

St Neots Neighbourhood Plan Decision Statement

1. Summary

- 1.1. Following an independent examination Huntingdonshire District Council's Cabinet has confirmed that the St Neots Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

2. Background

- 2.1. The St Neots neighbourhood area was designated on 17 October 2013 under the Neighbourhood Planning (General) Regulations (2012). The Plan covers the town of St Neots which is contiguous with the Town Council's administrative boundary.
- 2.2. St Neots Town Council, as the qualifying body, initially submitted the St Neots Neighbourhood Plan and its supporting evidence to Huntingdonshire District Council in April 2014. Further changes were then made leading to a revised document being submitted on 4 July 2014. The statutory six week submission consultation was held from 29 July to 9 September 2014.
- 2.3. Huntingdonshire District Council, in discussion with St Neots Town Council, appointed an independent examiner, Ann Skippers MRTPI, to review whether the submitted Neighbourhood Plan met the Basic Conditions as required by legislation. Ms Skippers issued her report on 28 February 2015 which recommended that the Neighbourhood Plan, subject to the modifications proposed in her report, met the Basic Conditions and should proceed to referendum.
- 2.4. 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
 - 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 is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects
- 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).

3. Decision

3.1. Huntingdonshire District Council's Cabinet considered the recommendations on 19th November 2015 and agreed to accept the Examiner's proposed modifications and approve the St Neots Neighbourhood Plan to proceed to referendum.

3.2. 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.

Table 1: Proposed modifications

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Table of Contents		Reword the heading for section 1.5 to say: '1.5 Landscape backdrops' deleting 1.5 Buffer strips	To correct this to match main document	
Introduction	Page 10, para 2	Add 'alongside other development plan documents' to the end of the second paragraph to say: 'Neighbourhood Plans form part of the statutory development plan once made. This means that Huntingdonshire District council will have to determine planning applications within St Neots in accordance with this Neighbourhood Plan alongside other development plan documents. '	For factual correctness	Accept the modification
Introduction – subheading National Planning Policy Framework	Page 10, para 3	Insert 'much of' in between 'immediately superseded' and '...the previous national planning policy guidance' to say: 'It was published on 27 March 2013 and immediately superseded much of the previous national planning policy guidance contained in Planning Policy Statements, Planning Policy guidance notes and government Circulars.'	For clarity and factual correctness	Accept the modification
Introduction – subheading St Neots and its Surrounding Area	Page 14, last para	Examiner urges the Town Council to reconsider the following sentence to see whether it could be reworded: 'Today there are a further 20,000 10,000 inhabitants planned for the town and its surrounding area but, as of yet, there are little or no limited planned improvements to the supporting infrastructure, and no available land for employment, recreation or services infrastructure.'	For factual correctness and to encourage positive planning	Accept the modification

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Objectives	Page 18	The five 'overarching' objectives, highlighted in yellow in the Plan, are retained as the Plan's objectives, but that the bullet points beneath each one identified below are either reworded, deleted or moved to a separate non-planning section of the Plan. The bullet points to be reworded, deleted or moved are listed below:	To provide a practical framework for decision-making	Accept the modification
Objectives - employment	Page 18	Reword the first bullet to say: ' Protect Employment land allocations will be supported and regularly reviewed to maintain a prosperous economy and balanced community to improve local job opportunities. '	To reflect national policy	Accept the modification
Objectives - employment	Page 18	Delete or move the fifth bullet to the non-planning section <ul style="list-style-type: none"> Develop a distinctive St Neots brand to promote and improve visitor spending in the Town Centre 	Bullet does not relate to the development or use of land	Accept the modification to move
Objectives - employment	Page 18	Delete or move the sixth bullet to the non-planning section <ul style="list-style-type: none"> Encourage investment from both inside and outside the town 	Bullet does not relate to the development or use of land	Accept the modification to move
Objectives - employment	Page 18	Delete the seventh bullet <ul style="list-style-type: none"> Protect land allocated for employment to improve local job opportunities 	Overlaps with first bullet as proposed to be modified and does not have sufficient regard to national policy	Accept the modification

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Objectives – retail, leisure and community facilities	Page 18	Delete or move the fifth bullet to the non-planning section <ul style="list-style-type: none"> • Encourage the development of gym facilities at key hubs (such as the station) and developing green gyms within public open space areas 	Bullet does not relate to the development or use of land	Accept the modification to move
Objectives – retail, leisure and community facilities	Page 18	Delete the seventh bullet <ul style="list-style-type: none"> • Encourage the development of visitor accommodation in the town 	This is not followed through in the plan	Accept the modification
Objectives – housing stock and community assets	Page 19	Delete or move the first bullet <ul style="list-style-type: none"> • Support the continued development of community spirit 	Bullet does not relate to the development or use of land	Accept the modification to move
Objectives – housing stock and community assets	Page 19	Delete the fourth bullet <ul style="list-style-type: none"> • Provide a balanced mix of housing style and size to reflect the needs of the local St Neots population with a maximum of 40% affordable housing in all new major developments 	Bullet does not have regard to national policy or achieve sustainable development and is not followed through in the plan	Accept the modification
Objectives – housing stock and community assets	Page 19	Delete the eighth bullet <ul style="list-style-type: none"> • Provide a site for allotments 	There is no site allocation to support this in the plan	Accept the modification
Objectives – housing stock and community assets	Page 19	Delete the ninth bullet <ul style="list-style-type: none"> • Ensure that leisure and community facilities are in place before new housing developments are completed 	This is not followed through in the plan and arguably would be a strategic matter	Accept the modification

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Objectives – traffic and transport	Page 19	The final ‘overarching’ objective is reworded to say: ‘Improve Traffic Flow Into, Out of and Within the Town and Improve Parking Availability and Suitability the provision of sustainable transport throughout the Town	To better reflect national and strategic policy	Accept the modification
Objectives – traffic and transport	Page 19/20	The first seven bullets should be deleted: <ul style="list-style-type: none"> • Seek improvements and ensure that all new development has a “Nil Detriment” effect on existing traffic • Provide major improvements to existing junctions and put any new junctions required by development in place prior to development commencing • Work with partners at District and County level to raise the profile of the A428 to ensure that it is dualled as a priority in the National Roads Programme • Secure improvements to local roads • Promote the use of and develop infrastructure for electric vehicles • Work with partners at District and County level to investigate a northern bypass between the A428 and the A1 • Work with partners to review and improve bus routes to ensure that St Neots is treated as a whole town and not separate communities 	The bullets either do not reflect the NPPF and/or they go beyond the remit of the Plan and /or they are non-land use matters	Accept the modification

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Objectives – traffic and transport	Page 20	Reword the eighth bullet to say: ‘Sustainable transport modes including safe cycling provision will be supported.’ ‘Develop a safe and segregated cycle network within and around St Neots and between key communities and ensure all new junctions and road improvements cater for cyclists.’	To better reflect the NPPF	Accept the modification
Objectives – traffic and transport	Page 20	Move the last five bullets to the non-planning section: <ul style="list-style-type: none"> • Work with railway providers to improve facilities including parking and traffic flow at St Neots railway station • Work with partners to provide a minimum 30 minute free stay and continue the early evening free parking to encourage footfall in the town • Work with partners to manage on street parking in the vicinity around the railway station • Work with partners to encourage the development of the Cambridge to Oxford Line with a stop at St Neots • Work with partners to provide a joined up transport provision linking bus and rail travel 	Bullets do not relate to the development or use of land	Accept the modification

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Aesthetics - Introduction	Page 22	Move paragraph 1.1.4 to the non-planning section: 1.1.4. The key issues the community raised about the aesthetics of St Neots as part of the Neighbourhood Plan survey were the need to improve roads and paths, the need for more bins in the parks and Town Centre and the need for the High Street to have a good clean – all whilst preserving the history and character of the town.	Paragraph relates to non-planning issues, but ones that have arisen as part of the consultation process	Accept the modification
Aesthetics – Public realm	Page 23/24	Move paragraphs 1.2.5 and 1.2.6 to the non-planning section: 1.2.5. Consultation has shown that pedestrianising the High Street and redeveloping the Market Square is a popular option for many in the town. 1.2.6. This is a key project that the Town Council will explore with the community and its partners over the lifetime of the Neighbourhood Plan.	Paragraph relates to non-planning issues, but ones that have arisen as part of the consultation process	Accept the modification
Aesthetics – Public realm Policy A1	Page 24	Reword the policy to say: ‘Proposals for new units or the expansion or alteration to existing units within St Neots in the Town Centre that create new or enlarged units will be expected to contribute towards public realm improvements to the improvement of the Town Centre’s public realm where viable.’	To address viability considerations	Accept the modification
Aesthetics – Gateway into St Neots Policy A2	Page 25	Reword criterion (a) to say: ‘The density of residential the development should reduce towards the countryside edge with a larger proportion of detached dwellings with front gardens set in the landscape; and’	To remove uncertainty about what development the policy applies to	Accept the modification

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Aesthetics – Design Policy A3	Page 27	Reword paragraph 2 to say: 'Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportions of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management. '	To address concerns over flood risk	Accept the modification
Aesthetics – Design Policy A3	Page 27	Delete paragraph 3: 'New buildings should be a maximum of 3 storeys high on the fringes of development sites; any higher than this is not representative of local vernacular. Large scale proposals should include multiple access points subject to the agreement of the Highways Authority.'	No evidence presented for the requirement which may adversely affect viability and stifle creative design solutions and innovation leading to insufficient flexibility	Accept the modification
Aesthetics – Design Policy A3	Page 27	Delete paragraph 6: 'Early discussions should be held with the Town Council to ensure that the community's views help to shape the design of the proposal. Proposals that can demonstrate how the design has evolved with input and support from the Town Council will be favourably considered subject to compliance with other planning policies.'	More appropriate in supporting text; paragraph 1.4.9 says a similar thing.	Accept the modification

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Aesthetics – Design para 1.4.10	Page 28	Retain subject to agreement with HDC reworded to say: 'All development should reinforce local distinctiveness. Major applications will usually be expected to be accompanied by a Site Analysis and demonstrate how the surrounding development has influenced the design.'	Would usually form part of HDC's validation requirements.	Accept the modification to retain with minor wording amendment
Aesthetics – Design para 1.4.11	Page 28	Retain subject to agreement with HDC reworded to say: ...'A Landscape Strategy will often help to demonstrate how the proposal integrates into the wider environment and should be prepared at an early stage.'	Would usually form part of HDC's validation requirements.	Accept the modification to retain with minor wording amendment

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Aesthetics – Design para 1.4.15	Page 28	<p>Replace paragraph 1.4.15 to say: ‘Good design should incorporate measures to design out crime in line with the principles set out in the NPPF. Consultation will be expected, at the initial design stage of any major proposals, with Cambridgeshire Police to identify crime prevention and community safety measures to be incorporated in developments.’</p> <p>‘Good design should incorporate measures to design out crime; such as overlooking of parking areas and good lighting. Linked to this, proposals for non-residential development should consider whether CCTV is required and include this throughout the site where necessary. Consultation will be expected with Cambridgeshire Police as part of major proposals to identify the most sensible locations for CCTV within the site.’</p>	To better align with national policy, be more robust and provide more options	Accept the modification
Aesthetics – Landscape backdrops Policy A4	Page 29	<p>Rewording of first paragraph to say: ‘Developments for 50 or more dwellings Proposals for Love’s Farm East and Winteringham Park, as well as other developments where appropriate, should include landscape backdrops around the development site for screening and wildlife.’</p>	For clarity on application of the policy	Accept the modification

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Chapter 2 Entertainment and Leisure	Page 32- 35	<p>The Examiner put forward several options for consideration by the Town Council on possible modifications to policies EL1 and EL2 dependent upon their preferred response to modifications to policy P1.</p> <p>The Town council's preferred response is to: Delete Chapter 2 Entertainment and Leisure in its entirety.</p> <p>In addition the Examiner recommended the deletion of policy EL3.</p> <p>For the sake of space the entire chapter is not replicated here but can be viewed at: http://www.stneots-tc.gov.uk/stneotsplan/</p>	<p>To reflect the priority accorded by St Neots Town Council to designation of local green spaces.</p> <p>Policy EL3 was considered to be a non-planning related matter.</p>	Accept the modification

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Parking and Traffic – Sustainable Travel Policy PT1	Page 39	<p>Reword Policy PT1 to say: Major development proposals must demonstrate how the scheme maximises opportunities for the use of sustainable modes of transport are maximised travel. This should be achieved through maximising the potential for cycling and walking throughout the site and through contributions towards the extension, linking, and/or improvement of existing routes throughout St Neots.</p> <p>All major development proposals should be supported by a Travel Plan explaining the opportunities for sustainable modes of travel. The Travel Plan must make clear how any enhancements to sustainable transport modes will be delivered.</p> <p>The Town Council will support proposals to improve facilities that enhance safe and suitable access to at the railway station or support sustainable and health objectives.</p>	For clarity and to align better with the NPPF	Accept the modification
Parking and Traffic – Vehicle parking standards for residential development Policy PT2	Page 41	<p>Replace Policy PT2 with the following: All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors. A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses,</p>	The policy is unclear, undeliverable and is insufficiently evidenced. A design-led approach is usually preferred as this offers greater flexibility. A replacement policy has been agreed with St Neots Town Council in accordance with	Accept the modification

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		<p>and facilitates traffic flow and accessibility for service and emergency vehicles.</p> <p>All new residential development, including change of use to residential, must provide a minimum of 1.5 car parking spaces or 0.5 spaces per bedroom, whichever is greater, for each dwelling. Parking provided at the rear of dwellings or on street will not be supported.</p>	the Examiner's preference for a design-led approach.	
Parking and Traffic – Vehicle parking standards for residential development paras 3.3.3	Page 41/42	<p>Amend paragraph 3.3.3 to say:</p> <p>3.3.3. Restricting the availability of parking at trip origin does not deter people from owning a car. Instead it creates the problems referred to above. To avoid this happening as part of new developments, the Town Council requires minimum provision of adequate car parking standards for new residential development, including proposals for change of use to residential. to meet the needs of both residents and visitors within any developments which will deliver new homes.</p>	Consequential change following amendment of Policy PT2	Accept the modification
Parking and Traffic – Vehicle parking standards for residential development paras 3.3.4		<p>Replace paragraph 3.3.4 with the following wording:</p> <p>3.3.4 Good design of access arrangements and parking facilities is fundamental to the success of a development. Insufficient parking can lead to inappropriate parking on streets and verges creating highway safety problems and have an adverse impact on the appearance of the local</p>	Consequential change following amendment of Policy PT2	Accept the modification

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		<p>environment. In proposals for 10 or more dwellings, the Town Council will encourage provision of an average of at least 1.5 car parking spaces per dwelling for 1 and 2 bedroom properties and an average of at least 0.5 spaces per bedroom for properties with 3 or more bedrooms. Where provision includes garages these must be large enough to accommodate a modern family car.</p> <p>3.3.4. The design, appearance and the servicing of many recently completed residential areas has been compromised by lack of off street parking. Accordingly, it is necessary to introduce minimum car parking standards for residential development. These minimum standards will be supported by the requirement for developments to introduce Travel Plans encouraging and promoting the use of alternatives to the private car.</p>		
Parking and Traffic – Vehicle parking standards for residential development paras 3.3.1-3.3.5	Page 41/42	<p>Delete paragraph 3.3.5: 3.3.5. In setting this standard the Town Council has had regard to accessibility around the town and to other towns, the type of development this standard is appropriate for, the availability of public transport in St Neots and local car ownership levels.</p>	Consequential change following amendment of Policy PT2	Accept the modification

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Parking and Traffic – Vehicle parking standards for residential development paras 3.3.6	Page 42	<p>Move paragraph 3.3.6 to the non-planning section: 3.3.6. Residents living near the railway station are frequently inconvenienced by commuters parking close to their homes; blocking their driveways and light. Whilst yellow lines have caused problems elsewhere in St Neots, the Town Council would support the introduction of parking restrictions along Longsands Road area.</p>	Paragraph does not relate to the development or use of land	Accept the modification to move
Parking and Traffic – Car Parks Policy PT3	Page 42	<p>Replace Policy PT3 in its entirety with the following wording: ‘The loss of public car and motorcycle parking spaces in the Town Centre will be resisted unless it can be demonstrated that the proposal is accessible by other sustainable transport modes and that the loss of any such spaces would not adversely affect the vitality and viability of the Town Centre.</p> <p>Support will be given to the development of a multi-storey car park provided that it is of an appropriate scale, mass and design and has appropriate regard to the Conservation Area and other heritage assets and is considered as part of a comprehensive transport and parking strategy for the Town Centre.</p> <p>Support will be given to improving the quality of parking in the Town Centre so that it is convenient, safe and secure. Proposals for improvement are encouraged to include the installation of CCTV.’</p>	Modifications to clarify that it is the overall loss of spaces that should be resisted and to incorporate reference to motorcycles in accordance with the NPPF	Accept the modification

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		<p>The number of spaces available for public parking within the Town Centre should be maintained as a minimum, but increased if possible by the development of a multi storey car park.</p> <p>The site for a multi storey car park will need to be carefully selected. The design, scale and massing will need to ensure that it does not adversely affect the character or appearance of the conservation area, or the setting of nearby listed buildings.</p> <p>The Town Council will support proposals for improvements to car parks. All proposals for improvement should include the installation of CCTV.</p>		
Parking and Traffic – Car Parks	Page 43	Move paragraph 3.4.4 to the non-planning section: 3.4.4. The Town Council would like all public car parks within St Neots to be free of charge.	Paragraph does not relate to a development and use of land issue	Accept the modification to move

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Parking and Traffic – Major Road Improvements Policy PT4	Page 44	<p>Delete Policy PT4 in its entirety and move the second paragraph and the six projects it refers to into the non-planning section:</p> <p>Roads on new developments must be completed to adoptable standards within a year of 90% of the properties being completed.</p> <p>The Town Council will work with Huntingdonshire District Council and Cambridgeshire County Council to explore the following projects:</p> <p>(a) Opening up of Priory Lane and making this one way; and</p> <p>(b) Pedestrianisation of the High Street; and</p> <p>(c) Improving traffic flow through the High Street; and</p> <p>(d) Dualling the A428; and</p> <p>(e) Raising Mill Lane; and</p> <p>(f) Installation of a bridge/bypass north of the town.</p> <p>The Town Council will not support any of these projects if they will result in road safety issues or adversely affect an environmentally sensitive site. The impact of increased traffic should be accurately and holistically assessed regularly and action taken to improve if detrimental impact is shown to exist.</p>	<p>The first part of the policy is undeliverable and unviable. The second strand focuses on aspirations that fall outside the remit of the Plan as they are either strategic matters or are outside the Plan area or involve other organisations. The final sentence is undeliverable and lacks clarity.</p>	<p>Accept the modification to delete policy and move the second paragraph and projects list to non-planning section</p>

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Parking and Traffic – Major Road Improvements	Page 43	<p>Consequential deletion of paragraphs 3.5.1 and 3.5.1:</p> <p>3.5 Major Road Improvements</p> <p>3.5.1. The Neighbourhood Plan survey findings show that the majority of the community strongly believe that existing infrastructure issues must be dealt with first before building any more houses. It also found that many people wish to see the A428 dualled and the traffic congestion along the High Street dealt with.</p> <p>3.5.2. There has been concern in the community about the standard of roads within recent development throughout the town. Love’s Farm and Eynesbury Manor are two cases in point. The roads are too narrow causing obstruction and parking difficulties. Whilst the planning system cannot require the Highways Authority to adopt roads as this is left to the developers’ discretion, through policy PT4 the Town Council can require all roads to be completed to adoptable standards.</p>	Consequential deletion following deletion of Policy PT4	Accept the modification
Parks and Open Spaces – Figure 2	Page 47	Amend Figure 2 on Page 47 so that it only shows the (retained) Local Green Spaces and change the title accordingly.	Consequential modification arising from modifications to Policy P1	Accept the modification
Parks and Open Spaces – Local Green Spaces Policy P1	Page 48	Delete Barford Road Pocket Park from the list of proposed Local Green Spaces. Retain the second paragraph of Policy P1 but remove reference to the Barford Road Pocket Park and replace Park with Local Green Space in the second sentence.	The Barford Road Pocket Park does not meet the criteria for designation due to lack of robust justifiable evidence to show that the	Accept the modification

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		<p>Priory Park, Riverside Park, Sudbury Meadow, Regatta Meadow, and The Coneygeare and Barford Road Pocket Park, as shown in figure 2, are designated as Local Green Spaces.</p> <p>Proposals for sustainable development within Priory Park, Riverside Park, Sudbury Meadow, Regatta Meadow, and The Coneygeare and Barford Road Pocket Park will only be permitted where it relates to leisure and recreation. All proposals must demonstrate that they have a genuine need to be located within the Park Local Green Space and will not adversely affect the tranquillity of the Park Local Green Space or existing users. All proposals must demonstrate that they are of an appropriate scale, layout and design.</p> <p>Proposals adjacent to Priory Park, Riverside Park, Sudbury Meadow, Regatta Meadow and The Coneygeare and Barford Road Pocket Park will need to demonstrate that they will not harm the setting of the Park Local Green Space and where possible enhance access to the park for people and wildlife.</p>	<p>area is demonstrably special to the local community or holds particular local significance.</p> <p>Correction of Park by Local Green Space for precision</p>	

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Parks and Open Spaces – Local Green Spaces Policy P1	Page 48	The Examiner presented two options for further modifications: Option 1) delete Riverside Park and Regatta Meadow from Policy P1 or Option 2) retain Riverside Park and Regatta meadow as Local Green Spaces in Policy P1, but delete Policies EL1 and EL2 (as proposed or modified). St Neots Town Council’s preferred response was to delete policies EL1 and EL2 and their supporting text.	Either would meet the basic conditions but retaining Riverside Park and Regatta Meadow as Local Green Spaces and retaining Policies EL1 and EL2 is not an option that would meet the basic conditions because there would potentially be internal conflict within the Plan and this does not lead itself to the precision and clarity that is needed from planning policy.	Accept modification option 2
Parks and Open Spaces – Open Space para 4.3.3	Page 50	Delete paragraph 4.3.3 (reference to figure 1 on page 47) (erroneously identified as para 4.4.3 in Examiner’s Report)	Actually Figure 2 on page 47 and only shows local green spaces, not other open spaces	Accept the modification
Parks and Open Spaces – Open Space Policy P2	Page 51	Reword Policy P2 paragraph 1 to say: Existing Open spaces within St Neots will be protected from encroachment. and Every opportunity should be taken to enhance open spaces throughout the town, whilst protecting existing including the protection and enhancement of wildlife and its habitats.	For clarity and to align better with the NPPF	Accept the modification

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Parks and Open Spaces – Open Space Policy P2	Page 51	<p>Reword Policy P2 paragraph 2 to say: Proposals involving the loss of open space will only be supported, if following an assessment, it is clearly providing that it can be demonstrated that the open space is surplus to requirements or the open space would be replaced by equivalent or enhanced provision at in a suitable location accessible to existing users or the proposal involves the development of a sports or recreation facility that the need for which clearly outweighs the loss.</p>	For clarity and to align better with the NPPF	Accept the modification
Parks and Open Spaces – Open Space Policy P2	Page 51	<p>Reword Policy P2 paragraph 5 to say: Where possible nNew areas of useable open space delivered as part of new development, should be provided within central locations within the development site to ensure good accessibility. Where appropriate new development should deliver a mix of open space typologies based on local need. Elsewhere new areas of open space should be located at sites which are accessible to the community in which it intends to serve.</p>	To provide greater flexibility and avoid adverse impacts on the quality and viability of development	Accept the modification
Parks and Open Spaces – Open Space Policy P2	Page 51	<p>Delete Policy P2 paragraph 6: As a minimum, the Eastern expansion will make provision for 2.944 hectares (7.272 acres) of allotments and formal open space to the standard required by the District Council. Allotments should be located at the edge of the site and formal space should be located centrally within the site.</p>	Does not offer flexibility or certainty and may affect viability and deliverability.	Accept the modification

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Parks and Open Spaces – Open Space Policy P2	Page 51	Reword Policy P2 paragraph 7 to say: Support will be given to the development of a suitable site for a new cemetery. Possible locations for a new cemetery include Love's Farm and Wintringham Park.	No cemetery is proposed within the Eastern Expansion area. Modification allows for flexibility.	Accept the modification
Parks and Open Spaces – River Setting Policy P3	Page 53	Reword Policy P3 paragraph 2 to say: All proposals for development along the riverfront or which benefit from their proximity to the river will be expected to demonstrate that consideration has been given to improving connections for people and wildlife, biodiversity enhancement and visual improvements. Proposals that improve the visual line of site to the river to improve the visual impact of the river and link it into the Town Centre will be favourably considered subject to compliance with other planning policies.	To clarify where the policy applies	Accept the modification
Parks and Open Spaces – River Setting Policy P3	Page 53	Reword Policy P3 paragraph 3 to say: Support will be given to redevelopment of The Old Falcon for uses that would contribute to an active river frontage, enhance river use or the functional relationship with the River Great Ouse and facilities that support this. Particular encouragement is given to food and drink and leisure and recreation uses as well as residential uses on upper floors if this is compatible with other planning policies. The Town Council will support leisure proposals for the redevelopment of The Old Falcon. Residential use may be appropriate above lower and ground floors.	To correct technical writing issues relating to Use Classes to ensure the policy is consistent with the supporting text.	Accept the modification

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Parks and Open Spaces – River Setting Policy P3	Page 53	Move Policy P3 paragraph 4 to the non-planning section: The Town Council supports the St Neots Community Hydro scheme subject to compliance with other planning policies.	No further mention is made of this scheme in the plan.	Accept the modification
Parks and Open Spaces – Flooding Policy P4	Page 55	Delete Policy P4 paragraphs 1 and 2: Development proposals must be directed to areas at low risk of flooding. Development proposals will only be supported where it can be demonstrated that proposals will not increase the risk of flooding. All proposals should incorporate measures to reduce flood risk.	Subtly differs from NPPF; modifications to make it consistent would render these paragraphs an unnecessary duplication of national policy.	Accept the modification
Parks and Open Spaces – Flooding Policy P4	Page 55	Move Policy P4 paragraph 4 to the supporting text: 4.5.4a The Town Council will support the Environment Agency’s proposals to reduce the risk of flooding. Proposals must demonstrate that any potential adverse impacts can be mitigated.	Consequential minor amendments to the text will be required.	Accept the modification

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Parks and Open Spaces – Flooding paragraph 4.5.7	Page 55	<p>Reword paragraph 4.5.7 to say: As part of its role as Lead Local Flood Authority, Cambridgeshire County Council will become † The SuDS Approving Body (SAB). They will be responsible for approving all surface water drainage systems for new developments in line with a set of National Standards set out by government as well as any specific local standards. Approval from the SAB must be sought prior to construction and the SAB will have a duty to adopt and maintain surface water drainage features serving more than one property or otherwise ensure there is an appropriate maintenance arrangement in place.</p>	To allow flexibility in the light of current uncertainty over introduction of the SuDS approval system	Accept the modification

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Rejuvenation – Policy DR2	Page 59	<p>Reword Policy RD2 to say: Existing established employment sites and premises and allocated employment sites will be protected from change of use to alternative uses.</p> <p>Change of use of existing or allocated employment sites or premises will only be supported where the applicant has demonstrated to the satisfaction of the Town Council and the District Council that there is no reasonable prospect of the site or premises being used for commercial employment uses. Applicants will be expected to demonstrate that the existing or allocated use is no longer viable and that the site has been marketed for a reasonable period of time for alternative commercial employment uses.</p> <p>Where it has been successfully demonstrated that the site or premises is no longer suitable for commercial employment uses, preference will be given to the change of use to retail or leisure use.</p>	To clarify which sites the policy applies to and for clarification of the distinction between commercial use that might include retail and leisure uses and strictly employment uses.	Accept the modification

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Rejuvenation – paragraph 5.3.1	Page 60	<p>Reword paragraph 5.3.1 to say: 5.3.1. The Core Strategy (2009), policy CS7, proposed 25 hectares of land allocated in the Huntingdonshire District Local Plan for employment use as part of the Eastern expansion. The Town Council strongly supports this allocation, which helps to balance the new homes with new jobs and in accordance with Policy RD2 this employment allocation will be safeguarded.</p>	Factual correction and avoidance of confusion between the adopted Local Plan 19952002 and the draft Local Plan to 2036.	Accept the modification
Rejuvenation – Policy RD4	Page 61	<p>Reword Policy RD4 to say: Every opportunity will be taken to provide opportunities for lifelong learning and skills development. Proposals for new buildings and initiatives Development proposals that include provision for lifelong learning and skills development or training facilities that will improve the local skills base will be favourably considered. The Town Council will work with schools within the town and colleges in Cambridgeshire to provide new and improved training facilities in St Neots. New employment uses within the town should be encouraged to create links with education providers. Then, move a reworded latter part of the policy replacing that deleted above to the non-planning section.</p>	Elements of the policy do not relate to the development or use of land	Accept the modification

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Shops and Services – Figure 3 and paragraph 6.1.1	Page 64	To delete Figure 3: Map of St Neots Town Centre and make consequential amendments to the text. Reword paragraph 6.1.1 to say: The vibrant Town Centre is the heart of the community. In 2012 there were 167 occupied units within the Town Centre and over half of these were in retail use. The Town Centre is defined in the Huntingdonshire District Local Plan (1995) and will be updated through the next Local Plan. and is shown on figure 2, below.	The map cannot be relied on as it is a draft from the consultation version of the Local Plan to 2036 and is subject to change	Accept the modification
Shops and Services – Policy SS1	Page 66	Reword the first paragraphs of Policy SS1 to say: Support for the expansion of the Town Centre and Town Centre uses will be given. The expansion of the Town Centre’s primary retail frontage and primary shopping area will be supported.	Support for the town centre expansion can be expressed based on policies in the core Strategy.	Accept the modification
Shops and Services – Policy SS1	Page 66	Reword the third paragraph of Policy SS1 to say: Proposals for uses covering two or more existing units will be favourably considered. Where proposals involve alterations to listed buildings or buildings that contribute to the character or appearance of the conservation area the existing facades should be retained where appropriate.	To allow some flexibility over retention of existing facades.	Accept the modification
Shops and Services – paragraph 6.1.8	Page 67	Reword paragraph 6.1.8 to say: Town Centre uses are defined as retail, leisure, commercial, office, tourism, cultural, and community and residential development. In addition t The community has identified the need for a job centre, registry office and improved library and these uses will be supported by the Town Council.	For consistency with the NPPF	Accept the modification

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Shops and Services – Policy SS3	Page 68	Reword Policy SS3 to say: New residential development will be delivered alongside community facilities and services including necessary improvements to existing schools, places of worship, GP surgeries and dentist surgeries and/or the provision of new schools, places of worship, GP surgeries and dentist surgeries within St Neots to ensure that the existing and new population have access to community facilities and services , school places, places of worship, GPs and dentists.	To ensure that other important infrastructure and services are not marginalised as a result of the policy	Accept the modification
Shops and Services – paragraph 6.3.3	Page 68	Move paragraph 6.3.3 to the non-planning section: The Town Council will support new schools that are linked or run by industry and/or universities in partnership to make schooling innovative, high quality and fit for the future.	Paragraph does not relate to the development or use of land	Accept the modification
Implementation and Delivery	Page 70	Amend first sentence of third paragraph to say: New development creates a need to provide new infrastructure, and facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. to mitigate the effect of development on the surrounding area.	For completeness	Accept the modification
Implementation and Delivery - Aesthetics	Page 71	Amend reference to buffer strips in third project to say: Development >50 dwellings to include landscaped backdrops buffer strips . Land may be transferred to SNTC to manage	For consistency with policy A4	Accept the modification

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Implementation and Delivery – Parking & Traffic	Page 72	Move the following projects from the list on pages 71-74 to the non-planning section: Opening up of Priory lane and making this one way; and Pedestrianisation of the High Street; and (d) Dualling the A428 (Retains project for Improving traffic flow throughout St Neots)	Not planning related projects	Accept the modification
Implementation and Delivery – Parks	Page 72	Move the following project from the list on pages 71-74 to the non-planning section: Eastern expansion to provide allotments & formal open space	Not planning related project	Accept the modification
Implementation and Delivery – Entertainment and Leisure	Page 73	Delete all projects identified under the Entertainment and Leisure heading: Delivery of an outdoor theatre in Riverside Park Delivery of improved recreation facilities including crazy golf and boats in Riverside Park Delivery of a swimming pool on site of outdoor swimming pool	Consequential deletion following deletion of policies E11, E12 and E13	Accept the modification
Implementation and Delivery – Rejuvenation and Development	Page 74	Move the following project from the list on pages 71-74 to the non-planning section: Encourage links between training providers & local employers	Not planning related project	Accept the modification
Non Planning Issues	Page 76	A series of modifications proposed earlier involved moving sections from elsewhere in the Neighbourhood Plan to the non-planning section. Additions below are arranged under the 'Issue' headings used in the table on pages 76-80.		

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Non planning issues - Rejuvenation and Development	Page 76	<p>Add under the Rejuvenation and Development heading:</p> <p>Develop a distinctive St Neots brand to promote and improve visitor spending in the Town Centre</p> <p>Encourage investment from both inside and outside the town</p> <p>The Town Council wish to encourage and support initiatives that provide opportunities for lifelong learning and skills development. It is keen to foster links between employers and education providers. The Town Council will also work with schools within the town and colleges in Cambridgeshire to provide new and improved training facilities in St Neots.</p>	Bullet does not relate to the development or use of land	Accept the modification to move
Non planning issues – Development and Community Assets	Page 77	Reword the Issue heading to say: Development and Community Assets		

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Non planning issues – Development and Community Assets	Page 77	<p>Add under the Development and Community assets heading:</p> <p>Support the continued development of community spirit</p> <p>Support new schools that are linked or run by industry and/or universities in partnership to make schooling innovative, high quality and fit for the future.</p>		
leisure	Page 18	<p>Delete or move the fifth bullet to the non-planning section</p> <ul style="list-style-type: none"> • Encourage the development of gym facilities at key hubs (such as the station) and developing green gyms within public open space areas 	Bullet does not relate to the development or use of land	Accept the modification to move
1&2 parking 3&4 Services	Page 20	<p>Move the last five bullets to the non-planning section:</p> <p>Work with railway providers to improve facilities including parking and traffic flow at St Neots railway station</p> <p>Work with partners to manage on street parking in the vicinity around the railway station</p> <p>Work with partners to encourage the development of the Cambridge to Oxford Line with a stop at St Neots</p> <p>Work with partners to provide a joined up transport provision linking bus and rail travel</p>	Bullets do not relate to the development or use of land	Accept the modification

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Traffic	Page 23/24	<p>Move paragraphs 1.2.5 and 1.2.6 to the non-planning section:</p> <p>1.2.5. Consultation has shown that pedestrianising the High Street and redeveloping the Market Square is a popular option for many in the town.</p> <p>1.2.6. This is a key project that the Town Council will explore with the community and its partners over the lifetime of the Neighbourhood Plan.</p>	Paragraph relates to non-planning issues, but ones that have arisen as part of the consultation process	Accept the modification
Parking	Page 42	<p>Delete paragraph 3.3.6 or move it to the non-planning section:</p> <p>3.3.6. Residents living near the railway station are frequently inconvenienced by commuters parking close to their homes; blocking their driveways and light. Whilst yellow lines have caused problems elsewhere in St Neots, the Town Council would support the introduction of parking restrictions along Longsands Road area.</p>	Paragraph does not relate to the development or use of land	Accept the modification to move
Parking	Page 43	<p>Move paragraph 3.4.4 to the non-planning section:</p> <p>3.4.4. The Town Council would like all public car parks within St Neots to be free of charge.</p>	Paragraph does not relate to a development and use of land issue	Accept the modification to move

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Traffic	Page 44	<p>Move the second paragraph of Policy PT4 and the six projects it refers to into the non-planning section:</p> <p>The Town Council will work with Huntingdonshire District Council and Cambridgeshire County Council to explore the following projects:</p> <p>(a) Opening up of Priory Lane and making this one way; and</p> <p>(b) Pedestrianisation of the High Street; and</p> <p>(c) Improving traffic flow through the High Street; and</p> <p>(d) Dualling the A428; and</p> <p>(e) Raising Mill Lane; and</p> <p>(f) Installation of a bridge/bypass north of the town.</p>	The second strand focuses on aspirations that fall outside the remit of the Plan as they are either strategic matters or are outside the Plan area or involve other organisations.	Accept the modification to delete policy and move the second paragraph and projects list to non-planning section
Parks	Page 53	<p>Move Policy P3 paragraph 4 to the non-planning section:</p> <p>The Town Council supports the St Neots Community Hydro scheme subject to compliance with other planning policies.</p>	No further mention is made of this scheme in the plan.	Accept the modification
	Page 68	Move paragraph 6.3.3 to the non-planning section:	Paragraph does not relate to the development or use of land	Accept the modification

Location of change	Page of plan	Proposed modification	Commentary on proposed change	Officer recommendation
Traffic	Page 72	Move the following projects from the list on pages 71-74 to the non-planning section: Opening up of Priory lane and making this one way; and Pedestrianisation of the High Street; and (d) Dualling the A428 (Retains project for Improving traffic flow throughout St Neots)	Not planning related projects	Accept the modification
Parks	Page 72	Move the following project from the list on pages 71-74 to the non-planning section: Eastern expansion to provide allotments & formal open space	Not planning related project	Accept the modification
Development and community assets	Page 74	Move the following project from the list on pages 71-74 to the non-planning section: Encourage links between training providers & local employers	Not planning related project	Accept the modification

3.3. The Examiner is also required to consider whether the referendum area should be extended beyond the St Neots Neighbourhood Plan area. She has concluded that the Plan area is appropriate for the purpose of holding the referendum.