA/Ramsar site and the Berry Fen SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required.

14.9 The slope of the site is likely to influence the design of the surface water drainage system. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value into the design of development should be explored.

14.10 Planning application reference number 17/00906/OUT for 135 dwellings relates to this site.

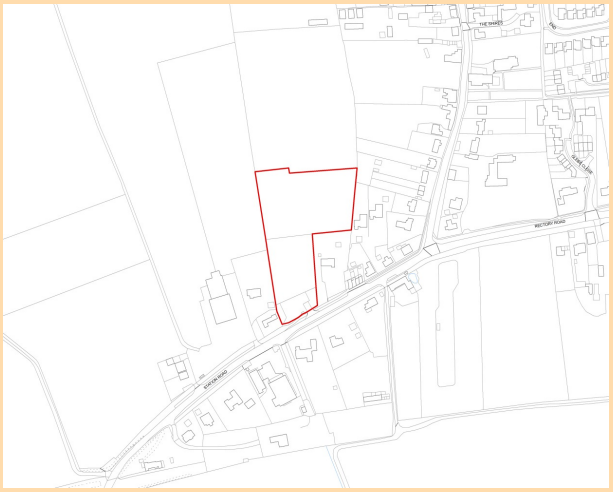
North of 10 Station Road, Bluntisham

BL 2

North of 10 Station Road, Bluntisham

1.1ha of land at North of 10 Station Road, Bluntisham is allocated for residential development of approximately 30 homes. Successful development of the site will require:

a. the provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads having regard to a Transport Assessment
b. an arboricultural survey that seeks to retain and protect boundary trees and hedgerows
c. provision of a belt of soft planting between the homes and the northern boundary of the site
d. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement



Development Guidance

14.11 The site is an irregular shaped parcel of land situated between two homes and it is expected that development will be concentrated on the part of the site closest to the highway. The northernmost part of the site should be given over to landscaping and provide a high quality transition into the extensive orchard area to the north which is subject to a tree preservation order. An arboricultural assessment will be required and the trees and hedges retained and integrated into the development where possible.

14.12 The site is partly in use as a customer car park to the Service Station on the opposite side of the road and it will need to be demonstrated that loss of this parking facility will not unacceptably harm highway safety.

14.13 The access serving the car park was reportedly designed to serve the potential future residential development of the land. It will need to be established whether this access is suitable to serve the residential development of the land, and provide safe pedestrian, cycle and vehicle access.

14.14 Planning application reference 17/01015/OUT for a mixed use development comprising 30 dwellings and commercial units in A1, A2 and A5 uses relates to this site.

Great Staughton

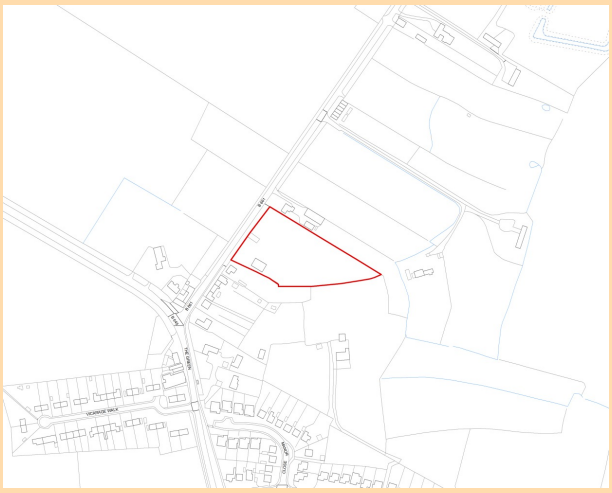
South of 29 The Green, Great Staughton

GS 1

South of 29 The Green, Great Staughton

1.7ha of land at South of 29 The Green, Great Staughton is allocated for residential development of approximately 20 homes. Successful development of the site will require:

a. provision of a suitable means of access
b. retention and protection of trees and hedgerow along the boundaries
c. an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement



Development Guidance

14.15 The site is situated on the edge of the village where the pattern of buildings is loose knit. Any development scheme should be designed to preserve the rural character of the area by proposing low density housing set within the existing planted boundaries.

14.16 There is a substantial wooded area to the east of the site and extensive mature trees and hedgerows on all boundaries. A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting are retained where possible. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

14.17 A proportionate transport assessment will be required to demonstrate that safe, appropriate vehicular and pedestrian access can be provided to link into the local highway network.

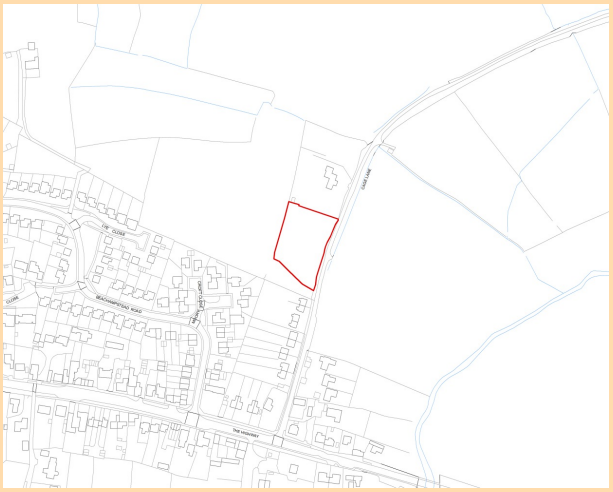
Between 20 Cage Lane and Averyhill, Great Staughton

GS 2

Between 20 Cage Lane and Averyhill, Great Staughton

0.4ha of land at between 20 Cage Lane and 'Averyhill', Great Staughton is allocated for approximately 14 homes. Successful development of the site will require:

a. provision of a suitable means of access for pedestrians, cyclists and vehicles, which facilitates integration with the village
b. retention and protection of trees and hedgerow along the boundaries
c. an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement



Development Guidance

14.18 The site is located on the edge of the village and the dense boundary planting, open fields and narrow road, give the locality a rural character. The design of any proposed development scheme should seek to preserve the rural character of the area by proposing low density housing with buildings contained within the existing retained boundary planting.

14.19 Cage Lane narrows in width along the frontage of the application site. Development of the site will require the provision of a suitable means of access to the land for pedestrians, cyclists and vehicles, and connectivity to the amenities and services in the village. These measures are to be determined by a proportionate transport assessment and may necessitate off-site highway improvements works, such as the provision of a footway and road widening. The design of the site's vehicular access and any off-site highway engineering works should be sympathetic to the rural character of the locality.

14.20 The site boundaries are defined by robust hedgerow and trees. It is expected that hedgerow and trees are retained and protected to minimise the visual impact of the development in the rural landscape.

14.21 An ecological survey would be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

Appendix A: Replacement of Development Plans

Once adopted the Local Plan will replace all extant parts of the development plan, with the exception of made neighbourhood plans:

- The saved policies of the Local Plan 1995 and Local Plan Alteration 2002 as set out in the Direction on Saved Policies 2007.
- The saved policies Proposals Map
- All parts and policies of the Core Strategy 2009
- All parts and policies of the Huntingdon West Area Action Plan 2011

Appendix B: Developed Sites

B.1 Certain sites that were proposed for allocation earlier in the Local Plan process have already been brought forward, and are either under construction or built out, as set out in the table below. Sites already under construction that are over 200 dwellings are retained as allocations.

Site	Site status
California Road (northern part), Huntingdon	180 dwellings built. Site complete.
St Mary's Street, Huntingdon	14 dwellings built. Site complete.
Ferrars Road, Huntingdon	66 bedroom care home (C2) built. Site complete.
Ermine Street/Edison Bell Way, Huntingdon	47 dwellings built. Site complete.
South of Edison Bell Way, Huntingdon	74 dwellings - development commenced summer 2017.
Brampton Park, Brampton	Reserved Matters approval for 603 dwellings. The first phase of development has commenced.
Eaton Court, St Neots	Full planning permission for 29 dwellings, and under construction.
Nelson Road, St Neots	45 dwellings and a 70 bed care home (C2) built. Site complete.
St Ives West	Full planning permission for 59 dwellings and 125 with outline permission on the former Golf Course part of site, and development has commenced.
Ivy Nursery, Fenstanton	Reserved Matters approval for 35 dwellings, and approaching completion.
West of St Andrew's Way, Sawtry	43 dwellings - development commenced summer 2017.
West of Station Road, Warboys	Reserved Matters approval for 120 dwellings, and under construction.
Rear of 64 High Street, Warboys	14 dwellings built. Site complete.
Former Snowcap Mushrooms site, Yaxley	Reserved Matters approval for 78 dwellings, and under construction.

Appendix C: Key infrastructure requirements

C.1 Huntingdonshire District Council Infrastructure Delivery Plan Schedule (IDP) 2017 identifies the infrastructure projects that are required to support this Local Plan to 2036, which is available to view on the Council's website.

C.2 The infrastructure projects identified in the IDP as 'critical' and 'essential' will be included in this appendix in the final version of the Local Plan.

Glossary

Please note where terms are defined in the National Planning Policy Framework (2012) they are replicated below for consistency of interpretation.

Affordable housing
Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Aged or veteran tree
A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Air Quality Management Areas
Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. Information regarding air quality management in Huntingdonshire can be found in the latest version of the Council's Air Quality Updating and Screening Assessment Report.

Allowable Solutions
Allowable Solutions are a wide range of carbon-saving measures that are available to developers to allow them, in addition to on-site building performance target to meet the Zero Carbon Housing policy of all housing achieving effectively zero CO_2 emissions from regulated energy use such as energy used for space heating and cooling, hot water, fixed lighting and ventilation, from 2016.

Amenity
A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Ancient woodland
An area that has been wooded continuously since at least 1600 AD.

Annual Monitoring Report (AMR)
Document produced each year to report on progress in producing the development plan documents and implementing its policies.

Archaeological interest
There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land
Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Birds and Habitats Directives
European Directives to conserve natural habitats and wild fauna and flora.

Brownfield
See previously developed land (PDL)

Built-up area
The built-up area is defined as a distinct group of 30 or more homes, other existing non-agricultural buildings of a permanent nature and their immediate surroundings. See policy LP 2: The Relationship Between the Built-up Area and the Countryside in the Local Plan for the full definition.

Climate change adaptation
Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation
Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy
A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Arrangements for the Community Infrastructure Levy for Huntingdonshire are set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule.

Community Right to Build Order
An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Comparison shopping
Comparison shopping is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Conservation (for heritage policy)
The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area
A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Convenience shopping
Convenience shopping is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Curtilage
The area occupied by a property and land closely associated with that property. In terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

Custom build homes
Custom home building typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves or working with sub-contractors. This latter form of development is also known as ‘self build’ (i.e. custom build encompasses self build).

Decentralised energy
Local renewable and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Development plan
This includes adopted Local Plans and neighbourhood development plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Edge of centre
For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Impact Assessment
A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site
This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Geodiversity
The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure
A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green spaces
Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Habitat
The natural home or environment of a plant or animal.

Heritage asset
A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields or conservation areas) and assets identified by the local planning authority (including local listing).

Infrastructure
A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

International, national and locally designated sites of importance for biodiversity
All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including County Wildlife Sites.

Landscape Character Assessment
An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Large scale development
For dwellings, a large scale development is one where the number of residential units to be constructed is 50 or more. Where the number of residential units to be constructed is not given in the application a site area of 2 hectares or more should be used as the definition of a large scale development. For all other uses a large scale development is one where the floor space to be built is 2,500m^2 or more, or where the site area is 2 hectares or more.

Large scale major development
For dwellings, a large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a large scale major development. For all other uses a large scale major development is one where the floor space to be built is 10,000m^2 or more, or where the site area is 2 hectares or more.

Listed building curtilage
Listed building curtilage is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of a heritage asset will normally include, but generally be more extensive than, its curtilage.

Local planning authority
The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Main town centre uses
Retail development (including retail warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major scale development
Development above a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

Material consideration
An issue that should be taken into account when a decision is made on a planning application.

Mineral Safeguarding Area
An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Minor scale development
Development up to a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

Mitigation measures
These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

Neighbourhood Development Order
An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Development Plans
A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Obtrusive light
Light pollution that includes the brightening of the night sky (sky glow), uncomfortably bright light (glare) and light spilled beyond the area being lit (light intrusion).

Older people
People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space
All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building
A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre
A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town
A location out of centre that is outside the existing urban area.

Planning condition
A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation
A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field
The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Pollution
Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land (PDL)
Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary shopping area
Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping area.

Primary and secondary shopping frontage
Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping frontage. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. Secondary frontages are all those streets located within the primary shopping area that are not primary shopping frontages.

Priority habitats and species
Species and habitats of principal importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites
Wetlands of international importance, designated under the 1971 Ramsar Convention. They mainly provide habitats for water birds

Registered Providers
These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Renewable and low carbon energy
Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception schemes/ sites
Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable housing units without grant funding.

Self build homes
See custom build homes above.

Setting of a heritage asset
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (heritage)
The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation
Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas
Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Site of Special Scientific Interest
Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Housing Market Assessment
A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Submission
Point at which a draft development plan is sent to the Secretary of State for examination.

Superfast broadband
Fast internet connections typically making use of fibre-optic technologies. There is a wide range of speeds that are considered to be superfast but it is currently typically considered to be at least 25Mbps.

Supplementary planning documents
Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System (SuDS)
Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainable transport modes
Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town centre
Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment
A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport statement
A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan
A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Use Classes Order
Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Viability Assessment
An assessment of viability considering assumed costs that may be incurred and values and income that may be generated (e.g. from completed house sales), which determines the residual land value and compares that value to a viability benchmark agreed by the Council or its nominated representative, namely Existing Use Value or Alternative Use Value plus a reasonable uplift.

Vitality and Viability
In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Windfall sites
Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero carbon building
A building with net carbon emissions of zero over a typical year.

Metric - Imperial conversion factors

From	Into	Multiply by	From	Into	Multiply by
Kilometres	Miles	0.621	Miles	Kilometres	1.609
Square metres	Square feet	0.093	Square feet	Square metres	10.764
Hectares	Acres	2.471	Acres	Hectares	0.405
Square kilometres	Square miles	0.386	Square miles	Square kilometres	2.560

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Huntingdonshire
DISTRICT COUNCIL

Huntingdonshire Local Plan Policies Map - December 2017

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Key

- District Boundary
- NNR
- SSSI
- Cambs Wildlife Sites Areas
- Cambs Wildlife Sites Lines
- Ramsar
- SPA
- SAC
- Alconbury Enterprise Zone
- Established Employment Areas
- Housing
- Employment
- Retail
- Mixed Use
- Recreation
- Primary Shopping Frontage
- Town Centre
- Primary Shopping Area
- Grafham Water
- Nene Valley
- Historic Parks and Gardens
- Conservation Area
- Listed Buildings
- Sites of Ancient Monuments

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Public
Key Decision - No

HUNTINGDONSHIRE DISTRICT COUNCIL

Title:	Representation on External Organisations - Annual Updates
Meeting/Date:	Overview and Scrutiny Panel (Communities and Environment) – 5th December 2017 Overview and Scrutiny Panel (Performance and Customers) – 6th December 2017 Overview and Scrutiny Panel (Economy and Growth) – 12th December 2017
Executive Portfolio:	Executive Leader of the Council
Report by:	Democratic Services Officer (Scrutiny)
Wards affected:	All

Executive Summary:

Huntingdonshire District Council has representation on 50 external organisations and this report provides the Overview and Scrutiny Panels with updates from representatives on 11 of those organisations.

For other organisations there are no updates due to meetings not being scheduled, representatives being unable to attend meetings held or the representatives not submitting updates in response to requests for information.

Recommendations:

The Overview and Scrutiny Panel is invited to:

1) Discuss and note the contents of the report.
2) If necessary, and where relevant to the Panel's remit, invite the relevant Member to a future meeting.
3) Submit any comments to Cabinet to be considered when reviewing appointments to external organisations.

1. PURPOSE OF THE REPORT

1.1 The purpose of the report is to update Overview and Scrutiny Members on the work of external organisations which have Huntingdonshire District Council representation. This is intended to improve monitoring of how these organisations and partnerships contribute to the Council and its Corporate Objectives.

2. WHY IS THIS REPORT NECESSARY/BACKGROUND

2.1 At its meeting on 22nd June 2017, following feedback from Overview and Scrutiny, the Cabinet resolved that appointed Members be required to report on an annual basis, in writing, to the relevant Overview and Scrutiny Panel.

3. UPDATE

3.1 Updates provided by the Council's representatives on external organisations are listed below. Some of these simply set out what each organisation does rather than providing an update on recent activities or what the Member's role has been.

	Councillor Mrs A Dickinson	Number of meetings attended: All
1	Cambridgeshire Health and Well-Being Board	
3	Cambridgeshire Community Safety Strategic Board	
4	Cambridgeshire Police and Crime Panel	
7	Huntingdonshire Local Strategic Partnership – Children and Young People	
8	Huntingdonshire Local Strategic Partnership – Health and Well-Being	
9	Huntingdonshire Local Strategic Partnership – Huntingdonshire Community Safety Partnership	
	Commentary: I have attended all meetings of the organisations I am HDC's representative since being appoint/reappointed in June 2017. There was nothing of relevance for HDC. If required I am happy to explain to Overview and Scrutiny the details of what was discussed.	

15	Huntingdon Association of Community Transport	3/4
	Councillor R J West	Last meeting attended: 30th October 2017 (AGM)
	Commentary: At the meetings the group received information on the following: quarterly reports covering passenger ridership data, area membership in each District. Grants received for the use of vehicle replacement. Vehicles and Usage. Staff training. Health and Safety Update and an update on the day to day running of the association. (If Members are able to they can visit the Head Office, 5 Martin Avenue, March, Cambs, PE15 OAY. Members will find well laid out yard and the vehicles clean and well maintained.)	
	Outcomes Agreed: To promote association transport and to question the management of the association. I am concerned the public seem not to take full advantage of demand response transport.	

18	Huntingdonshire Volunteer Centre - District	Not Specified /4
	Councillor R J West	Last meeting attended: Not Specified
	Commentary: The District no longer fund the Huntingdon Volunteer Centre (HVC) therefore without discussion with the Committee I feel I should not comment. I am supporter of the work and value in the voluntary sector to the HVC.	
	Outcomes Agreed: Not Specified	

26	Ramsey, Upwood and Great Raveley Internal Drainage Board	Not Specified /4
	Councillors R B Howe and P L E Bucknell (Update by Councillor Bucknell)	Last meeting attended: 5th January 2017
	Commentary: New pumping station and problems with residents near edge of water.	
	Outcomes Agreed: All good	

28	Sutton and Mepal Internal Drainage Board	1/2
	Councillor S Criswell	Last Meeting attended: Last Winter
	Commentary: Overview of drain maintenance work	
	Outcomes Agreed: Issues resolved. Almost exclusively in East Cambridgeshire.	

33	Little Gransden Aerodrome Consultative Committee	Not Specified /2
	Councillor R J West	Last meeting attended: Not Specified
	Commentary: To monitor twice a year the activities of the airfield to maintain the planning conditions set by South Cambridgeshire District Council. The District Council is a partner.	
	Outcomes Agreed: Not Specified	

41	Red Tile Wind Farm Trust Fund Ltd	Not Specified /4
	Councillor P L E Bucknell	Last meeting attended: 20th June 2017
	Commentary: Four applications	
	Outcomes Agreed: No applications were approved	

44	St Ives Town Centre Management Team (Known as St. Ives Town Initiative (SITI))	Not Specified /11
	Councillor J W Davies	Last meeting attended: Not Specified
	Commentary: At this time of year the SITI is busy with organising the Christmas Market which takes place on the same day as the Christmas Lights switch on. Whilst the Chairman of SITI and the Treasurer are both very proactive in organising the event, there are others on the committee who support the event. The SITI works with St Ives' businesses and retailers in order to keep the vitality of the town. SITI is busy throughout the year promoting other events and markets, such as	

	the Continental Markets. We also provide regular reports in our bi-monthly magazine, "SuggeStIves" which also includes a Diary of Events. This is also replicated on our notice board in the town's Cattle Market car park. One member of the committee has been very proactive in meeting Tour Coaches, and providing them with information about the town. I am very pleased to support the work of SITI, and it's proactive membership.
	Outcomes Agreed: Not Specified

45	Trustees of Kimbolton School Foundation	3/3 (In addition to this a further 10 meetings, 3 public events a residential away day and some ad hoc meetings)
	Councillor J A Gray	Last meeting attended: Not Specified
	Commentary: In addition to being fully involved in the Governance of the School, I have Chaired the Finance Committee and been involved in liaison between the School and HDC on planning issues.	
	Outcomes Agreed: The School continues to thrive, is oversubscribed at almost all levels between ages 4-18, and has produced an impressive set of exam results this summer.	

47	Little Barford Power Station Liaison Committee	1/1
	Councillor J E Corley	Last meeting attended: July 2017
	Commentary: In addition to attending the meeting I have been in contact on two occasions. In addition I have been trying to arrange a visit of sixth formers to the Power Station.	
	Outcomes Agreed: -	

48	Needingworth Quarry Local Liason Committee	2/2
	Councillors R C Carter and M Francis (Update by Councillor Carter)	Last meeting attended: 4th September 2017
	Commentary: Update from Hansons on output from quarry, programme of extraction and work to the appropriate cell, plus changes to the conveyor system Update from RSPB on proposals for footpath network covering the Willingham Road section. Site visit to view progress of gravel and sand extraction	
	Outcomes Agreed: This is an ongoing project covering the next 10 to 15 years. The group consists of reps from County, District and Parishes and enables feedback to be provided to their respective bodies as and when required and to report issues that come up from time to time on the impact of gravel extraction.	

49	Warboys Landfill Local Liaison Group	1/1
	Councillor P L E Bucknell	Last meeting attended: 27th September 2016 (Next meeting was the day the update was supplied 1st November 2017)
	Commentary: Landfill site all in order.	
	Outcomes Agreed: Arranged the next meeting for 2017.	

4. ATTENDED A MEETING BUT NO UPDATE

4.1 Our representatives have confirmed that they have attended at least one meeting of the following organisations but have not provided an update of what was discussed.

- Warboys, Somersham and Pidley Internal Drainage Board (Councillor G J Bull)
- Recycling in Cambridgeshire and Peterborough Board (Councillor J White)
- Alconbury and Ellington Internal Drainage Board (Councillor J White)
- Benwick Internal Drainage Board (Councillor J M Palmer)
- Ramsey First (Hollow) Internal Drainage Board (Councillor J M Palmer)
- Ramsey Fourth (Middle Moor) Internal Drainage Board (Councillor J M Palmer)
- The Ramsey Internal Drainage Board (Councillor J M Palmer)
- Sawtry Internal Drainage Board (Councillor R G Tuplin)
- The Ramsey Internal Drainage Board (Councillor E R Butler)

5. NO MEETING HELD OR NOT BEEN INVITED

5.1 Representatives have reported that the following organisations have not held a meeting or that they haven't been invited to a meeting.

- East of England Local Government Association (Councillor G J Bull)
- Joint Strategic Planning Member Board (Councillor G J Bull)
- Cambridgeshire Future Transport – Cross Party Working Group (Councillor R Fuller)
- Joint Strategic Planning Member Board (Councillor R Fuller)
- Huntingdonshire Flood Forum (Councillor J White)
- Cambridgeshire Consultative Group for the Fletton Brickworks Industry (Councillor E R Butler)

6. NOT ATTENDED A MEETING

6.1 Representatives on the following organisations have been unable to attend a meeting and have no updates to provide.

- Envar Ltd, St Ives Composting Facility – Site Liaison Forum (Councillor G J Bull)
- Great Fen Project Steering Group (Councillor T D Alban)
- Conington and Holme Internal Drainage Board (Councillor T D Alban)
- Stilton Children and Young People's Facilities Association (Councillor T D Alban)
- Cambridgeshire Armed Forces Community Covenant Board (Councillor R Harrison)
- Ouse Valley Way – Management Group (Councillor J White)

7. NO UPDATES PROVIDED FOR THIS REPORT

7.1 Representatives of the following organisations have not supplied an update for this report.

- Holmewood and District Internal Drainage Board (Councillor D Watt)
- Whittlesey Internal Drainage Board (Councillor D Watt)

- Middle Level Commissioners (Councillor D Watt)
- Huntingdonshire Local Strategic Partnership – Huntingdonshire Community Safety Partnership (Councillor Mrs J Tavener, as O&S Representative)
- Huntingdon Freemen's Trust (Councillor Mrs J Tavener)
- Warboys, Somersham and Pidley Internal Drainage Board (Councillor Mrs J Tavener)
- Oxmoor Community Action Group (Councillor Mrs J Tavener)
- Cambridgeshire County Council Health Committee (Councillor Mrs J Tavener)
- Cambridgeshire Chambers of Commerce – Huntingdonshire Chamber (Councillor R B Howe)
- Woodwalton Drainage Commissioners (Councillor R B Howe)
- Alconbury and Ellington Internal Drainage Board (Councillor K A Baker)
- Bluntisham Internal Drainage Board (Councillor M Francis)
- Local Water Forum (Councillor R E Mathews)
- Luminus Homes (Councillor R E Mathews)
- Luminus Group (Parent) (Councillor R E Mathews)
- Oak Foundation (Councillor R E Mathews)
- BID Huntingdon (Councillor S Cawley)
- Sawtry Internal Drainage Board (Councillor D M Tysoe)

CONTACT OFFICER

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Panel	Study	Date	Status	Action	Date for Future Action
Economy & Growth	Forward Programme		Below are a list of reports to be presented at future Panel meetings:		
	December 2017		Local Plan: Proposed Submission consultation	C Kerr – Planning Service Manager (Policy)	**12/12/17**
			Representatives on External Organisations	A Green – Democratic Services Officer (Scrutiny)	"
	January 2018		Civil Parking Enforcement Presentation	External	**16/01/18**
			Huntingdonshire Economic Growth Plan 2013-2023	S Bedlow – Economic Development Manager	"
	February 2018		Local Plan Update and Infrastructure Planning	C Kerr – Planning Service Manager (Policy)	**01/02/18**
			Memoranda of Understanding with the Local Enterprise Partnership	A Moffat – Head of Development	"
	March 2018		Endorsement of the Local Plan	C Kerr – Planning Service Manager (Policy)	**08/03/18**
Economy & Growth	Strategic Review of Car Parking	**03/11/16**	Following Cabinet's agreement to set up a Strategic Task and Finish Group, the Panel discussed the Strategic Review of Car Parking. The Panel appointed Councillors D B Dew, R Fuller, I D Gardener and T D Sanderson to the group.		

Panel	Study	Date	Status	Action	Date for Future Action
		06/04/17	A project overview and scoping document was presented to the Overview and Scrutiny Panel.	It was agreed that the Task and Finish Group will not be led by Overview and Scrutiny; however the Panel will be responsible for the scrutiny of the Task and Finish Group's work. To date the Group have held four meetings to finalise the Car Parking Vision.	
		05/10/17	The Car Parking Vison was presented to Overview and Scrutiny and then to Cabinet on 12th October when it was approved.	The Group are now holding a series of meetings in order to work on the Car Parking Strategy.	
Economy & Growth	Local Plan To 2036	**06/10/16**	Members agreed to keep the Local Plan to 2036 on the work programme. A task and finish group has not be established however the Panel have agreed that the Chairman should become the Panel expert on the topic.		
		15/06/17	The Panel received and discussed the Huntingdonshire Local Plan to 2036.	The Panel is to receive a Local Plan and Infrastructure Planning update.	**12/12/17**
Economy & Growth	Combined Authority (Devolution)	**06/10/16**	Members agreed to keep Devolution on the work programme however before appointing a Panel expert, Members would like to invite the relevant Executive Councillor responsible to a future Panel meeting to update the Panel on what work has been done so far.		

Panel	Study	Date	Status	Action	Date for Future Action
		02/11/17	The Panel are to receive an update on the work of the Combined Authority from Councillors R B Howe and T Hayward.	The Panel are to receive an six month update on the work of the Combined Authority.	**June 2018**
Economy & Growth	Reports Due and Regular Items		Below are a list of reports to be presented at future Panel meetings:		
	Representatives on External Organisations	**Annual**	Selected Members represent the Council on various External Organisations. The Panel received updates at its meetings in November 2016 and February 2017.	Next report is due at the Panel meeting in December 2017.	**12/12/17**
	Marketing Strategy Work Programme	**Annual**	The Panel have requested annual updates on the work programme.	Report was presented in July 2017 and the next one is due at the Panel meeting in July 2018.	**July 2018**
Communities & Environment	Forward Programme		Below are a list of reports to be presented at future Panel meetings:		
	December 2017		Cambridgeshire Home Improvement Agency Improvement Plan	F Swann (External)	**05/12/17**
			Representatives on External Organisations	A Green – Democratic Services Officer (Scrutiny)	**"**
	January 2018		Community Resilience Plan	C Stopford – Head of Community	**09/01/18**
	February 2018		Twelve Month Review of Bearscroft Farm Local Lettings Plan	J Collen – Housing Needs and Resource Manager	**06/02/18**

Panel	Study	Date	Status	Action	Date for Future Action
			Corporate Enforcement Policy	C Stopford – Head of Community	"
	March 2018		Luminus	Luminus (External)	**06/03/18**
Communities & Environment	Future of Hinchingbrooke Country Park, Paxton Pits, Godmanchester Nursery and Public Rights of Way	**01/11/16**	The Panel received an exempt report on the contractual arrangements and potential improvement programme of Hinchingbrooke Country Park. The Cabinet received the same report but including the Panel's comments at its meeting in November 2016.	The Cabinet made a decision on the report. The decision remains confidential whilst negotiations are taking place.	
		07/03/17	Cambridgeshire County Council's Highways Maintenance Manager, Mr Jonathan Clarke, was in attendance to update Members on the maintenance of Huntingdonshire's Public Rights of Way.	A report on Hinchingbrooke Country Park is expected at the Panel meeting in April 2018.	**03/04/18**
				A report on Paxton Pits is expected at the Panel meeting in April 2018.	**03/04/18**
				A report on Godmanchester Nursery is expected at the Panel meeting in June 2018.	**June 2018**
Communities & Environment	Community Resilience Plan including relationships with Parish and Town Councils and the County Council	**04/07/17**	The Executive Councillor for Community Resilience and Well-Being gave Members an update on the Community Resilience Plan and encouraging Members to become ambassadors for the Council.	The Portfolio Holder has agreed to attend the Panel meeting in January to update Members on the work carried out.	**09/01/18**

Panel	Study	Date	Status	Action	Date for Future Action
Communities & Environment	Reports Due and Regular Items				
	Representatives on External Organisations	**Annual**	Selected Members represent the Council on various External Organisations. The Panel received updates at its meetings in November 2016 and March 2017.	Next report is due at the Panel meeting in December 2017.	**05/12/17**
	Huntingdonshire Community Safety Partnership	**04/10/16**	Annual review of the work of the Partnership. The 2016/17 report is scheduled to be presented to the Panel in June 2018.	A six month update report is due at a future meeting of the Panel.	**June 2018**
	Corporate Enforcement Policy	**06/12/16**		The Panel are to consider a report at its meeting in February.	**06/02/18**
	Air Quality in Huntingdonshire	**05/09/17**	The Panel received a presentation from the Senior Public Health Manager – Environment and Planning at Cambridgeshire County Council on Air Quality in Huntingdonshire.	The Panel resolved to revisit the issue at a future Panel meeting.	**To be decided**
Performance & Customers	Forward Programme				
	December 2017		Review of Fees and Charges	A Forth – Finance Manager	**06/12/17**

Panel	Study	Date	Status	Action	Date for Future Action
			Representatives on External Organisations	A Green – Democratic Services Officer (Scrutiny)	"
	January (10th) 2018		Draft Revenue Budget 2018/19 and Medium Term Financial Strategy 2019/20 to 2022/23	C Mason – Head of Resources	**10/01/18**
			Shared Services Strategy	O Morley	"
			Business Case for CCTV Commercialisation (Exempt)	C Stopford – Head of Community	"
			Asset Disposals (Exempt)	C Luscombe	"
			Site Disposal B (Exempt)	C Luscombe	"
	January (31st) 2018		Integrated Performance Report 2017/18 – Quarter 3	D Buckridge – Policy, Performance and Transformation Manager (Scrutiny)	**31/01/18**
			Final Revenue Budget 2018/19 and Medium Term Financial Strategy 2019/20 to 2022/23	C Mason – Head of Resources	"
			Treasury Management Strategy 2018/19	A Forth – Finance Manager	"
			Corporate Risk Register	D Harwood – Audit and Risk Manager	"
			Lettings Policy Review	J Collen - Housing Needs and Resource Manager	"
			Business Case for Document Centre Commercialisation (Exempt)	J Taylor – Head of Customer Services	"
	March 2018		Commercial Investment Strategy: Business Plan Phase 1 Review	C Mason – Head of Resources	**07/03/18**

Panel	Study	Date	Status	Action	Date for Future Action
Performance & Customers	One Leisure Value For Money	**05/07/17** **12/09/17**	The Panel agreed to create the Task and Finish Group. The following are Members of the Group: Councillors R C Carter, D B Dew, Mrs L A Duffy, M Francis, Mrs D C Reynolds and R J West. The first meeting of the Task and Finish Group was held.	Further meetings are to be arranged.	
Performance & Customers	Social Value In Procurement	**01/02/17**	The Chairman informed the Panel that there will be a task and finish group investigating social value in procurement.	Officers are working on a scoping document.	

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