

## **Appendix 3 - Draft Decision Statement**

### **The Stukeleys Neighbourhood Plan**

#### **Draft Decision Statement**

Following an independent examination Huntingdonshire District Council's Cabinet confirmed on the 18 April 2023 that The Stukeleys Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

#### **Background**

The Stukeleys neighbourhood area was designated on 2 June 2016 under the Neighbourhood Planning (General) Regulations (2012). The plan area covers the parish of The Stukeleys and is contiguous with the Parish council's administrative boundary.

The Stukeleys Parish Council, as the qualifying body, submitted The Stukeleys Neighbourhood Plan and its supporting evidence to Huntingdonshire District Council 12 September 2022. The statutory six week submission consultation was held from 28 September 2022 to 10 November 2022.

Huntingdonshire District Council, in discussion with The Stukeleys Parish Council, appointed an independent examiner, David Hogger BA MSc MRTPI MCIHT, to review whether the submitted Neighbourhood Plan met the basic conditions as required by legislation. The examiner issued his report on 8 February 2023 which recommended that the Neighbourhood Plan, subject to the modifications proposed in his report, met the basic conditions and should proceed to referendum.

Following discussions with the qualifying body it was decided that the Examiner's recommendations would be accepted in full.

The Basic Conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations; and
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations (2012) (as amended) set out two basic conditions in addition to those set out in primary legislation and referred to above. These are:

- The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.
- Having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this is not applicable to this examination).

## **Decision and Reasons**

Huntingdonshire District Council's Cabinet considered the recommendations on 18 April 2023 and agreed to accept the Examiner's proposed modifications and approve The Stukeleys Neighbourhood Plan to proceed to referendum.

The modifications to the Neighbourhood Plan, as needed to ensure it meets the Basic Conditions and in accordance with the Examiner's recommendations are listed in the following table.

## Examiner's Recommended Modifications Received 8 February 2023

The statement below sets out the modifications considered by the examiner as necessary to enable the submission neighbourhood plan to meet the required basic conditions. Strike-through text indicates a deletion and bold indicates the insertion of additional text.

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 18  Footnotes 12 and 13	Delete <u>all</u> of footnote 12 and replace it with:  <b>See strategic policy SEL 1.1 Former Alconbury Airfield and Grange Farm as set out in the Huntingdonshire Local Plan to 2036.</b>  Delete <u>all</u> of footnote 13 and replace it with:  <b>See strategic policy SEL 1.2 RAF Alconbury as set out in the Huntingdonshire Local Plan to 2036.</b>
PM2	Page 19  Paragraph 17.3	Modify the first sentence of paragraph 17.3 to read:  <del>The promoters of Alconbury Weald (SEL 1.1) are suggesting three key phases for the strategic allocation</del> <b>Three phases of the overall Alconbury Weald allocation have currently been approved or are pending determination, as follows:</b>  Modify second sentence of bullet point 2 in paragraph 17.3 to read:  Alongside key phase 2 but not technically part of that key phase is a separate outline planning application <b>on the Grange Farm area of the development. This includes land</b> for 1,500 homes, a community centre and sports facilities. <del>and a</del> <b>Permission for the provision of a primary school has been granted. on the Grange Farm area of the development.</b>
PM3	Page 20  Para 18.3	In fourth line of paragraph 18.3 replace housing with <b>mixed use</b> .  Delete the last sentence of paragraph 18.3:  <del>These will deliver market and affordable housing.</del>
PM4	Page 20	Delete all of paragraph 18.5:

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	Paragraph 18.5	<del>The Local Plan does not propose any allocated sites in the villages of Great Stukeley or Little Stukeley.</del>
PM5	Page 21 Paragraph 19.3	Delete the last sentence of paragraph 19.3: <del>Proposals which involve high quality architecture and include the latest environmentally friendly technology will be supported.</del>
PM6	Page 22 Paragraph 19.6	Modify paragraph 19.6 to read:  No settlement boundary is being defined <b>in this Plan</b> for the strategic expansion locations SEL.1 (Former Alconbury Airfield and Grange Farm now commonly referred to as Alconbury Weald), <del>or</del> SEL 1.2 (RAF Alconbury) <b>or HU1 (Ermine Street, Huntingdon)</b> as the Huntingdonshire Local Plan already defines a clear boundary for these <b>allocations. two combined strategic expansion locations.</b> The Local Plan also <del>defines a clear boundary for the allocated site HU 1 (Ermine Street Huntingdon).</del> This allows for the effective delivery of strategic expansion locations and mixed use allocations taking into account. <del>Although the local plan defines an area for each of these three strategic locations, the ability to accommodate the dynamic nature of proposals., particularly in the strategic expansion locations is an important feature. This is why these areas are explicitly referred to in policy 1 as being excluded from the area designated as countryside</del>
PM7	Page 22 Policy 1	Modify first sentence of the second paragraph of the policy to read:  Within the settlement boundary of Great Stukeley and Little Stukeley, proposals will be supported where development would not adversely affect the established character and appearance of the existing settlement; <del>would not harm</del> the undeveloped nature of the surrounding rural areas; and <del>would respect</del> the landscape setting of the respective village. <del>Factors to be considered will include how the proposal reflects</del> <b>Planning applications will be expected to demonstrate how they have taken into account the</b> existing built form, layout and structure of the surrounding area; the contribution of spaces between

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		<p>buildings; and the design and visual appearance of nearby buildings in the surrounding area.</p> <p>Delete <u>all</u> of the third paragraph in the policy and replace it with:</p> <p><b>Land outside or not well related to the settlement boundary should be determined in accordance with the relevant Local Plan and Neighbourhood Plan policies.</b></p>
PM8	Page 23 Map 3a Settlement Boundary	Modify the settlement boundary, as shown on Map 3a, to include all the land within the curtilage of The Three Horseshoes within the settlement boundary (as identified on the Regulation 16 response from the Caldecott Group dated 23 November 2022).
PM9	Page 25 Policy 2	<p>Modify Policy 2 to read:</p> <p><u>Site A – The Three Horseshoes</u></p> <p>Proposals for <b>mixed-use</b> development, <b>including an element of residential or small-scale employment</b> development on the Three Horseshoes Site in Great Stukeley shown as A on Map 4 will be supported where they facilitate retention of the existing public house as an <b>ongoing</b> community facility and lead to enhancement of the overall site and quality of built form <b>and enhance the biodiversity value of the existing pond.</b></p> <p><del>Alternatively, proposals which address the comprehensive redevelopment of the entire site for mixed use will be supported where this can be demonstrated to result in a significant environmental enhancement; enhances the biodiversity value of the existing pond; and includes an ongoing role for the site in the provision of some form of community facility.</del></p> <p><del>Any proposal for development should ensure that some car parking is available for use in connection with the adjacent Great Stukeley Recreation Field.</del></p> <p>Proposals for <b>mixed-use development, including an element of residential development</b> that result in the <b>complete</b> loss of the public house will only be supported where <b>the mix of uses includes some form</b></p>

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		<p><b>of replacement community facility. Such a proposal would need to demonstrate that the</b> environmental enhancement; biodiversity gain; and replacement community facility cumulatively outweigh the loss of the public house.</p> <p><b>As the site is already used informally for parking by users of the Great Stukeley Recreation Field, any proposal for development should ensure that some continued car parking is available for ongoing use in connection with the public use of the adjacent Great Stukeley Recreation Field.</b></p> <p><u>Site B – The Former Three Horseshoes Farm</u></p> <p>Proposals for the redevelopment, including residential development on the former Three Horseshoes Farm Site in Great Stukeley shown as B on Map 4 will be supported where they can deliver a framework that addresses the comprehensive redevelopment of the entire site that results in a significant environmental enhancement to the gateway into the village and includes landscaping that enhances the biodiversity value of the site.</p> <p><del>Any proposal for development should explore the opportunity to expand the car parking provision available for use in connection with the adjacent Stukeley Country Hotel.</del> Any proposal that would provide the opportunity for the delivery of serviced plots for self-build or custom housing <b>for people with a local connection to Great Stukeley or Little Stukeley</b> on this site would be particularly supported.</p> <p><b>As the adjacent Stukeley Country Hotel has limited car parking provision and the siting adjacent to the road junction makes on-street car parking difficult; any proposal for development that could deliver the opportunity to expand the existing car parking provision available for use in connection with the adjacent Stukeley Country Hotel would be particularly supported.</b></p>
PM10	Page 27 Policy 3	Modify Policy 3 to read:  Policy 3 – Strategic Development Delivery

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		<p>The Stukeleys Parish Council will in collaboration with Huntingdonshire District Council, Cambridgeshire County Council and developers seek to develop an integrated overall network of communities across the Parish. This will include securing improvements to the sustainable transport linkages for walking and cycling between Alconbury Weald and the two villages of Great Stukeley and Little Stukeley to allow residents of the villages to better access the new services and facilities in Alconbury Weald.</p> <p>In all proposals on the strategic development sites at Alconbury Weald (SEL 1.1), RAF Alconbury (SEL 1.2) or Ermine Street, Huntingdon (HU 1) opportunities for green corridors that provide biodiversity enhancement across the plan area both within the strategic development sites and in adjacent areas, such as in the protected settlement breaks will be supported.</p> <p><u>Alconbury Weald (SEL 1.1)</u></p> <p>The Stukeleys Parish Council, <del>will</del> in collaboration with Huntingdonshire District Council; the master developer<sup>1</sup>; and developers of individual parts, <b>will seek</b> to ensure that Alconbury Weald delivers sustainable strategic growth <del>without resulting in coalescence with Great Stukeley and Little Stukeley.</del> which creates a balanced and mixed new community <b>which delivers the key aspirations to:</b></p> <ul style="list-style-type: none"> <li>• <b>Secure the proposed country park as part of the overall green infrastructure network, including how this will relate to the Owl End and Green End parts of Great Stukeley; including consideration as to how an ecological corridor through to Stukeley Park in Great Stukeley might be achievable;</b></li> <li>• <b>Prevent the coalescence with Great Stukeley and Little Stukeley, including through the delivery of the country park to protect the</b></li> </ul>

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<sup>1</sup> A master developer is usually responsible for delivering the overall comprehensive scheme through the provision of infrastructure and services & facilities, with other developers and housebuilders then being appointed to deliver individual parcels. The master developer for SEL 1.1 Alconbury Weald is currently Urban & Civic. There is no master developer at this point for SEL 1.2 RAF Alconbury or HU1.

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		<p>existing character of the villages of Great and Little Stukeley as distinct villages; and</p> <ul style="list-style-type: none"> <li>● Ensure that heritage assets and their settings including the Little Stukeley Conservation Area and the Prestley Wood Scheduled Monument are suitably preserved and enhanced.</li> </ul> <p>Proposals for each key phase or additional part of Alconbury Weald should illustrate how it will integrate into existing consents and how it relates to an overall masterplan for the whole allocation SEL 1.1. In particular proposals should illustrate the following aspects:</p> <p>Accessibility and Linkages</p> <ul style="list-style-type: none"> <li>● How proposals will maximise accessibility, including by sustainable transport modes, to green infrastructure and community facilities for the proposed additional community and the existing communities at Alconbury Weald and the villages of Little Stukeley and Great Stukeley;</li> <li>● How a network of footpath and cycle routes can be integrated around the site and how links into Great and Little Stukeley and wider afield, can be achieved to promote the use of non-vehicle modes of transport for short journeys;</li> <li>● Accessibility to existing public transport (bus) provision and how opportunities to develop additional public transport (bus) provision can be incorporated to promote the use of non-vehicle modes of transport;</li> <li>● How integration including appropriate linkages can be future proofed to retain the flexibility for the RAF Alconbury site (SEL 1.2) to come forward in the future and be developed by providing accessibility to both Great and Little Stukeley and Alconbury Weald;</li> </ul> <p>Green Infrastructure</p> <ul style="list-style-type: none"> <li>● How the proposed country park will be delivered and how it will relate to the Owl End and Green End parts of Great Stukeley; how new green infrastructure, open space, ecological corridors and structural landscaping</li> </ul>

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		<p>can both contribute to amenity and result in biodiversity net gain;</p> <p><b>Infrastructure and Delivery</b></p> <ul style="list-style-type: none"> <li>● How phasing will be secured and delivered including how site preparation work, demolition of the existing runway, any necessary site investigations and contamination remediation, and infrastructure provision are to be programmed;</li> <li>● Provision of on-site community facilities and how these meet the needs of future residents;</li> <li>● Impact assessment on off-site infrastructure, services and facilities including the need for additional capacity;</li> <li>● Sustainable drainage and measures to promote water re-use;</li> </ul> <p><b>Relationship to Existing Communities</b></p> <ul style="list-style-type: none"> <li>● The relationship to existing development including proposals to ensure the protection of the living conditions of existing residents; how the existing character of the villages of Great and Little Stukeley areas will be retained as distinct settlements by use of appropriate spatial separation; and how surrounding uses including those on the retained part of RAF Alconbury will not be adversely affected;</li> <li>● Incorporation of suitable measures to ensure the protection of the living conditions of future occupiers from existing and proposed employment development in order to safeguard existing and proposed employment from potential sterilisation arising from nearby residential development;</li> </ul> <p><b>Design and Heritage</b></p> <ul style="list-style-type: none"> <li>● Proposals to ensure a well-designed quality residential environment as envisaged in Policy LP 12 of the Huntingdonshire Local Plan to 2036 as part of a continued high quality new sustainable community; and</li> <li>● How heritage assets and their settings including the Little Stukeley Conservation Area and the Prestley Wood Scheduled Monument are suitably preserved and enhanced.</li> </ul>

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		<p><u>RAF Alconbury (SEL 1.2)</u></p> <p>The Stukeleys Parish Council will in collaboration with Huntingdonshire District Council, the Ministry of Defence, any master developer or site promoter ensure that the redevelopment of RAF Alconbury delivers sustainable strategic growth which creates a balanced and mixed new community <del>without resulting in coalescence with Great Stukeley and Little Stukeley.</del> Redevelopment proposals for RAF Alconbury should seek to enhance the character and appearance of the Little Stukeley Conservation Area through removal of large scale utilitarian buildings in the area to the immediate north-east of Little Stukeley, <b>which delivers the key aspirations to:</b></p> <ul style="list-style-type: none"> <li>• <b>maximise accessibility and linkages, including by sustainable transport modes, to green infrastructure and community facilities for the proposed additional community and the existing communities at Alconbury Weald and the villages of Little Stukeley and Great Stukeley;</b></li> <li>• <b>Prevent the coalescence with Great Stukeley and Little Stukeley to protect the existing character of the villages of Great and Little Stukeley as distinct villages; and</b></li> <li>• <b>Ensure that heritage assets and their settings including the Little Stukeley Conservation Area are suitably preserved and enhanced including through removal of the large-scale utilitarian buildings in the area to the immediate north-east of Little Stukeley.</b></li> </ul> <p>Proposals for RAF Alconbury should illustrate through an overall masterplan for the whole allocation SEL 1.2 how the proposals would deliver the following aspects:</p> <p>Accessibility and Linkages</p> <ul style="list-style-type: none"> <li>• <del>How proposals will maximise accessibility, including by sustainable transport modes, to green infrastructure and community facilities for the proposed additional community and the existing communities at Alconbury Weald and the villages of Little Stukeley and Great Stukeley;</del></li> </ul>

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		<ul style="list-style-type: none"> <li>● How a network of footpath and cycle routes can be integrated around the site and how links into Alconbury Weald and Great and Little Stukeley and wider afield, can be achieved to promote the use of non-vehicle modes of transport for short journeys;</li> <li>● Accessibility to existing public transport (bus) provision and how opportunities to develop additional public transport (bus) provision can be incorporated to promote the use of non-vehicle modes of transport;</li> </ul> <p>Green Infrastructure</p> <ul style="list-style-type: none"> <li>● How new green infrastructure, open space, ecological corridors and structural landscaping can both contribute to amenity and result in biodiversity net gain; Infrastructure and Delivery</li> <li>● How phasing will be secured and delivered including how site preparation work, demolition of any existing buildings, any necessary site investigations and contamination remediation, and infrastructure provision are to be programmed;</li> <li>● Which existing on-site community facilities can be retained and repurposed for ongoing community use, as part of an overall network of community facilities across Alconbury Weald and Great and Little Stukeley;</li> <li>● Impact assessment on off-site infrastructure, services and facilities including the need for additional capacity;</li> <li>● Sustainable drainage and measures to promote water re-use;</li> </ul> <p>Relationship to Existing Communities</p> <ul style="list-style-type: none"> <li>● The relationship to existing development including proposals to ensure the protection of the living conditions of existing residents; how the existing character of the villages of Great and Little Stukeley areas will be retained as distinct settlements by use of appropriate spatial separation; and how the</li> </ul>

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		<p>spatial separation between Little Stukeley and new development can be improved;</p> <ul style="list-style-type: none"> <li>• Incorporation of suitable measures to ensure the protection of the living conditions of existing occupiers of Little Stukeley from any proposed reuse of the existing large buildings close to Little Stukeley;</li> </ul> <p><del>Design and Heritage</del></p> <ul style="list-style-type: none"> <li>• Proposals to ensure a well-designed quality residential environment as envisaged in Policy LP 12 of the Huntingdonshire Local Plan to 2036 as part of a continued high-quality new sustainable community; and</li> <li>• How heritage assets and their settings including the Little Stukeley Conservation Area are suitably preserved and enhanced.</li> </ul> <p><u>Ermine Street, Huntingdon (HU 1)</u></p> <p>The Stukeleys Parish Council will in collaboration with Huntingdonshire District Council and the developer ensure that the eastern part of the urban extension of Huntingdon within the plan area delivers sustainable strategic growth which creates a balanced and mixed new community <del>without resulting in coalescence with Great Stukeley.</del> <b>which delivers the key aspiration to:</b></p> <ul style="list-style-type: none"> <li>• <b>Prevent the coalescence with Great Stukeley to protect the existing character of the village of Great Stukeley as a distinct village and the rural character of the Green End part of Great Stukeley.</b></li> </ul>
PM11	Page 30 Chapter 22 and Policy 5 (page 32) on Community Assets	Use the term <b>Community Facilities</b> throughout the document in place of <del>Community Assets</del> .
PM12	Page 34	Delete from the Map the community facilities for RAF Alconbury.

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	Map 5b	
PM13	Page 44 Paragraph 29.3	Relocate all of paragraph 29.3 to the start of Section 29 so that it becomes paragraph 29.1 (renumber other paragraphs accordingly).
PM14	Page 48 Policy 7	<p>Delete the word <del>existing</del> in the first line of the policy.</p> <p>Modify the end of the policy to read:</p> <p><del>..... unless it can be shown that adequate replacement provision is made elsewhere in Alconbury Weald which performs an equivalent role and is located where it is equally or more accessible to the existing and planned new community it is intended to serve.:</del></p> <p><b>a) it is in compliance with policy SEL 1.1 of the Huntingdonshire Local Plan to 2036, permitted schemes and masterplan; and</b></p> <p><b>b) adequate replacement provision can be made elsewhere in Alconbury Weald which performs an equivalent role; and</b></p> <p><b>c) it is located where it is equally or more accessible to the existing and planned new community it is intended to serve.</b></p>
PM15	Page 50 Policy 8	<p>Delete <u>all</u> of the policy and replace it with:</p> <p><b>The areas shown on Maps 9a and 9b are identified as protected settlement breaks. The protected settlement breaks have the following purposes:</b></p> <p><b>a) to prevent the coalescence of the planned development at Huntingdon, RAF Alconbury and Alconbury Weald with the existing settlements of Great Stukeley and Little Stukeley;</b></p> <p><b>b) to maintain the distinctive identity of Great Stukeley and Little Stukeley as separate village settlements and maintain their traditional built form character of the ‘Ends’; and</b></p> <p><b>c) to assist in safeguarding the countryside from encroachment.</b></p> <p><b>Protected settlement breaks are identified for their verdant and undeveloped nature that gives them</b></p>

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		<p>openness. It is the freedom from built form that gives them their spatial openness.</p> <p>Proposals for built development within the settlement breaks will not be supported where this would individually or cumulatively lead to a reduction in the openness between the settlements or harm the purposes set out above.</p> <p>Proposals to use the protected settlement breaks for green infrastructure, biodiversity net gain or tree planting will be supported where this does not conflict with the purposes of being a protected settlement break.</p>
PM16	Page 53 Paragraph 31.7	<p>Delete <u>all</u> of first sentence in paragraph 31.7 and replace it with:</p> <p><b>Some new development taking place in the Parish will be liable for CIL contributions.</b> <del>Contributions through CIL will be obtained from any housing development taking place in the Parish.</del></p>