

A meeting of the **CABINET** will be held in the **COUNCIL CHAMBER, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON PE29 3TN** on **THURSDAY, 22 NOVEMBER 2007** at **11:30 AM** and you are requested to attend for the transaction of the following business:-

## **APOLOGIES**

**Contact  
(01480)**

**1. MINUTES** (Pages 1 - 4)

To approve as a correct record the Minutes of the meeting held on 18<sup>th</sup> October 2007.

**Mrs H J Taylor  
388008**

**2. MEMBERS' INTERESTS**

To receive from Members declarations as to personal and/or prejudicial interests and the nature of those interests in relation to any agenda item. Please see Notes 1 and 2 below.

**3. GROWING SUCCESS PERFORMANCE REPORT** (Pages 5 - 18)

To consider a report by the Head of Policy and Strategic Services reviewing the performance of the Council's Corporate Plan "Growing Success" against local performance indicators and targets.

**I Leatherbarrow  
388005**

**4. BUDGET AND MEDIUM TERM PLAN 2008-2013** (Pages 19 - 28)

To consider a report by the Head of Financial Services.

**S Couper  
388103**

**5. DECENT HOMES FOR VULNERABLE PEOPLE IN THE PRIVATE SECTOR** (Pages 29 - 32)

To consider a report by the Heads of Housing, Technical Services and of Environmental and Community Health on the award of a grant from the East of England Regional Assembly's (EERA) Housing and Sustainable Community Fund for improving non-decent homes in the private sector.

**S Plant  
388240**

**6. HOMELESSNESS PREVENTION FRAMEWORK** (Pages 33 - 38)

To consider a report from the Housing Needs and Resources Manager on the progress made with homelessness prevention, and to authorise the introduction of a homelessness prevention framework to progress work in this area.

**J Collen  
388220**

**7. PROPOSED STUKELEY MEADOWS SKATE PARK** (Pages 39 - 40)

By way of a report by the Head of Environmental & Community Services, to consider a proposal to fund the development of a skate

**Ms C. Waters  
388233**

park in Stukeley Meadows.

**8. LOCAL ECONOMY STRATEGY (Pages 41 - 70)**

To seek the views of the Cabinet via a report by the Head of Policy and Strategic Services, on the Local Economy Strategy.

**I Leatherbarrow  
388005**

**9. DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (Pages 71 - 240)**

With the assistance of a report by the Planning Policy Manager to consider a revised draft of the Supplementary Planning Document (SPD) on Developer Contributions towards Affordable Housing.

**R Probyn  
388430**

**10. LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY - PREFERRED OPTIONS (Pages 241 - 494)**

By way of a report by the Head of Planning Services to consider the Council's core strategy preferred options and to approve them as a basis for further discussion and consultation.

**R Probyn  
388430**

**(Volumes 1 and 2 are enclosed separately for Members only)**

**11. LICENSING ACT 2003 - STATEMENT OF LICENSING POLICY (Pages 495 - 568)**

To consider a report by the Head of Administration on the outcome of public consultation on the revised Statement of Licensing Policy.

**R Reeves  
388003**

**12. EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED

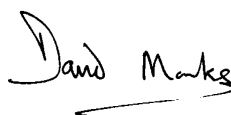
that the press and public be excluded from the meeting because the business to be transacted contains exempt information relating to the financial affairs of particular persons (including the authority holding that information) and/or information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

**13. LAND AT ST MARY'S STREET, REAR OF 22 HIGH STREET HUNTINGDON (Pages 569 - 572)**

To consider a report by the Head of Legal and Estates regarding the disposal of Council owned land at St Mary's Street, Huntingdon.

**K Phillips  
388260**

Dated this 15 day of November 2007



## Chief Executive

### Notes

1. *A personal interest exists where a decision on a matter would affect to a greater extent than other people in the District –*
  - (a) *the well-being, financial position, employment or business of the Councillor, their family or any person with whom they had a close association;*
  - (b) *a body employing those persons, any firm in which they are a partner and any company of which they are directors;*
  - (c) *any corporate body in which those persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or*
  - (d) *the Councillor's registerable financial and other interests.*
2. *A personal interest becomes a prejudicial interest where a member of the public (who has knowledge of the circumstances) would reasonably regard the Member's personal interest as being so significant that it is likely to prejudice the Councillor's judgement of the public interest.*

**Please contact Mrs H Taylor, Senior Democratic Services Officer, Tel No. 01480 388008/e-mail Helen.Taylor@huntsdc.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 Cabinet.**

**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](http://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 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 and to make their way to the car park adjacent to the Methodist Church on the High Street (opposite Prima's Italian Restaurant).*

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# Agenda Item 1

## HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the CABINET held in the Council Chamber, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN on Thursday, 18 October 2007.

PRESENT: Councillor I C Bates – Chairman.

Councillors P L E Bucknell, D B Dew, C R Hyams, A Hansard, Mrs D C Reynolds, T V Rogers and L M Simpson

### **63. MINUTES**

The Minutes of the meeting of the Cabinet held on 4<sup>th</sup> October 2007 were approved as a correct record and signed by the Chairman.

### **64. MEMBERS' INTERESTS**

No declarations were received.

### **65. CAPITAL PROGRAMME MONITORING - 2007/08**

By means of a report by the Head of Financial Services (a copy of which is appended in the Minute Book) and having been acquainted with variations in the Capital Programme in the current year, the Cabinet

RESOLVED

- (a) that the report be received and the expenditure variations and capital and revenue impact noted; and
- (b) that the position with regard to individual schemes as set out at Annex A to the report now submitted be noted.

### **66. FINANCIAL MONITORING - REVENUE BUDGET**

The Cabinet received and noted a report by the Head of Financial Services (a copy of which is appended in the Minute Book) detailing expected budgetary variations already identified in the current year. Whereupon, it was

RESOLVED

that the report be received and spending variations noted.

### **67. DRAFT CAR PARKING STRATEGY**

Further to Minute No. 06/172 and by way of a report by the Planning Policy Manager (a copy of which is appended in the Minute Book) the

Cabinet, were acquainted with the contents of a draft Car Parking Strategy Action Plan for Huntingdonshire which set out the short and long term proposals for improving car parking in the District.

In discussing the key recommendations contained in the Action Plan, Members highlighted particular issues for consideration in progressing the next steps including:-

- the potential use of the car park to be provided in St Ives for the proposed guided bus service other than by users of the service;
- the possible use of the district's leisure centre car parks other than by customers;
- the application of charging for Members and staff of the District Council who used public car parks in conjunction with their official duties or employment;
- the introduction of resident permit zones within designated areas around St Neots and Huntingdon Railway stations;
- the effect of differential charging rates to reflect off-peak hours; and
- the management and level of disabled parking.

Having also been acquainted with the deliberations of the Overview & Scrutiny Panel (Service Support) and the Chairman of the Panel on the matter, which it was felt should be tested during the course of consultation, it was

RESOLVED

- (a) that the Draft Action Plan be approved for public consultation and further work undertaken on the associated charging scenarios; and
- (b) that the Members' Car Parking Working Group be reconvened to consider the foregoing issues and the recommendations of the Overview & Scrutiny Panel for Service Support in the light of the outcomes of the public consultation and further work on the charging scenarios.

## **68. PUBLIC EMERGENCY WARNING SYSTEM**

With the assistance of a report by the Head of Operations (a copy of which is appended in the Minute Book) the Cabinet were acquainted with a proposal to establish a text messaging and email warning system for the public on occasions of flooding and other major emergency incidents.

Having been advised of the methodology, associated financial implications and overall benefits of the proposals, the Cabinet

RESOLVED

- that the establishment of a public emergency warning system be noted.

**69. ST. IVES CONSERVATION AREA BOUNDARY CHANGES AND CHARACTER STATEMENT**

The Cabinet considered a report by the Planning Policy Manager (a copy of which is appended in the Minute Book) outlining the consultation responses to the draft Management Plan for the St Ives Conservation Area.

Having considered the schedule of responses and amendments outlined in the appendices to the report, it was

RESOLVED

- (a) that, subject to the incorporation of changes identified in the Appendix to the report now submitted, the boundaries and character statement for the St Ives Conservation Area be approved; and
- (b) that the Head of Planning Services be authorised to approve any minor consequential amendments to the text and illustrations as a result of the changes referred to in (a) above after consultation with the Executive Councillor for Planning Strategy.

Chairman

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**CABINET**

**8<sup>TH</sup> NOVEMBER 2007**

## **PERFORMANCE MONITORING (Report by the Head of Policy)**

### **1. INTRODUCTION**

- 1.1 The purpose of this report is to present performance management information on the achievement of objectives in “Growing Success” – the Council’s Corporate Plan – to Cabinet.

### **2. BACKGROUND INFORMATION**

- 2.1 In January 2007 the Council adopted a revised Corporate Plan, “Growing Success”, which included around 50 short, medium and long term objectives to help achieve aims and ambitions for Huntingdonshire’s communities and the Council itself. In addition, the Council has identified a small number, 12, of objectives which were considered to be a priority for the immediate future.

### **3. PERFORMANCE MANAGEMENT**

- 3.1 Progress against all 50 or so objectives is reported to the Chief Officers Management Team on a quarterly basis. A progress report from each Head of Service includes performance data in the form of achievement against a target for each of the objectives that those services contributes towards and is supported by narrative on achievements and other issues or risks.
- 3.2 In addition, the Overview and Scrutiny Panels exercise an important role in the Council’s “Comprehensive Performance Management Framework” by regularly reviewing performance data. In adopting the updated version of Growing Success, and in particular in prioritising objectives, it was agreed that Members of the Panels should concentrate their monitoring on a small number of objectives to enable them to take a strategic approach which in turn would build confidence that the Council priorities are being achieved. In addition Members can view all performance reports on the Council’s intranet or on request. This broader performance information is of particular help to Members of the Panels in undertaking their review and scrutiny functions.

### **4. PERFORMANCE MONITORING**

- 4.1 The following performance data is appended for consideration:

**Annex A** – a summary of the achievements, issues and risks relating to the objectives identified by the Heads of Service. The summary is presented in accordance with the division of priorities between the Overview and Scrutiny Panels – Service Support and Service Delivery.

**Annex B** – sets out performance data in tabular form from services across the Council which contribute to the priority objectives. For each measure there is a target, actual performance against the target and a forecast for the next period, together with a field for comments, where appropriate. The actual column is colour coded as follows:

- ◆ green – achieving target or above;
- ◆ amber – between target and an ‘intervention level’ (the level at which performance is considered to be unacceptable and action is required);
- ◆ red – the intervention level or below; and
- ◆ grey – data is currently unavailable.

**Annex C** – Council Improvement Plan – a rolling plan of actions identified following internal or external reviews such as the Comprehensive Performance Assessment, Use of Resources Assessment, Direction of Travel Statement and the Annual Governance Statement.

## **5. RECOMMENDATION**

It is recommended that Cabinet consider the results of performance for priority objectives.

## **BACKGROUND INFORMATION**

Performance Management reports produced from the Council’s CPMF software system

Growing Success: Corporate Plan

Council Improvement Plan: Comprehensive Performance Assessment, User of Resources Action Plan, Annual Governance Statement

**Contact Officer: Howard Thackray, Policy & Research Manager**  
**☎ 01480 388035**

<b>Objective</b>		<b>Comments from appropriate Head of Service</b>
<b>To lower carbon emissions</b>	Achievements: Issues: Risks:	A second draft of Environment Strategy approved by Cabinet for public and partner consultation. Ensure that adequate senior management time is available to develop and promote the Environment Strategy. Lack of senior management input compromises the development of the Environment Strategy. There has been restructuring of the Technical Services Division and recruitment of Head of Environmental Management is underway.
<b>To promote healthy lifestyle choices</b>	Achievements:	The Easter holiday activity programme for under-17's attracted 60% more participants than planned and the activity programme for disabled participants and under-represented groups had a throughput 30% higher than target. The Cardiac rehabilitation programme and Health Walks also attracted more participation, 26% above target for the first quarter. Leisure Centre marketing distributed to all households in District for first time. Free food-hygiene training provided for local voluntary groups - 90 year old passes creating local press interest. Review of Leisure Centres in line with Cabinet requirements is underway.
<b>To achieve a low level of homelessness</b>	Issues: Risks: Achievements: Issues: Risks: Achievements:	Failure to invest in Leisure Centre income generation schemes resulting in loss in attendances/income. The number of homeless households not nominatable for properties due to arrears etc has reduced to 19 from over 40 during the last quarter, which is a reflection of the support works undertaken. Extension to Coneygear Court homeless hostel due to start on site, funded by Housing Corporation. Major incident resulting in high levels of homelessness. Recent interest rate rises increase demand. Housing Corporation supply pipeline reviewed and updated.
<b>To enable the provision of affordable housing</b>	Issues: Risks:	Prepare recommendations on priority Supported Housing revenue bids. Draft Housing Market assessment for the Cambridge Sub region report to be released for comment. RSLs and developers not performing to timescales. Availability of Housing Corporation and HDC funding. Housing Market Assessment report does not meet requirements of PPS3. Regional Spatial Strategy for the East of England is due to be finalized before the end of the year and this may outline a regional target for affordable housing provision which maybe at odds with more localized policy.

Community/Council Aim: A Clean, Green and Attractive place						
Objective: To Lower Carbon Emissions						
Division: Planning						
Divisional Objective: To encourage sustainable forms of development						
Key Activity(s) only to deliver service objective	Key Measure	Target:	Actual	Forecast	Comments:	
Include sustainable policies within LDF (to set a sustainable policy framework)	Core Strategy – Adherence to LDF timetable on target	1	1	1	1 = on track	QRT
To make appropriate planning decisions (to encourage sustainable forms of development)	Developing a policy in accordance with the Local Development Scheme timetable to encourage improved on-site energy efficiency levels (10% reduction in CO2 emissions) by Sep 2009	1	1	1	1 = on track	QRT
To positively encourage sustainable development via UDF's etc (to give targeted guidance)	Developing a policy in accordance with the Local Development Scheme timetable to encourage 10% improvement in on-site renewable energy generation target by Sep 2009	1	1	1	1 = on track	QRT
Division: Technical Services						
Divisional Objective: To Lower Carbon Emissions						
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:	
Encourage implementation by service management of measures intended to reduce overall corporate consumption of energy from non-renewable sources	Achieve 1% annual reduction in the Council's consumption of non-renewable energy	1	1	1	1 = on track	QRT
Extend Travel Plans to all of the Council's employment sites and promote implementation of their associated action plans.	Annual targets in approved Travel Plans achieved	1	1	1	1 = on track	QRT
Promote energy efficiency and use of renewable energy to householders.	For properties built before 1997 reduce energy consumption to 70% of 1996 consumption by April 2011.	1	1	1	1 = on track	QRT
Promote implementation of Environment Strategy's action plan	Annual targets in approved Environment Strategy achieved – 2008/09 and beyond.	1	1	1	1 = on track	QRT
Secure initial adoption of Environment Strategy by March 2008 and subsequent annual review/update to ensure that any necessary MTP annual funding commitment is made by the council to deliver on-going carbon dioxide reduction.	Initial Environment Strategy approved in March 2008 for implementation from 2008/09	1	1	1	1 = on track	QRT
Community/Council Aim: Healthy Living						
Objective: To Promote healthy lifestyle choices						
Division: Administration						
Divisional Objective: To increase participation in healthy physical activities						
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:	
Maintain and improve standard of facilities and match facility provision with usage demand.	Number of visits for physical activity to Leisure Centres by March 2008 (1.5 million)	387,500 (Qrt1)	407,000	775,000	Forecast for 2 <sup>nd</sup> Qrt Target per annum = 1.55 million	QRT
Promotion and marketing of available activities	Number of active card holders by March 2008	17100	18533	18,000		QRT
Division: Lifestyles						
Divisional Objective: To promote healthy lifestyle choices						
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:	
Diet/Obesity: Support the Community Health Improvement Programme (CHIP) a service supporting people with weight related illness	Number of participants in CHIP	960			Courses run twice per annum with PCT. The next course will accept referrals shortly.	YRL

<b>Key Activity(s) only to deliver service objective:</b>	<b>Key Measure:</b>	<b>Target:</b>	<b>Actual</b>	<b>Forecast</b>	<b>Comments:</b>
Diet: Supporting the Hunts for Good Food Programme in establishing a healthy eating culture	Number of Food projects supported and promoted	4	3		QRT
Offering training for smoking cessation and helping workplaces become smoke-free	Number of participants in training for smoking cessation	20	0		Smoke free went live 1 <sup>st</sup> July – participants expected to increase during year, health referrals being arranged.
Provide a range of accessible leisure opportunities such as: a Holiday Activity Programme for <17 years	Total throughput of school, outreach and holiday activity Programmes	835	1275		QRT
Provide under-represented groups with the opportunity to participate in sport and active recreation	Total throughput of activity programme for disabled participants and under-represented groups	350	461		QRT
Support Vulnerable People to be more active, Cardiac Rehabilitation programme and Health Walks	Total throughput of the Cardiac Rehabilitation programme and Health walks in Huntingdonshire	1300	1641		QRT
<b>Divisional Objective: To provide a range of accessible arts activities to provide a means of self-expression and support sound mental health</b>					
<b>Key Activity(s) only to deliver service objective:</b>	<b>Key Measure:</b>	<b>Target:</b>	<b>Actual</b>	<b>Forecast</b>	<b>Comments:</b>
Organise family-friendly Art attack-based events	Number of family groups participating	15	12		Consideration is being given to re scheduling activities to match family requirements and encourage more participation
Organise participatory arts activities for children in School half-term breaks (Art Attack)	Number of children attending Art Attack sessions (throughput)	90	42		QRT
<b>Community/Council Aim: Housing that meets the local need</b>					
<b>Objective: To achieve a low level of homelessness</b>					
<b>Division: Housing</b>					
<b>Divisional Objective: To achieve a low level of homelessness</b>					
<b>Key Activity(s) only to deliver service objective:</b>	<b>Key Measure:</b>	<b>Target:</b>	<b>Actual</b>	<b>Forecast</b>	<b>Comments:</b>
By helping to prevent people from becoming homeless by housing homeless people where appropriate	Numbers of households prevented from becoming homeless each year to 2009	33	35	135	QRT
<b>Objective: To enable the provision of affordable housing</b>					
<b>Division: Housing</b>					
<b>Divisional Objective: To enable the provision of affordable housing</b>					
<b>Key Activity(s) only to deliver service objective:</b>	<b>Key Measure:</b>	<b>Target:</b>	<b>Actual</b>	<b>Forecast</b>	<b>Comments:</b>
By maximising the land available for new affordable housing. By working in partnership with Housing Associations to bid for external funding. By making a financial contribution to pay for affordable homes to be built	Number of new affordable homes built by 2010	0	3	76	Most of new build, within the current financial year, will complete in final quarter
<b>Division: Planning</b>					
<b>Divisional Objective: Maximise provision of affordable housing on relevant development sites</b>					
<b>Key Activity(s) only to deliver service objective:</b>	<b>Key Measure:</b>	<b>Target:</b>	<b>Actual</b>	<b>Forecast</b>	<b>Comments:</b>
Develop Core Strategy and Development Control Policies DPD (to set framework)/Adopt Planning Obligations SPD (to set specific targets and thresholds)/ Negotiate S106 Agreements (to deliver required amounts of affordable housing)	% of housing completions on qualifying sites that are affordable (in CSR) % if housing completions on qualifying sites that are affordable (out of CSR) % of affordable housing (commitments) on qualifying sites	40 29 30			Annual measure, data to follow Annual measure, data to follow QRT

<b>Objective</b>		
To promote development opportunities in and around the market towns	Achievements:	Planning for potential development sites is advanced and bids have been made for partnership and external funding. IWA festival was successful in terms of the use of local businesses and numbers of attendees compared well with projections. Creative Enterprise Centre, Longsands, St Neots - contract let for main construction. Timescales planned on external funding affects development plans and opportunities. Failure to secure external funding, carry out master planning, obtaining planning consent may delay development opportunities. Developers.
To enhance public, community and specialist transport into and around the market towns	Issues: Risks:  Achievements:	Market Town Transport strategies are coming to fruition with public transport schemes being delivered, inc. Huntingdon to St. Ives bus priority measures, Huntingdon ring-road contraflow bus lane. Community Transport schemes continue to operate with coverage over the majority of the District. CCC ability to adequately resource MTTs may impact scheme delivery. Community Transport schemes continue to be reliant on volunteer resources to deliver overall objectives. Community Transport highly vulnerable to changes in funding streams and grants from 2007 onwards. Schemes tend to operate financially via a number of different sources. The loss of any one source and the inability to raise alternative funding, leaves operational services at high risk of termination.
To improve access to Council services	Issues: Risks:	New HQ and accommodation project on track, Eastfield House. Resourcelink – recruitment module and other remaining modules to be fully operational by 31/3/08. Key services are stretched servicing the needs of Centenary House and Operations Division reducing their capacity to service day-to-day work. HR & Payroll Services had a skeleton service from June 2007 until all new staff were in post (17/09/2007) which resulted in some delays to non-essential service provision.
To make our performance management more effective and transparent	Achievements: Issues: Risks:	All services entering data into Performance Management system. Timeliness of data entry necessary to feed into reporting cycle. Failure to use performance management data could delay development of comprehensive performance management system and affect quality of decision making.
To reduce the number of car journeys to work by employees	Achievements:	Market Town Transport strategies delivering improved and alternative travel modes. New Car Parking strategy Action Plan due to be delivered from April 2008. Corporate Travel Plan updated to include site specific plans for Pathfinder/Castle Hill House/New Headquarters site and the new Operations Centre at Eastfield House. Targets are set within the corporate travel plan for reducing single occupant use of private cars and for promoting a modal shift to other forms of transport. These targets are monitored annually through an annual Travel for Work Survey undertaken in conjunction with the Cambridgeshire Travel for Work Partnership.

	<p>Issues:</p> <p>Ability to resource MTTs scheme delivery in direct comparison to continued annual traffic growth. Public engagement with new Car Parking strategy Action Plan.</p> <p>Site specific travel plans for all of the Councils main sites including Speke House (in co-operation with Cambridgeshire County Council) and the Leisure Centres will be undertaken as resources permit.</p>
	<p>Risks:</p> <p>Funding levels for MTTs schemes keeping pace with traffic growth. Ability of Council to partner development based schemes with additional parking provision.</p> <p>Considerable Officer time required to produce site specific plans.</p>
<p><b>To build the new operations centre and headquarters</b></p>	<p>Achievements:</p> <p>The new accommodation property strategy revised to manage impact of conservation/English heritage constraints.</p>
	<p>Issues:</p> <p>Ensure that adequate staff resources are available to manage the delivery of the new accommodation project.</p>
	<p>Risks:</p> <p>Lack of senior management input and vacancy at Team Leader level (Technical Services ) likely to compromises delivery of projects.</p>
<p><b>To be an employer people want to work for</b></p>	<p>Achievements:</p> <p>Appraisal increments and pay award successfully implemented. "Fit for Purpose" review of salary arrangements, as requested by Employment Panel, in progress.</p>
	<p>Issues:</p> <p></p>
	<p>Risks:</p> <p></p>
<p><b>To re-balance saving and spending to ensure resources are available to achieve the Council's priorities</b></p>	<p>Achievements:</p> <p>Heads of Service have produced draft 5 year visions for their services that identify key priorities for additional spending (if the funding can be found) and opportunities for reducing spending. These are being discussed with Directors and refined so that relevant items can be incorporated into the draft budget/MTP stage of the process in November.</p>
	<p>Issues:</p> <p>The current approved Budget/MTP identified the necessary adjustments for 2007/08 and these have been incorporated into the budget.</p> <p>We continue to spend carefully and this, together with extra grants and buoyant income, resulted in last year's outturn being £2.7m less than budgeted. This has been added to Revenue Reserves giving a total of £19.5m at April 2007.</p>
	<p>Risks:</p> <p>The Financial Strategy is currently being updating but there is so much uncertainty on the level of Government Grant for the next 3 years that a number of elements will have to be deferred until later in the year.</p>

Community/Council Aim: A strong, diverse economy					
Objective: To promote development opportunities in and around the market towns					
Division: Policy and Strategic Services					
Divisional Objective: To promote development opportunities in and around the market towns					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Review the Local Economy strategy & identify priorities	% of LES actions/milestones on track	90	90	90	QRT
Divisional Objective: To support town centres to be economically viable and vibrant					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Support the sustainable development of Town Centre Partnerships	% of town centre projects on track as specified in their annual action plans	90	90	90	QRT
Community/Council Aim: Access to Services and Transport					
Objective: To enhance public, community and specialist transport into and around the market towns					
Division: Planning					
Divisional objective: To encourage more sustainable forms of transport					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Develop car parking strategy	To complete car parking strategy and develop Action plan for post – April 2008 delivery	1	1	1	YRL 1=On Target
Development of market town transport strategies (to set the policy framework)/Develop targeted proposals and initiatives (to encourage specific provision)	Membership of Nene and Ouse community transport More than 18.5% modal share for daily bus, cycle and pedestrian trips across all 4 market towns (Ave. Figure)	850	830	850	QRT
		18.5			YRL Annual measure, data to follow 17.25% was achieved by March 2006 A 12 hour traffic flow survey undertaken in each of the 4 towns
Objective: To improve access to council services					
Division: IMD					
Divisional Objective: To review how customers can access Council Services and, if necessary, to deliver change projects as part of the customer First Programme.					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Deliver elements of the temporary Customer Service Centre project as defined in the PID	Progress towards review of the customer service strategy and implementation of authorised projects on target	1	1	1	QRT 1=On Target
Provide Access to Council Services Via the	Percentage of calls answered with 20 Seconds	80	84.9	80	QRT
Call Centre and to deliver Phase 2 – Roll-out Services to call Centre (from late Autumn 2007)	Percentage of residents rate access to council services as good/excellent in the Council-wide annual survey	90			YRL Annual measure, data to follow. In Feb 2006 58% rated access as good/excellent
To implement and additional Kiosk in St Neots	Progress towards the implementation of a temporary customer service centre and St Neots kiosk on target	1	1	1	QRT 1=On Target
Division: Personnel					
Divisional Objective: To enable e-recruitment					



Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Make use of Cambs Jobs Portal	% of applications made via this method	50	37	40	QRT
Resourcelink – Recruitment Module	Project plan – implementation on track	1	1	1	1=On Track QRT
<b>Community/Council Aim: To improve our systems and practices</b>					
<b>Objective: To build the new operations centre and headquarters</b>					
<b>Division: Technical Services</b>					
<b>Divisional Objective: Deliver Headquarters and other accommodation project ensuring buildings are completed to specification, on time and to budget</b>					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Ensure delivery proceeds in accordance with approved programme	Unauthorised delay relative to items on critical path of approved development programme	0	0	0	QRT
Ensure developer complies with the council's requirements	Non-financial/timing disputes referred for expert adjudication	0	0	0	QRT
Ensure that variations are ordered only after additional funding has been approved	Value of unfunded ordered variations	0	0	0	QRT
<b>Objective: To make our performance management more effective and transparent</b>					
<b>Division: Policy and Strategic Services</b>					
<b>Divisional objective: To make our performance management effective and more transparent</b>					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Link all divisional reports to Council and Community objectives	Reports available for COMT on monthly basis	1	1	1	1=On target QRT
Set up, maintain divisional reports/Ensure all appropriate data is entered into the system in time to produce management reports. Generate scheduled reports via Corvu	Reports available for Members on a bi-annual Basis	1	1	1	1=On target QRT
<b>Objective: To reduce the number of car journeys to work by employees</b>					
<b>Division: Technical Services</b>					
<b>Divisional objective: To reduce the number of car journeys to work by employees</b>					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Introduce site specific travel plans at each of the Councils main sites	Reduce the % of employees who drive to work by sole use of car	68	64	64	QRT
<b>Community/Council Aim: To learn and develop</b>					
<b>Objective: To be and Employer People Wish to Work For</b>					
<b>Division: Personnel</b>					
<b>Divisional Objective: To create a culture via policies and procedures that attracts and retains staff</b>					
Key Activity(s) only to deliver service objective:	Key Measure:	Target:	Actual	Forecast	Comments:
Policies and procedures that keep up to date with modern working patterns	Biennial staff survey - % level of satisfaction	80	71		From staff survey June 07 - 71% Stated that "I am satisfied with Council as my employer YRL
Recruitment package	% of posts filled within one round of recruitment	90			Data not available for June due to lack of resources QRT

(Note: the Council's Improvement Plan is updated and monitored frequently to reflect the development areas adopted through external inspection and compliance with statutory guidance.)

In progress

Completed

Subject	Area of Focus	Reference	Proposed Action	Outcome	Lead Members and Officer	Progress Sept 07
Learning & Knowledge	Learning across the Council and making the most of learning opportunities to use research, consultation and knowledge to plan services.	CPA	Adopt systematic approaches to learning and sharing knowledge via the Council's intranet.	Council uses learning and knowledge and research effectively across the organisation to improve the delivery of services and achievement of priorities.	Member: Mike Simpson Officer: Dir Commerce & Technology support Head of IMD	Share Point project on track.
Capacity and Resources	Sustainability of spending plans, employee capacity, staff turnover.	CPA	Delivery of People Strategy	The Council has the right number of employees with the right skills to meet its priorities and objectives.	Member: Andrew Hansard Officer: Dir Central Services Support: Head of Personnel	People Strategy - 35 actions completed and 15 in progress.
Partnership Working	Relationship between partnerships and Council priorities, risks and opportunities of partnerships, the links between the three tiers and the extent of innovative working to improve services. Review the financial performance (where applicable) and outputs of its significant partnerships. Risks relating to partnerships are identified and managed.	CPA Use of Resources 2006/07	Monitoring and evaluation of partnership success via the implementation of the Partnership Framework and reviews of significant partnerships. Development of new Sustainable Community Strategy. Review via Huntingdonshire Strategic Partnership. Contribute to the development and achievement of Local Area Agreements.	Strong and effective partnerships which enhance capacity to delivery priorities. Risks relating to partnerships will be identified and evaluated accordingly. The Council is satisfied with financial performance and outputs of significant partnership.	Member: Ian Bates Member: Andrew Hansard Officer: Dir of Central Services Support: Policy and Strategic Services	Ongoing. Risks identified as part of the evaluation process. Ongoing due to adopt in Spring 08. Ongoing, pilot complete Autumn 07.
Risk Management	Members role in risk management.	Use of Resources 2006/07	An assessment of risk management training requirements for Members will be completed and training delivered accordingly.	Members adequately trained in risk management.	Member: Terry Rogers Officer: Dir	Assessment completed by 30 Sept as required.

Subject	Area of Focus	Reference	Proposed Action	Outcome	Lead Members and Officer	Progress Sept 07
					Commerce & Technology Support: Financial Services	Training to be completed by January 2008.
	How well does the Council plan and manage their Finances.	Use of Resources 2006/07	Periodic consultation to ensure that the Council can demonstrate that it is considering the views of a range of stakeholders, in making its decision whether to continue not to publish an annual report.	The Council plans and manages their finances effectively.	Member: Terry Rogers Officer: Dir Commerce & Technology Support: Financial Services	Not actioned at this time.
Financial Accounts	Working paper requirements should be agreed with the auditor prior to the commencement of the final accounts audit. Publication of financial information.	Use of Resources 2006/07	Already actioned for 2006/07 final accounts.	The Council plans and manages their finances effectively.	Accountancy Manager	Completed for 2006/07. Will be discussed in March 08 for 2007/08 audit.
		Use of Resources 2006/07	No response to previous invitations to the public to identify any additional financial information they require but invitation will be repeated periodically.	Published financial information which meets the needs of stakeholders.	Member: Terry Rogers Officer Dir Commerce & Technology Support: Financial Services	Opportunity offered in the Autumn District Wide to comment on the 2006/7 accounts. 3 responses.
Financial Reporting	Managing Performance Against budget.	Use of Resources 2006/07	The Council will continue to review and update its budget monitoring processes, ensuring that it is: <ul style="list-style-type: none"> <li>◆ predictive rather than backward looking;</li> <li>◆ focused on large, high risk or volatile budgets;</li> <li>◆ related to operational activity indicators that are lead indicators of spend; and</li> <li>◆ informed by a risk assessment.</li> </ul>	Effective budget monitoring process.	Member: Terry Rogers Officer: Dir Commerce & Technology Support: Financial Services	The budget is monitored by predicting the outturn. Members are advised of the likelihood of contingency budgets not being spent and savings achieved.
	Planned saving and efficiency	Use of Resources 2006/07	Planned savings are deducted from relevant budgets so that monitoring is incorporated into budgetary control.	The Council meets it's efficiency targets and planned savings	Member: Terry Rogers Officer Dir	Action taken in budget monitoring in

Subject	Area of Focus	Reference	Proposed Action	Outcome	Lead Members and Officer	Progress Sept 07
	Assurance with systems of internal control.	Use of Resources 2006/07	Efficiency savings have already been identified to cover the 2007/08 target. The system is likely to be fundamentally changed by the Government for 2008/09 onwards.	Adequate framework of assurance in place.	Member: Chris Stevens Officer: Dir of Central Services Support: Policy and Strategic Services	2007/08 but on-going.
Systems of Internal Control	Compliance with constitution.	Use of Resources 2006/07	The Council will introduce a system of monitoring compliance with standing orders, standing financial instructions and its scheme of delegation. Monitoring of the scheme of delegation will be considered within relevant internal audits.	Assurance of compliance with constitution.	Member: Andrew Hansard Officer: Dir Central Services Support: Head of Administration Head of Legal Head of Policy & Strategic Services Head of Finance	Internal audit review when appropriate.
	Probity and Propriety.	Use of Resources 2006/07	The Council will provide clear evidence of how its Fraud and Corruption Plan has impacted upon any proactive counter fraud and corruption work, including the results of internal audit.  (F&CP risk assessment scores have been used in determining the 2007-08 audit plan. All high risk areas have already been reviewed.)	Successful counter fraud and corruption work.	Member: Terry Rogers Dir Commerce & Technology Support: Financial Services	See comments in brackets.
Internal Control	Probity and Propriety.	Use of Resources 2006/07	A review process will be maintained for appropriate areas and any 'lessons that can be learnt' or any weaknesses in controls will be addressed where frauds have been identified.	Learning used to improve systems.	Member: Terry Rogers Officer: Dir of Commerce and Technology Support:	See comments in brackets.

Subject	Area of Focus	Reference	Proposed Action	Outcome	Lead Members and Officer	Progress Sept 07
	Probity and Propriety.	Use of Resources 2006/07	<p>(A formal process is not required for non-benefit related cases due to the low numbers involved. Benefit fraud procedures already include a "lessons learnt" stage.)</p> <p>The Council has improved the monitoring arrangements for the capital programme.</p>	Effective monitoring of the capital programme.	Member: Terry Rogers Officer: Dir of Commerce and Technology Support: Financial Services	Action taken to improve budget monitoring in 2007/08 but on-going improvements sought.
	Improvement in value for money through procurement.	Use of Resources 2006/07	<p>The Council will demonstrate a best-practice approach to procurement, that it has identified where the greatest benefits can be gained and that there is evidence that it acts on these effectively. Existing joint procurement exercises will be built upon and developed where appropriate to yield further cost savings and improvements to value for money.</p> <p>(Business case developed for e-Marketplace and Purchase to Pay integration and has been agreed in principle with Director C&amp;T. Initiation held pending assessment the impact of Shared Services opportunity (Financial Management Systems) currently being developed. continued progress in the use of collaborative contracts.)</p>	Improve value for money resulting from the approach to procurement.	Member: Terry Rogers Officer: Dir of Commerce and Technology Support: Financial Services	See comments in brackets.
Procurement	Internal Audit Managers opinion on the internal control environment.	Governance Assurance framework	Actions identified in the internal audit action plan are implemented as per the agreed audit timetable.	Improve the overall assurance opinion on the system of Internal control.		Will be monitored via Performance Management Framework and reported Qrt to COMT.
Governance	Equalities.	Governance Assurance framework	Implement and monitor Corporate Equality Action Plan.	Facilitate progress in relation to the Local Government Standard for Equalities.		Level 2 of the standard achieved.

Subject	Area of Focus	Reference	Proposed Action	Outcome	Lead Members and Officer	Progress Sept 07
						Progress to level 3 (by 2010) being made.
	Consultation.	Governance Assurance framework	Adopt and implement consultation and engagement strategy.	Developing consultation and engagement with local communities.		Strategy to go to Cabinet in Autumn 07.
	Complaints System.	Governance Assurance framework	Review existing mechanisms for responding to harassment e.g. Open Out, corporate complaints procedure, grievance procedure and Dignity at Work Policy.	A corporate complaints system that will enable transparent non-discriminatory reporting.		Review of complaints system in progress.
	Sustainable Community Strategy.	Governance Assurance framework	Working to develop a Sustainable Community Strategy (SCS).	Delivery of the outcomes identified in the SCS via the Huntingdonshire Strategic Partnership.		SCS on target.

**CABINET**

**22 NOVEMBER 2006**

**BUDGET AND MEDIUM TERM PLAN 2008-2013  
DRAFT PROPOSALS**

**(Report by the Head of Financial Services)**

**1 PURPOSE**

- 1.1 The purpose of this report is to allow the Cabinet to review the draft 2008/09 budget, the Medium Term Financial Plan (MTP) to 2012/13 and the longer term financial forecast to 2018/19.

These are all based on the previous assumptions on Revenue Support Grant (RSG) that the Council will receive.

- 1.2 Once approved by Council in December, these drafts will be used to produce the final budget and MTP for the following 4 years for consideration and approval by Council in February.
- 1.3 Until the position on RSG for the next 3 years is known considerable uncertainty on the Council's financial plan will remain. It is expected that the RSG information for the full 3 year period will not be available until the new year. This will then allow the final decisions to be made on any further spending adjustments, use of reserves and the level of Council Tax.

**2. BACKGROUND**

- 2.1 Cabinet will recall the Financial Strategy Report that they considered at their 6 September meeting which highlighted certain increased costs and the major uncertainty on RSG levels over the next 3 years. The provisional grant announcement for 2008/09 may not be received by the date of this meeting but, if it is, an update will be tabled.
- 2.2 Since the production of the Financial Strategy, Heads of Service have reviewed their budgets and 5 year service Visions to propose various adjustments to the existing approved MTP. Those proposals supported by the Chief Officers' Management Team have been included in this report together with any necessary technical adjustments.

### 3. SUMMARY

3.1 The following table summarises the Council's financial position over the MTP period:

FINANCIAL SUMMARY	FORECAST	BUDGET	MTP			
	2007/08 £000	2008/09 £000	2009/10 £000	2010/11 £000	2011/12 £000	2012/13 £000
<b>DRAFT SPENDING TOTAL</b>	<b>18,784</b>	<b>20,818</b>	<b>22,640</b>	<b>24,584</b>	<b>25,488</b>	<b>24,975</b>
Use of revenue reserves	815	1,952	2,833	3,789	3,655	2,053
Remaining revenue reserves EOY	18,640	16,688	13,855	10,066	6,411	4,358
Budget Requirement	17,969	18,866	19,807	20,795	21,833	22,922
% increase		4.99%	4.99%	4.99%	4.99%	4.99%

Total Spending Adjustments as yet unidentified		-543	-1,319	-2,145	-2,759	-5,071
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Forecast Capital Spending	14,302	15,039	14,084	7,637	7,394	5,009
Remaining capital reserves EOY	16,040	2,601	0	0	0	0
Accumulated Borrowing EOY			10,383	16,920	23,215	27,124
Net Interest and Borrowing Costs	-2,712	-1,984	-786	234	942	1,502

**note:** The 2007/08 forecast is funded by £564k from the "delayed projects reserve" and £251k from general revenue reserves. Both reserves are treated as revenue reserves for financial planning purposes.

A fuller summary including the corresponding figures for the Forecast Period is shown in Annex A.

- 3.2 The current approved MTP highlighted the strategy of increasing Council Tax by more than 5% (5.7% in 2008/09) as long as the increase in budget requirement was less than 5% which accorded with the Government's past practice of operating capping. 2008/09 is the first year when this strategy can impact and so this section takes a different approach to previous years.
- 3.3 The Plan is based on two key principles. Firstly, that the level of revenue reserves should not be reduced more quickly than approved in the current plan i.e. £4.4m will still be available at the end of 2012/13. Secondly, a continuation of limiting the increase in budget requirement to just under 5%. This results in an increase in spending adjustment needed in 2012/13 (see para. 4.4 below).
- 3.4 Based on a Budget Requirement increase of 4.99%, Council Tax increases greater than 5% are inevitable if Government Grant increases by less than 5%. The following table gives some examples based on the budget requirement of £18.866m for 2008/09:

RSG		Council Tax		
Increase	Total	Total	Rate	Increase
%	£000	£000	£	%
0.0%	11,657	7,209	£ 124.89	13.6%
1.0%	11,774	7,092	£ 122.87	11.8%
2.0%	11,890	6,976	£ 120.85	10.0%
3.0%	12,007	6,859	£ 118.83	8.1%
4.0%	12,123	6,742	£ 116.81	6.3%
5.0%	12,240	6,626	£ 114.79	4.4%



- 3.5 It is therefore important to limit increases in budget requirement because the likely low increases in RSG will force high Council Tax increases and also increase the likelihood of capping.
- 3.6 It would of course be technically possible to increase the use of revenue reserves next year to reduce the level of Council Tax rise but this would reduce the flexibility which currently exists to introduce spending adjustments gradually to ensure they are the most effective with least impact on service provision.
- 3.7 Much of the current uncertainty, compounded by the delays resulting from the new Comprehensive Spending Review, will be resolved by January and there may also be some Government pronouncements that will provide clues as to how any capping limits may apply.

#### 4. The Key Elements

- 4.1 The total increase in spending between the 2007/08 budget and the 2008/09 draft budget of £1,036k (5.3%) is shown in the table below:

DRAFT SPENDING TOTAL	DRAFT BUDGET	
	2008/09	
	£000	£000
2007/08 Approved Budget		19,534
Approved MTP adjustments for 2008/09	+1,286	
Proposed MTP Variations	295	
<i>Rephasing (includes items delayed from 2007/08)</i>	81	
<i>No extra cost or saving</i>	-60	
<i>Extra Cost</i>		
<i>Unavoidable</i>	52	
<i>High Priority - Other</i>	211	
<i>Technical</i>	11	
<b>Other Variations</b>	<b>-297</b>	
<i>Inflation on revenue variations</i>	-13	
<i>Forecast Outturn</i>		
<i>Interest and Borrowing</i>	-284	
<b>TOTAL VARIATIONS</b>		<b>1,284</b>
<b>DRAFT SPENDING TOTAL</b>		<b>20,818</b>
% increase on 2007/08 budget		6.6%

- 4.2 A summary of the existing MTP and proposed variations together with the new appraisal forms are available on the Council's website and via a link on the Member's section of the intranet. The final budget report will contain a list of the 2007/08 and 2008/09 starts that will require further approval from COMT or Cabinet before proceeding.

4.2 The total variation is summarised below by service area:

<b>SUMMARY OF VARIATION</b>	
	<b>£000</b>
Refuse and Recycling	88
Leisure Centres	-171
Planning (rephasing of planning delivery grant)	266
Community Initiatives	52
Housing	76
Housing Benefits	67
Concessionary Fares	-166
Car Parking	-209
Environmental Strategy	55
Land Charges	32
PFH/Eastfield House	222
IT	123
HR and Training	50
Technical (mainly inflation and interest)	714
Other Services	85
<b>TOTAL</b>	<b>1,284</b>

4.3 In addition to the above variations a number of schemes are to be funded from existing budgets. These will be the first call on sums identified in the review of existing budgets referred to in para. 5.2 below. The total for these items is shown below:

<b>TO BE FUNDED FROM EXISTING BUDGETS</b>	<b>BUDGET</b>	<b>MTP</b>			
	2008/09 £000	2009/10 £000	2010/11 £000	2011/12 £000	2012/13 £000
Proposals not included in the MTP that will be met from existing budgets.	<b>148</b>	<b>187</b>	<b>146</b>	<b>140</b>	<b>135</b>

## 5. Targeted Spending Adjustments

The table below shows the target set in the current approved MTP and the sums already identified:

<b>TARGETED SPENDING ADJUSTMENTS</b>	<b>BUDGET</b>	<b>MTP</b>			
	2008/09 £000	2009/10 £000	2010/11 £000	2011/12 £000	2012/13 £000
Previously approved spending adjustments required not yet permanently identified	-643	-1,369	-2,195	-2,809	-3,579
Add: Further spending adjustments now required	0				-1,492
<b>TOTAL</b>	<b>-643</b>	<b>-1,369</b>	<b>-2,195</b>	<b>-2,809</b>	<b>-5,071</b>
Less: Assumed level of general underspendings	-100	-50	-50	-50	
<b>STILL TO BE IDENTIFIED</b>	<b>-543</b>	<b>-1,319</b>	<b>-2,145</b>	<b>-2,759</b>	<b>-5,071</b>

Figures for subsequent years are shown in Annex B

The following actions are underway to identify how these adjustments will be achieved, particularly to confirm the requirement for 2008/09 before the budget is finalised in February.

Existing budgets are being reviewed in the light of historic underspendings to determine whether further spending proposals can be met from existing resources. This will be the main source for identifying the adjustments needed for 2008/09.

New and potential sources of income, including Government specific grants, will continue to be investigated to ensure opportunities for funding existing spending plans or enhancing services at no additional cost are maximised.

A programme of Business Transformation reviews will be introduced to ensure that efficiencies are identified and resulting savings made.

## **6. Risks and Opportunities**

6.1 The above figures do not yet include the following items which will need to be brought into the MTP when they become available:

- The grant proposals for 2008/09 to 2010/11 and subsequent assumptions. (Potentially significant loss but see paragraph 6 below)
- Final review of future interest rates. Current assumptions are 5.5% 2008/09, 5.25% 2009/10 and 5% thereafter. (0.5% reduction in interest rates from April 2008 would cost the Council £160k in 2008/09 but this would steadily fall as reserves are utilised so the overall cost in the period to March 2019 would be £530k)
- The Middle Level Drainage Board is proposing to construct a major new pumping station on its main drain at St Germans, south west of Kings Lynn. At some stage, a proportion of the cost will fall on this Council via increased Drainage Board rates or special levies.
- Any benefit received under the Government's Local Authority Business Growth Incentive scheme (which allows authorities a portion of increases in business rates over and above a norm) for 2006/07 onwards. It is expected that we will receive a payment for 2007/08 though it is difficult to estimate how much will be received and when. (Could be as much as £400k). There will be no further grant in 2008/09.
- Any S106 monies that can be used to finance existing planned expenditure. (Unlikely to be significant)
- Any variation between the Specific Grant for Concessionary Fares and the, as yet, unquantifiable additional cost. (Too early to assess).
- Any contribution from the County Council towards the Capital Maintenance of Leisure Centres (This could be in the region of a £1m capital contribution).

- 6.2 The Council's "Budget Requirement" (net revenue spending less use of reserves) is funded from Government Support (RSG) and the Council Tax.

The Government will cap (force a retrospective reduction in its Council Tax) any Council that has a Council Tax increase **and** a Budget Requirement increase in excess of levels it will determine after all Council Taxes have been set. There will always be a risk that an individual Council is over optimistic on the levels that the Government will decide are acceptable. Last year's assumption was that capping would only apply to those Councils that increased both their budget requirement **and** their council tax by more than 5%. The plan therefore limited the Council Tax rise to 5% in 2006/07 but the Budget Requirement increase to 5% (4.99%) thereafter. As explained in paragraph 3.3 above the level of RSG will have a significant impact on this and so formal consideration of this aspect will have to be deferred until January/February when the next three years grant figures are known.

## **7. CSR07 and RSG**

- 7.1 Details of the Government's Comprehensive Spending Review 2007 (CSR07) were announced in October. The settlement has been described by the LGA as the "worst financial settlement for councils in a decade". In total it provides real terms increases of 1.5%, 0.8% and 0.7% over the next three years but this is considered insufficient to "deliver the new services promised by Government, or meet the cost of providing services to increasing numbers of older people and meeting the increasing cost of waste management".
- 7.2 If this Council were to receive such increases they would be broadly in line with our previous forecast but the totals are likely to mask transfers of funding between services. For example if a major service like education or Social Services were to receive extra funding then District Council funding would be increased by less than the rate of inflation.
- 7.3 There is also the question of changes to the allocation formula itself, particularly in relation to the area cost adjustment, which could lose the Council £0.5m per year.
- 7.4 It has now been decided that the extra funding for Concessionary Fares changes from April 2008 will not be included in RSG but provided via a specific grant, at least for the next three years. A consultation paper has been received which indicates the Council would receive between £197k and £368k depending on the formula chosen though there are recent concerns about the robustness of the data used. Likely costs of the new scheme are unlikely to emerge, with any certainty, until some months into the new financial year and so the assumption for this report is that the grant will be sufficient.
- 7.5 CSR07 also introduces a new Performance Indicator which will require authorities to show whether they have achieved the Government's new cashable savings target of 3% per year from 2008/09 to 2010/11.

## **8. CONCLUSIONS**

- 8.1 Whilst the Council's spending plans have been thoroughly reviewed there remain two fundamental uncertainties – the Government's attitude to capping and the level of Grant that we will receive. These are intrinsically linked in that a very poor settlement will make it very difficult for many Councils to achieve low Council Tax increases.
- 8.2 It is hoped that there will be some information on the provisional grant settlement before the meeting date but it has been suggested that this may only include the first year of the three year settlement and the remaining years will follow later.
- 8.3 Work is ongoing to identify the required spending adjustments for 2008/09 and prepare service level budgets for formal approval in February.

## **9. RECOMMENDATIONS**

- 9.1 Cabinet are asked to:
- Highlight to Council the implications for Council Tax levels of low RSG levels (para. 3.3)
  - Recommend to Council the policy of limiting increases in Budget Requirement to 4.99%
  - Recommend to Council this draft Medium Term Financial Plan to Council as the basis for the production of the 2008/09 budget, the revised MTP for 2009/10 to 2012/13 and the financial plan to 2018/19.

### **Annexs**

- A Financial Summary to 2018/19  
B Spending Adjustments still to be identified

### **ACCESS TO INFORMATION ACT 1985**

#### Source Documents:

1. Working papers in Financial Services
2. 2007/08 Revenue Budget and the 2008/12 MTP
3. Financial Strategy Report

#### **Contact Officer:**

**Steve Couper**, Head of Financial Services ☎ 01480 388103

FINANCIAL SUMMARY	FORECAST	BUDGET	MTP				FORECAST					
	2007/08 £000	2008/09 £000	2009/10 £000	2010/11 £000	2011/12 £000	2012/13 £000	2013/14 £000	2014/15 £000	2015/16 £000	2016/17 £000	2017/18 £000	2018/19 £000
<b>2007/08 BUDGET/MTP</b>	<b>19,534</b>	<b>20,820</b>	<b>22,462</b>	<b>23,716</b>	<b>24,052</b>	<b>24,456</b>	<b>24,900</b>	<b>25,750</b>	<b>26,985</b>	<b>28,252</b>	<b>29,429</b>	<b>30,734</b>
<b>MTP Variations*</b>	<b>-616</b>	<b>295</b>	<b>435</b>	<b>955</b>	<b>1,373</b>	<b>1,841</b>	<b>2,257</b>	<b>2,665</b>	<b>3,183</b>	<b>3,718</b>	<b>4,097</b>	<b>4,703</b>
<i>Rephasing</i>	-246	81	-65	-166	-144	-171	-186	-186	-186	-186	-186	-186
<i>No extra cost or saving</i>	-334	-60	-103	-207	-221	-237	-294	-227	-227	-227	-227	-227
<i>Extra Cost</i>												
<i>Unavoidable</i>	-11	52	83	306	445	522	558	558	558	558	558	558
<i>High Priority - Added Years</i>	0	0	5	13	32	126	204	204	204	204	204	204
<i>High Priority - Other</i>	5	211	231	241	196	191	191	191	191	191	191	191
<i>Technical</i>	-30	11	284	768	1,065	1,410	1,784	2,125	2,643	3,178	3,557	4,163
<b>Other Variations</b>	<b>-134</b>	<b>-297</b>	<b>-257</b>	<b>-87</b>	<b>63</b>	<b>170</b>	<b>204</b>	<b>247</b>	<b>271</b>	<b>279</b>	<b>303</b>	<b>339</b>
<b>Additional Spending Adjustments now required</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1,492</b>	<b>-2,476</b>	<b>-2,856</b>	<b>-3,911</b>	<b>-4,397</b>	<b>-4,587</b>	<b>-5,074</b>
<b>NEW FORECAST</b>	<b>18,784</b>	<b>20,818</b>	<b>22,640</b>	<b>24,584</b>	<b>25,488</b>	<b>24,975</b>	<b>24,885</b>	<b>25,806</b>	<b>26,528</b>	<b>27,852</b>	<b>29,242</b>	<b>30,702</b>
Use of revenue reserves	815	1,952	2,833	3,789	3,655	2,053	819	539	0	0	0	0
<i>Remaining revenue reserves EOY</i>	<i>18,640</i>	<i>16,688</i>	<i>13,855</i>	<i>10,066</i>	<i>6,411</i>	<i>4,358</i>	<i>3,539</i>	<i>3,000</i>	<i>3,000</i>	<i>3,000</i>	<i>3,000</i>	<i>3,000</i>
<b>Budget Requirement</b>	<b>17,969</b>	<b>18,866</b>	<b>19,807</b>	<b>20,795</b>	<b>21,833</b>	<b>22,922</b>	<b>24,066</b>	<b>25,267</b>	<b>26,528</b>	<b>27,852</b>	<b>29,242</b>	<b>30,702</b>
% increase		<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>	<b>4.99%</b>
<b>FUNDING</b>												
Government Support	-11,650	-12,162	-12,684	-13,033	-13,391	-13,759	-14,138	-14,526	-14,926	-15,336	-15,758	-16,192
Collection Fund Deficit	-7	0	0	0	0	0	0	0	0	0	0	0
Council Tax	-6,313	-6,704	-7,124	-7,763	-8,442	-9,163	-9,928	-10,741	-11,602	-12,516	-13,484	-14,510
<b>COUNCIL TAX LEVEL</b>	<b>£109.91</b>	<b>£116.14</b>	<b>£122.81</b>	<b>£133.15</b>	<b>£144.08</b>	<b>£155.61</b>	<b>£167.77</b>	<b>£180.60</b>	<b>£194.11</b>	<b>£208.35</b>	<b>£223.35</b>	<b>£239.15</b>
% increase	<b>5.0%</b>	5.7%	5.7%	8.4%	8.2%	8.0%	7.8%	7.6%	7.5%	7.3%	7.2%	7.1%

<b>Forecast Capital Spending</b>	<b>14,302</b>	<b>15,039</b>	<b>14,084</b>	<b>7,637</b>	<b>7,394</b>	<b>5,009</b>	<b>5,133</b>	<b>5,263</b>	<b>5,396</b>	<b>5,532</b>	<b>5,671</b>	<b>5,812</b>
Remaining capital reserves EOY	16,040	2,601	0	0	0	0	0	0	0	0	0	0
Accumulated Borrowing EOY	0	0	10,383	16,920	23,215	27,124	31,156	35,319	39,615	44,047	48,618	53,330
Net Interest and Borrowing Costs	-2,712	-1,984	-786	234	942	1,502	1,879	2,210	2,526	2,826	3,128	3,434

TARGETED SPENDING ADJUSTMENTS	BUDGET	MTP				FORECAST					
	2008/09 £000	2009/10 £000	2010/11 £000	2011/12 £000	2012/13 £000	2013/14 £000	2014/15 £000	2015/16 £000	2016/17 £000	2017/18 £000	2018/19 £000
Previously approved spending adjustments required not yet permanently identified	-643	-1,369	-2,195	-2,809	-3,579	-4,349	-4,765	-4,624	-4,624	-4,624	-4,760
<b>Add: Further spending adjustments now required</b>	<b>0</b>				<b>-1,492</b>	<b>-2,476</b>	<b>-2,856</b>	<b>-3,911</b>	<b>-4,397</b>	<b>-4,587</b>	<b>-5,074</b>
<b>TOTAL</b>	<b>-643</b>	<b>-1,369</b>	<b>-2,195</b>	<b>-2,809</b>	<b>-5,071</b>	<b>-6,825</b>	<b>-7,621</b>	<b>-8,535</b>	<b>-9,021</b>	<b>-9,211</b>	<b>-9,834</b>
Less: Assumed level of general underspendings	-100	-50	-50	-50							
<b>STILL TO BE IDENTIFIED</b>	<b>-543</b>	<b>-1,319</b>	<b>-2,145</b>	<b>-2,759</b>	<b>-5,071</b>	<b>-6,825</b>	<b>-7,621</b>	<b>-8,535</b>	<b>-9,021</b>	<b>-9,211</b>	<b>-9,834</b>

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**DECENT HOMES FOR VULNERABLE PEOPLE IN THE PRIVATE SECTOR  
(Report by the Head of Housing Services; Technical Services; and  
Environmental and Community Health Services)**

**1. PURPOSE OF THE REPORT**

- 1.1 To advise Cabinet that a £167,000 capital grant has been awarded to the Council for 2007/08 from the East of England Regional Assembly's (EERA) Housing and Sustainable Communities Panel, administered by GO-East, to help improve the non-decent homes in the private sector.

**2. BACKGROUND TO THE CAPITAL GRANT**

- 2.1 This grant has come from the Regional Housing Pot. The decisions on how to spend the Pot are made by EERA's Housing and Sustainable Communities Panel and are guided by the Regional Housing Strategy which we are consulted on and contribute to.
- 2.2 The Panel decided to top slice the Regional Housing Pot for improving non-decent homes in the private sector occupied by vulnerable people. It is a 'housing' capital grant, not intended as substitute funding and although legally the grant carries no conditions, there is an expectation that the grant is used for the purposes for which it was intended. EERA will monitor the use of the grant.

**3. BACKGROUND TO DECENT HOMES**

- 3.1 A Decent Home is one which:
- Does not contain a category 1 hazard (The new Housing Act introduced the Housing Health & Safety Rating System and a category 1 Hazard requires that action is taken);
  - is in a reasonable state of repair;
  - has reasonably modern facilities and services; and
  - provides a reasonable degree of thermal comfort.
- 3.2 Vulnerable households have been defined as those in receipt of at least one of the principal means tested or disability related benefits. For the purpose of establishing the national 2001 baseline from the English House Condition Survey the benefits taken into account were: income support, housing benefit, council tax benefit, disabled persons tax credit, income based job seekers allowance, working families tax credit, attendance allowance, disability living allowance, industrial injuries disablement benefit, war disablement pension.
- 3.3 Government has set a target that by 2010, all social housing provided by Councils and housing associations must meet the Decent Homes standard. Public Service Agreement 7 states that by 2010, 70% of private sector homes occupied by vulnerable people must also meet the Decent Homes standard. They also expect a year on year improvement in achievement.

- 3.4 The Council commissioned a stock condition survey in 2005 to establish the local baseline of Decent Homes. In Huntingdonshire at present there are 11,500 dwellings occupied by residents in receipt of a means tested benefit (excluding housing association dwellings). Of these 2,000 are classified non decent, which represents 17% of dwellings occupied by a vulnerable residents. This means that 83% are decent. Therefore, Huntingdonshire is already above the Government's 2010 target for decent homes occupied by vulnerable people in the private sector.
- 3.5 The majority of dwellings that fail the standard in Huntingdonshire do so because of poor thermal efficiency. Non-decent dwellings are associated with the private sector and with occupiers on low incomes either below 30 years of age or over 65 years of age.

#### **4. TACKLING NON DECENT HOMES IN HUNTINGDONSHIRE**

- 4.1 Last year, a grant of £328k was awarded and Cabinet agreed on 29 June 2006, that the money should be used to improve the thermal efficiency of vulnerable people's homes in the private sector, where other grants such as Warmfront, do not apply. Only those on a low income are eligible.
- 4.2 A tender was drawn up and a contractor selected to undertake the cavity wall and loft insulation work. Households are being identified by the Energy Efficiency Team in Technical Services, who are also arranging publicity and manage the project. Installations started in September 2007 and using the original grant of £327k, circa 1,000 installations could be provided.
- 4.3 Upon completion of the insulation work, that element of the property will comply with the Decent Homes standard. However, the property could fail on one of the other elements. Therefore, Officers now propose to develop this project, using the 2007/8 grant, to implement a full programme of inspection and monitoring system against the Decent Homes standard. Guidance states that Councils should be able to monitor and report on the number that:
- are made decent through assistance / enforcement
  - received assistance / enforcement action but where the full decency standard was not achieved; and
  - are not decent because assistance was rejected by the owner.
- 4.4 Despite targeted publicity the take up of grant has been lower than anticipated and it is estimated that spend in the current year will be circa £85k. It is proposed that the remaining budget be carried over to the new financial year 08/09.
- 4.5 Bearing in mind that a failure to spend the grant on the intended use may prejudice future allocations it is proposed that the grant of £167k funds future years' spend on insulation grants to qualifying applicants. This could be for 2009/10 and/or 2010/11. The advantage of this is that the Council's position could be reviewed at a later date when the basis and likelihood of allocation of grant in future years is known. A consultation document on the future basis of allocation has recently been released.

## **6. RECOMMENDATION**

That the 2007/08 grant of £167k be reserved for future years' spend on insulation grants to qualifying applicants.

### **BACKGROUND INFORMATION**

- Sustainable Communities Plan: Building for the Future, ODPM, 2003
- A Decent Homes: The Definition and Guidance, ODPM, February 2004
- Regional Housing Strategy for the East of England 2005-2010, EERA, 2005
- Letter dated 19 February 2007 from the Head of Housing at Government Office
- HDC's Housing Renewal Assistance Policy Document, April 2003 as amended in 2006
- HDC's Housing Strategy 2006-11
- Regulatory Reform (Housing Assistance) Order (England and Wales) 2002
- Cabinet report entitled 'ADDITIONAL FUNDING FROM REGIONAL HOUSING BOARD FOR DECENT HOMES IN THE PRIVATE SECTOR' dated 29 June 2006

**Contact Officer: Steve Plant, Head of Housing Services**

 **01480 388203**

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**CABINET**

**8 NOVEMBER 2007**

## **HOMELESSNESS PREVENTION FRAMEWORK (Report by the Head of Housing Services)**

### **1. INTRODUCTION**

- 1.1 To inform Cabinet of the progress made with homelessness prevention, and to note and approve the introduction of a Homelessness Prevention Framework to further progress works in this area.

### **2. BACKGROUND**

- 2.1 Cabinet received a report on 21 December 2006 which explained the work and initiatives of the Housing Advice & Options team in reducing the instances of homelessness within the district. Cabinet also approved the development of a Prevention Framework for discretionary payments, and the use financial incentives to encourage private landlords to offer tenancies to households, reliant on Housing Benefit, who were threatened with homelessness.
- 2.2 Discussions subsequently took place with landlords and agents regarding the use of incentives and additional payments. Unfortunately though, due to the buoyancy of the private rented market, a significant proportion of agents still do not see the need to offer tenancies to households claiming Housing Benefit and so these properties remain unavailable to many households on low incomes and/or in receipt of Housing Benefit.
- 2.3 Despite this set back, the Council's more proactive approach to tackling homelessness has seen significant results. The number of households assisted under the terms of the safety net of the homelessness legislation has steadily reduced from 207 households in 2005/06 to 160 in 2006/07 to 75 in the first half of 2007/08 (this compares to 92 households in the same period last year). At the same time the number of households where the Council's advice and assistance has prevented homelessness has increased from 98 households in 2005/06 to 131 in 2006/07. From April to the end of September this year 68 households have been assisted, compared to 60 households in the same period last year.
- 2.4 These positive outcomes are as a result of the proactive approach to trying to resolve issues that may lead to a household becoming homeless in the first place, or assisting households to find alternative housing. Given the shortage of opportunities for households to access social rented tenancies via the Council's Housing Register realistic alternative housing options tends to be in the private rented sector. The use of the Council's Rent Deposit/Rent In Advance scheme remains the main tool available to the Advice & Options team in trying to help households access these more realistic housing options in the private sector.
- 2.5 In order to further progress the prevention work a Prevention Framework has been developed to allow officers to use payments for a variety of reasons to prevent a household becoming homeless and require a

placement into temporary accommodation. The benefit of this Framework is that it will ensure initiatives can be speedily approved and funded to generate real solutions for those households facing homelessness.

- 2.6 These types of schemes have been used with great success by some Councils. Central government's good practice guidance also recommends that Councils use these types of schemes and are promoted as an important part of the prevention 'tool kit'. These types of schemes are also known as invest to save schemes.
- 2.7 At the meeting held on 21 December 2006 Cabinet requested submission of further reports outlining the costs of additional incentives and on the overall progress of the initiatives. It is now intended to trial the Prevention Framework until the end of March 2009 and report back on costs and the success of the scheme in preventing and reducing homelessness.
- 2.8 The proposed Framework is appended to this report. Successful schemes are those that allow officers to use their initiative and react quickly to situations that may lead to homelessness. A successful scheme also leads to vulnerable households avoiding the crisis of being faced with homelessness, combined with the Council avoiding the potential costs of placing a household in temporary accommodation.

### **3. IMPLICATIONS**

- 3.1 Cabinet previously approved additional incentive payments to landlords (in the report of 21 December 2006). This was to be funded from the reimbursed costs from Defra, received in connection with the remedial works at the Mobile Home Park which met some staffing costs already included in the revenue budget. As mentioned in the previous report to Cabinet it is proposed to use this funding to pilot the effectiveness of prevention payments.
- 3.2 The Council's performance in terms of how it tackles homelessness has historically been measured via a number of Best Value Performance Indicators (BVPIs), together with its progress towards achieving a 50% reduction in the use of temporary accommodation by 2010. Although the BVPIs are changing this year, the average length of stay of households in hostel accommodation and the number of cases where homelessness is prevented will still be collected nationally. Progress towards the reduction in the use of temporary accommodation is also monitored and affects whether the Council continues to receive its Homelessness Grant allocation (currently £42,000 per year). Failure to meet this target, and milestones in achieving this target, may result in the withdrawal of the Council's Homelessness Grant.
- 3.3 A successful Homelessness Prevention Framework for discretionary payments will help alleviate homelessness amongst some of the most vulnerable households in the community. It will also assist with improved performance against the BVPIs, contribute to an overall reduction in the use of temporary accommodation, and ultimately help achieve the Council's 2010 temporary accommodation target. This in turn contributes to a more positive assessment in the Audit Commission's assessment of the Direction of Travel of the Council.

#### **4. CONCLUSIONS**

- 4.1 A successful Prevention Framework for discretionary payments can contribute to a reduction in numbers of households having to rely on the safety net of the homelessness legislation. This has benefits for the household, in that the upheaval and trauma of homelessness may be avoided, and also for the Council in that there is a reduced need to place households in temporary accommodation, avoiding the costs associated with this.
- 4.2 Further benefits may be gained in terms of the Council's performance against BVPIs, the Council's temporary accommodation target and the overall Direction of Travel of the Council.

#### **5. RECOMMENDATION**

It is recommended that Cabinet note the successes already achieved in the prevention of homelessness and approve the Homelessness Prevention Policy Framework for discretionary payments.

#### **BACKGROUND INFORMATION**

Homelessness Prevention A Good Practice Guide – DCLG 2006  
Homelessness Prevention & Housing Options Initiatives – Cabinet Report – 21  
December 2006

**Contact Officer: Steve Plant, Head of Housing Services**

**☎ 01480 388240**

**Jon Collen, Housing Needs & Resources Manager**

**☎ 01480 388220**

**Housing Services****Homelessness Prevention Framework for Discretionary Payments****Introduction**

The Homelessness Prevention Framework for discretionary payments has been developed as pilot to support the Council's preventative approach to homelessness. Sometimes labelled "spend to save" prevention funds, these are being used successfully by Councils across the country. The scheme enables Councils to spend relatively small amounts of money to prevent homelessness thereby saving a larger amount of money that would otherwise be spent on Bed and Breakfast and other forms of temporary accommodation.

The scheme provides Housing Advice & Options officers with access to a fund of money via a clear and simple process. The benefit of this scheme is that it will ensure innovative ideas can be speedily approved and funded to generate real solutions for those households facing homelessness and provide real alternatives to the use of temporary accommodation.

The Framework will allow Housing Advice & Options officers to assess a household's current situation and enable consideration of cost effective solutions to meet their housing needs.

**Benefits of the Framework**

The benefits from the scheme are seen as:

- Reduction of the number of homeless applications
- Reduction in households in Bed and Breakfast
- Providing real and cost effective options to households threatened with homelessness
- The potential to realise savings that may be re-invested into the preventive agenda
- A reduction in the crisis management approach to dealing with homelessness.

**Criteria for use of the Framework**

The fund will be used where:

- There is reason to believe the household is homeless or threatened with homelessness, in priority need and unintentionally homeless. (Consideration may be given, in exceptional circumstances to households found to be intentionally homeless if this prevents placement in B&B).
- Failure to do so would result in a household being placed in bed and breakfast accommodation.
- Medium to long term solutions are available to avoid homelessness or the threat of homelessness.



The payments will provide:

- A maximum grant of £1,500 per household, although the Head of Housing Services may authorise a higher payment in exceptional circumstances
- One payment per household (If relocation is required and a further payment is required, an amount additional to the original payment can be considered)

No cash payments will be made to applicants under this scheme.

### **Prevention Options that may be considered**

Payments may be made for the following, although this list is not seen as exhaustive:

- Rent in advance payments
- Bonds
- Damage deposits
- Rent “top ups” and tenancy sustainment payments
- Payments in respect of shortfalls or delays in Housing Benefit payments
- Rent arrears payments to housing associations and private landlords\*
- Agency fee payments
- One off payments for furniture removals and house clearance
- Financial incentives to delay the eviction of private tenants\*
- Rent guarantees for housing associations
- Court Costs for housing associations and private tenants\*
- Travel Costs

\*Payments to housing associations and private landlords will only be made where there is an undertaking not to evict tenant and allow tenant to remain in their home for at least one year. If a landlord takes further action to evict the tenant, without good reason, within the year, the Council may not make further payments under this scheme to that landlord for a period of 1 year.

### **Procedure for Accessing Prevention Fund**

#### **Role of Housing Advice & Options Officer**

- i) At housing options assessment interview / visit consideration must be made as to whether their needs can be met by utilising a prevention payment
- ii) The Advice & Options officer should establish that the household still has accommodation available to them and then consider whether use of the prevention payment can be used to assist them in maintaining or gaining that tenancy
- iii) Establish whether use of prevention payment is viable e.g. Where private landlord has served a notice for damage to property, will the landlord accept payment? Will the landlord allow household to remain at the property?
- iv) If the Advice & Options officer feels that housing options are available by use of a prevention payment a Prevention Payment Application form must be completed and signed by the Advice & Options officer.
- v) The application must be discussed and agreed with the applicant, including how reviews will take place with the applicant. The Application must then be countersigned by the Senior Advice & Options officer or the Housing Needs & Resources Manager.

- vi) A record of the application, whether it was approved and the outcome of the prevention work with the household must be kept on the monitoring spreadsheet.
- vii) If the application is approved the Advice & Options officer must inform the applicant and any other interested parties e.g. Landlord, of the outcome and any conditions relating to repayment.
- viii) Where an application is approved for more than £1500 the Head of Housing Services must approve and counter-sign the application.
- ix) If the application is rejected the Advice & Options officer will be responsible for advising household and other interested parties of the decision and reasons.
- x) The Advice & Options officer will be responsible for ensuring that any payment is processed and forwarded to the appropriate person
- xi) The Advice & Options officer will monitor the success of any prevention payment and update the monitoring systems accordingly.
- xii) The Advice & Options officer will ensure that reviews are undertaken within agreed timescales.
- i) The Advice & Options officer and Senior Advice & Options officer will sign the monitoring Review Form following the review of the case.

#### **Role of the Senior Advice & Options Officer**

- i) Will be responsible for discussing any proposed application with the Advice & Options officer to ensure that prevention payment is a viable option and agree monitoring timescale.
- ii) Will ensure the Advice & Options officer advises household of outcome of Prevention Payment Application and that payment is made to appropriate person
- ii) Will ensure the review of the case is completed and appropriate Review Form completed and counter-signed.

#### **Role of the Housing Needs & Resources Manager**

- i) Will ensure effective budget monitoring and management of prevention payments
- ii) Will receive and consider applications for payments by way of prevention payments
- iii) Monitor the use and success of the scheme so that its contribution to a reduction in homelessness can be analysed and a decision reached on the possible continuation of the scheme.

**CABINET**

**22 NOVEMBER 2007**

**PROPOSED STUKELEY MEADOWS SKATEPARK  
(Report by Head of Environmental and Community Health Services)**

**1. INTRODUCTION**

- 1.1 The purpose of this report is to seek Members consent to committing funds towards the commencement of development of a Skate Park in Stukeley Meadows in advance of the approval of the Medium Term Plan.

**2. BACKGROUND**

- 2.1 The Stukeley Meadows Skate Park project has been developed with the community since 2004. The project was originated to solve an issue of skateboarders using Huntingdon Town Centre and nearby car parks inappropriately and generating complaints from shoppers and local businesses.
- 2.2 Large numbers of young people have used Huntingdon town centre as it has areas considered ideal for street-skating. The gatherings have resulted in a large number of complaints being received by the Town Centre Partnership, Huntingdon Business Against Crime, the Police, and the Anti-social Behaviour Case-workers within this Council's Community Safety Unit.
- 2.3 The Huntingdonshire Community Safety Partnership funded a detached youth-work project to engage with the young people who skateboarded in the town centre. That project identified that the majority of the skateboarders were from Stukeley Meadows.
- 2.4 The project with the young people identified a need for a street-style skate facility in Stukeley Meadows. In order to develop a design and determine a location for the facility there have been several public meetings. Local elected-Members have also been closely involved. There has also been full local consultation including a referendum on the preferred site. The community's involvement with this project has raised local expectations about the delivery of this facility.
- 2.5 The site is of sufficient size to require permission from the Planning Authority.

**3. FUNDING OF THE PROJECT**

- 3.1 The initial work in developing a solution to the perceived problem of street skating in Huntingdon town centre was funded through the Huntingdonshire Community Safety Partnership.
- 3.2 The total estimated cost of providing a skate facility is: c.£180,000

- 3.3 The scheme is funded mainly by outside contributions. Funding has been secured from the following sources to date:

Big Lottery Fund	£60,000
Youth Bank	£40,000
s106 (existing)	£20,000
GBH Engineering Ltd	£20,000
Huntingdon Freeman's	£10,000
H C S P	£ 8,000
Sainsbury's	£ 1,000
Skaters' contribution	£ 120
	<b>£159,120</b>

- 3.4 There is currently a funding gap of c£20k which, together with the £10k per year running costs, is included in a MTP bid within the Draft Budget/MTP report. Other contributors have been approached and we are awaiting a decision on a £10k contribution from an external source.

#### **4. THE FUNDING ISSUE**

- 4.1 It has recently come to our attention that the designated funding from the Youth Bank for this project is time-limited and is only available until the end of this calendar year. Thus if we are to secure this funding we need to commission work on this project before the end of the year.

#### **5. CONCLUSIONS**

- 5.1 The proposed Stukeley Meadows Skate Park is a community generated solution to a problem within Huntingdon Town Centre. There has been considerable work undertaken during the last three years to refine designs, agree potential sites, and secure funding. Local expectations have been raised about the delivery of this facility.
- 5.2 A District Council contribution is included in the Draft Budget/MTP but this will not be formally approved until February.
- 5.2 A significant amount of the funding offered is time-limited so to secure this funding construction must start before the end of this year.
- 5.3 Planning permission will be required for this development. An application will be submitted prior to the commencement of physical works on-site.


#### **6. RECOMMENDATION**

- 6.1 Members are requested to consent to committing funds towards the development of a skate-park in Stukeley Meadows, in advance of the formal approval of the medium-term plan in February.

#### **BACKGROUND INFORMATION**

**Site Plans; Record of consultation events and responses.**

**Contact Officer: Claudia Waters**

 **01480 388233**

## Cabinet

### LOCAL ECONOMY STRATEGY (Report by Head of Policy and Strategic Services)

#### 1. INTRODUCTION

- 1.1 The purpose of this report is to invite the Cabinet to comment on the draft Local Economy Strategy before it is circulated to Partner Organisations for their endorsement.

#### 2. BACKGROUND

- 2.1 The development of this strategy comes at an important time amid a number of government policy reviews. It coincides with the review of the East of England Regional Economic Strategy and the Sub-national review of Economic Development and Regeneration. There is a move for regional spatial policy to be brought together with regional economic policy. It is important therefore that Huntingdonshire has a clear, unified vision for its local economy and how it fits into the regional economy and the national picture.
- 2.2 The review of the local economy strategy commenced last September with a series of consultation events and studies as tabled below.

Activity	Purpose
1. Regional and sub-regional Study	Identify regional and sub-regional economic development priorities
2. Employment/ business Sector Analysis	Establish GDP sector forecasts
3. Local Economy SWOT Analysis	Consultation with Economic Forum to identify business needs
4. Employment Land review	Joint exercise with Planning to establish spatial needs
5. Assessment of local Skill requirements	Skills need assessment undertaken as part of Huntingdonshire Learning Conference
6. Consultation with Business Community	Forum to canvass wider views on priority interventions required
7. Consolidation and interpretation of research/ assessments/consultation	Identification of economic interventions and formulation of strategy
8. Consultation with Economic Forum	To gain endorsement of proposed economic interventions and strategy

The review was undertaken in conjunction with the review of Employment Land to ensure the two pieces of work were considered together.

- 2.3 The strategy sets out a vision for sustainable economic growth in the district in line with our Sustainable Community Strategy for Huntingdonshire, draft

Core Strategy for the district, Greater Cambridgeshire Partnership Sub-regional Business Plan and Tourism Strategy, and East of England Regional Economic Strategy. It provides a focus for investment activities and interventions for a range of organisations working in the district for continued economic success.

- 2.4 The strategy addresses past deficiencies and future growth it is predicted that between 10,000 and 20,000 new jobs will be needed in Huntingdonshire over the period of the current Regional Spatial Strategy (RSS) to 2021. For the purposes of the Local Economy Strategy it is suggested that we adopt an ambitious target towards the higher end of the range. However the Employment Study's growth forecast and the RSS indicative growth figure are set at around 10,000 and 14,310 new jobs respectively for Huntingdonshire. The target needs to accommodate growth and also provide further employment to balance the current deficiency between number of jobs and number of economically active people in the district. The Employment Land study forecasts levels of growth for different employment sectors in the district. This strategy outlines interventions and activities which will help deliver this and also combat any potential decline in existing sectors.

### **3. DELIVERY OF STRATEGY**

- 3.1 The Economic Forum will be responsible for the delivery of the strategy. The Forum will develop and implement an action plan which coordinates work being undertaken and outlines projects and targets under each of the priorities.
- 3.2 The draft Local Economy Strategy will be circulated to partner organisations for comment. Following this at the next Economic Forum meeting in January partners will be asked to endorse the strategy.
- 3.3 It is envisaged that the action plan will be developed over the following three months so that projects can be adopted from April 2008 onwards.
- 3.4 Project progress will be monitored regularly by the Forum and the delivery plan will be reviewed annually to reflect changing needs and opportunities.
- 3.5 The Forum will engage with the following partners to secure support for the plan:
- Greater Cambridge Economic Partnership
  - Greater Peterborough Economic Partnership
  - East of England International
  - East of England Development Agency
- 3.6 Work will be undertaken with these partners across the county to deliver sub-regional and regional strategies which will directly relate to the priorities and job growth set out in Huntingdonshire's Local Economy Strategy. In particular the Greater Cambridgeshire Partnership's Tourism Strategy which will encourage cross boundary working and directly impact on visitor development within our district.

### **5. RECOMMENDATION**

- 5.1 Cabinet are requested to approve the draft Local Economy Strategy.

### **BACKGROUND INFORMATION**

EEDA Regional Economic Strategy

Local Economy Strategy 2002 to 2007

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**DRAFT**

# **Huntingdonshire Local Economy Strategy**

Medium Term Plan 2008 -2015

**Building Sustainable Communities**

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2. Vision for Huntingdonshire
3. Economic Context
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5. Delivery Mechanism

- Appendix One: Huntingdonshire in Perspective, an economic, social and demographic account of the district
- Appendix Two: Overview of the East of England and sub-regional context
- Appendix Three: Consultation process and review of Local Economy

## Introduction

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This document sets out a vision and strategy for sustainable economic growth in Huntingdonshire to support the achievement of the Sustainable Community Strategy for Huntingdonshire. It provides a focus for investment, activities and interventions for a range of organisations working in the local economy for continued economic success.

Our economy continues to be healthy with a high rate of start up businesses, employment and productivity. Over the last few decades the district has experienced considerable growth with rapid and extensive new house building. This growth is set to continue. While the local economy has developed successfully the number of jobs has not matched population growth. To address past deficiencies as well as future growth it is predicted that 20,000 new jobs will be needed in Huntingdonshire over the period of the current Regional Spatial Strategy to 2021.

The local economy plays an important role in creating sustainable communities, and this strategy sets out Huntingdonshire's aspirations to provide local people with high value, local jobs.

The development of this strategy comes at an important time amid a number of government policy reviews. It coincides with the review of the East of England Regional Economic Strategy and the Sub-National Review of Economic Development and Regeneration. There is a move for regional spatial policy to be brought together with regional economic policy. It is important therefore that Huntingdonshire has a clear, unified vision for its local economy and how it fits into the regional economy and the national picture.

The Strategy identifies six strategic priorities, which will help partners focus future activities and help secure public and private investment. The strategy will be delivered through the development and implementation of an action plan which brings together partner organisations. The action plan will be monitored by the Huntingdonshire Economic Forum and reviewed on an annual basis.

This medium term strategy is the result of a comprehensive review of the local economy it brings together environmental, spatial and economic considerations which meets regional, sub-regional and local priorities. It supports and in turn is supported by other Huntingdonshire Strategic partnership strategies which underpin sustainable communities particularly the Local Development Framework, Environment Strategy, Culture and Leisure Strategy and Housing Strategy.

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**Local Strategy Partnership and**  
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## Our Vision for Huntingdonshire

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The Sustainable Community Strategy for Huntingdonshire sets out a shared, long term, vision for Huntingdonshire as a place where current and future generations have a good quality of life and can –

- make the most of opportunities that come from living in a growing and developing district;
- enjoy the benefits of continued economic success;
- access suitable homes, jobs, services, shops, and things to do;
- realise their full potential; and
- live in an environment that maintains the special character of our market towns, villages and countryside and the effects of climate change.

To help make this vision a reality this strategy identifies the need **to maintain a strong and sustainable local economy**. If we are successful in achieving this outcome Huntingdonshire's economy will continue to provide the basis of sustainable communities and make a significant contribution to sub-regional and regional priorities.

To address past deficiencies and future growth it is predicted that between 10,000 and 20,000 new jobs will be needed in Huntingdonshire over the period of the current Regional Spatial Strategy (RSS) to 2021. For the purposes of the Local Economy Strategy it is suggested that we adopt an ambitious target towards the higher end of the range. However the Employment Study's growth forecast and the RSS indicative growth figure are set at around 10,000 and 14,310 new jobs respectively for Huntingdonshire. The target needs to accommodate growth and also provide further employment to balance the current deficiency between number of jobs and number of economically active people in the district. The Employment Land study forecasts levels of growth for different employment sectors in the district. This strategy outlines interventions and activities which will help deliver this and also combat any potential decline in existing sectors. These jobs need to be located near to centres of growth throughout the district however we need to ensure that smaller communities remain vibrant with an appropriate level of economic activity.

To ensure a strong and sustainable economy we need a number of successful sectors, supported by a diversity of other businesses and local supply chains. These sectors create high value jobs and demand a highly skilled workforce; they can be the drivers for improved quality of life, higher levels of local services and create an environment of entrepreneurial activity.

We strive for high rates of new business start ups, growth in productivity, innovations in products and services and export led growth, which are all indicators of an economy's health. Our economy needs coherent and tailored business support services, available space and premises, effective business networks and sub-regional cohesion and connectivity between businesses.

We want Huntingdonshire to attract high levels of inward investment, and engage with national and international markets, all of which help accelerate growth and sustainability. This growth needs to be delivered in a way that reduces our carbon foot print.

People are at the heart of the economy. It is from the different communities and cultures within our population that the district draws its strength. By removing barriers and helping all groups to access the opportunities available to them, the area's social and economic vitality will grow richer.

**Text box:** 'To maintain a strong and sustainable local economy, we will build on our strengths, capitalise on our distinctive opportunities and tackle the challenges together'

## Economic Context

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Huntingdonshire is a large district of about 350 square miles with a current population of 166,000 people. It is characterised by four market towns – Huntingdon, Ramsey, St Ives and St Neots, which act as service centres, for around 100 distinctive villages set in diverse countryside. A number of large villages – key settlements - act as local service centres for surrounding areas. The towns, villages and countryside provide attractive and exciting environments in which to live and work.

The District has experienced considerable growth. Since the 1960's there has been a rapid and extensive new house building. The emerging East of England Plan sets an allocation of 11,200 new homes to be built in Huntingdonshire for the period 2001 to 2021, 8,500 homes have already been built or permissions granted however 2700 homes are still required.

The local economy has developed successfully but the number of jobs has not matched housing or population growth. As a result there are a large number of people who commute out of the district for work. Similarly the development of facilities, services and local infrastructure has been outstripped by population growth.

Huntingdonshire lies within the London/Stansted/Cambridge/Peterborough Growth Area within the East of England region. It holds a strategic location with excellent road and rail networks that link to the rest of the UK. It forms part of the Greater Cambridge Economic Sub-region. However economies straddle administrative boundaries and people living in the north of the district look to Peterborough as a service centre. Therefore the need to maintain a good relationship with the Greater Peterborough Economic Sub-region is acknowledged.

New development will generate additional demands on the district's physical and social infrastructure. A key challenge will be timely provision of adequate and appropriate new infrastructure to meet these demands. This is essential to create balanced sustainable communities.

A long period of growth has resulted in a generally prosperous area with a buoyant economy and low unemployment. The majority of residents experience a good quality of life. However, there are disparities and imbalances and challenges evidenced across the district that impact on the economy. Nearby growth areas such as Cambridge have also resulted in a high level of out commuting from the district.

Since the publication of the last Economic Strategy a wide range of research has been undertaken providing detailed information about the district's economy. These reports, analyses, projections and indicators of change have informed the consultation process with partners. This work, along with the strategic priorities of government and regional bodies and the needs identified through the Local Development Framework, has formed the evidence base for this strategy.

## **Strategic Priorities**

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The six strategic priorities identified in this document will be influential in delivering both the goals of the regional economic strategy and the outcomes of the Sustainable Community Strategy. They are significant pillars to maintain the strength of the district's economy and promote economic prosperity.

- **Business Support**
- **Infrastructure Improvement**
- **Skill Development**
- **Town Centre Support**
- **Visitor Development**
- **Sector Development**

## **BUSINESS SUPPORT**

### **Outcome: A high level of Business Support**

#### **Objectives:**

- Coordinate the delivery of advice and support for new start ups
- Ensure the availability of general business services and advice across the district
- Ensure specific business advice, for key growth sectors, rural businesses, young people, migrant workers and businesses looking to re-locate here
- Enable the growth of small and medium sized businesses
- Encourage appropriate (de) regulation
- Promote strong business to business networks
- Develop appropriate service and support for business already in the district and those looking to locate within Huntingdonshire

Judged by growth in VAT registered businesses, Huntingdonshire's business dynamism is much greater than the national average; in recent years the district's business base grew by over 7 percent, while nationally, it was 3.8 percent. Huntingdonshire had a higher growth rate in almost every sector.

Research consistently identifies the need for basic start-up space for businesses in Huntingdonshire, this was reflected in the recent employment land study undertaken to inform the Local Development Framework. Star-up space is important as it underpins new business growth in the high value sectors. Also there is an unmet demand for move-on space which is important for the second phase of a company's development.

There is a wide range of business support across the district. However, we need to ensure that all businesses are able to access this support especially those in outlying rural areas. Better signposting, clearer support information, and mentoring (especially for start-up businesses) will ensure that more business benefit from the support on offer.

Encouraging supply chain networks will be key to ensuring that more companies in the district can prosper and grow. Supporting these developing and increasingly complex networks will ensure closer integration with existing networks and make certain they provide the necessary support.

A focus on inward investment will help attract more businesses to the district. Promoting the assets of the district, responding to enquiries by a fast-track procedure, targeting existing companies, and other activities will improve the district's business profile and add strength to existing and developing supply chain networks.



## **PHYSICAL INFRASTRUCTURE DEVELOPMENT**

### **Outcome: Improved business infrastructure**

#### **Objectives:**

- Improve public transport
- Improve transport network for business
- Ensure land & premises for economic growth
- Improve ICT broadband/capacity

The draft Regional Spatial Strategy (RSS) incorporates the regional transport strategy for the East of England. EEDA's Economic Strategy highlights those elements of the RSS which are of particular significance for the region's economy and underlines the importance of investment fundamental to the region's success. Huntingdonshire is strategically placed within the region, with the UK's major road and rail networks contributing to its wider infrastructure. This strategy supports the implementation of the RSS, Local Development Framework and the Local Transport Plan and will be used to guide investment decisions and to pursue the objectives outlined above.

This strategy also acknowledges that while a modern and efficient transport network is essential for a growing economy, this must be reconciled with the environmental impacts. It will be necessary to ensure that every plan and proposal is assessed through the appropriate appraisal process against the sustainable development criteria.

Innovative transport solutions such as the Cambridge-St Ives-Huntingdon Guided bus have been designed. Identifying and developing forward-thinking solutions, in particular reducing the need to travel, will be important factors in tackling the challenges of developing transport networks and improving the way people travel throughout the district.

A sustainable and thriving economy will be dependent on achieving a balance of housing, especially affordable housing, and jobs. Developing housing and employment sites that support business growth will ensure the economic viability of local communities. Home working is increasing in significance, it is a practice which can help address the sustainability of communities and also reduce travel congestion and carbon dioxide emissions. This strategy has been developed in line with the Employment Land Review to ensure spatial and economic policies complement each other.

Working with businesses and other partners will ensure land and premises that meets current and future needs. Developing public and private sector partnerships will drive activity which meets a clear business requirement.

**Quote box : ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’. (The World Commission on Environment and Development).**

## SKILL DEVELOPMENT

**Outcome: To ensure that skill levels support economic prosperity**

**Objectives:**

- Meet skill shortages
- Address skills for the future, particularly in key growth sectors
- Maximise opportunities for workplace learning and training
- Promote learning and training opportunities for people in deprived communities and those who are long term out-of-work.
- Seek investment opportunities for learning and skills development
- Increase retention of young people in learning and training
- Promote vocational opportunities for young people
- Ensure the readiness and transition of young people to work

Although Huntingdonshire’s economy is strong, indicators show the local labour market is constrained and migrant workers are helping to meet the employment needs of local employers. Almost a quarter of people aged 16–74 in Huntingdonshire have no formal qualifications. However, this remains lower than the county and national average. The level of qualification attained by the people of Huntingdonshire is close to the national average.

The table below shows how Huntingdonshire attainment levels compares with the rest of Cambridgeshire.

	2005			2005		
	Level 2 and Above			Level 4 and Above		
	Numbers	%	+/-	Numbers	%	+/-
Cambs & Peterborough	282,336	64.5	25.5	135,578	31	9
Cambridgeshire	230,362	66.7	23.3	117,269	33.9	6.1
Huntingdonshire	67,195	68.2	-21.8	27,888	28.3	-11.7
Cambridge	47,860	66.6	-23.4	34,908	48.5	8.5
East Cambridgeshire	26,269	58.4	-31.6	12,255	27.3	-12.7
Fenland	27,943	57.2	-32.8	6,577	13.5	-26.5
South Cambridgeshire	61,095	75.2	-14.8	35,641	43.9	3.9
Peterborough	51,974	56.5	-33.5	18,309	19.9	-20.1

In Huntingdonshire there are six wards with a higher level of people with no qualifications than the national average. The two wards with the highest levels are Huntingdon North and Ramsey. There are eight wards with lower levels of people with qualifications at level 2 or higher (5+ A\*-C grade GCSEs and above) than the national average, also including Ramsey and Huntingdon North wards.

The Leitch Report showed that achieving world-class skills in the UK will require a commitment to achieving certain targets by 2020. Skill development will depend upon:

- Identifying and acting upon current and future skills shortages
- Focusing on particular basic skill or high-level skill deficits
- Tailoring supply to better support employers
- Stimulating demand for skills and a learning culture from both employers and employees
- Attracting and retaining skilled people
- Tackling problems of deprivation and social exclusion

***Quote box : “Increasing skill levels of workers and jobs in the long term is the key to developing more sustainable employment” (East of England Development Agency).***

## TOWN CENTRE SUPPORT

### **Outcome: Economical, viable and vibrant town centres**

#### **Objectives:**

- Increase the number of people using town centres
- Encourage residents and businesses to buy local produce and services
- Increase the retail offer and mix
- Improve the evening economy
- Enhance town centre environments

Huntingdonshire has four market towns, Huntingdon, St Ives, St Neots and Ramsey. They are the service centres for the district, acting as hubs and links for their surrounding villages and smaller settlements. Within Cambridgeshire St Neots is the largest town with a population of almost 30,000 people and on a sub-regional level Huntingdon is an important administrative centre with the headquarters of the Fire Service, Police, Hinchingsbrooke Hospital and the District Council all being located in the town.

Their distinctiveness lies in their individual characteristics, and the balance of elements for developing their local economies will vary from town to town. However, common to them all is need for sustainable growth, with vibrant town centres meeting the needs of their residents, businesses and visitors.

This strategy acknowledges the regional requirements not only for delivering the number of homes needed, but matching it with the transport, jobs, social and environmental infrastructure and services to make this growth sustainable. Delivery will rest with a number of agencies and businesses; developing and supporting the right partnerships will ensure engagement with all stakeholders and delivering local interventions for local needs.

Each town has its own natural and built heritage, including rivers, landscapes, architecture, public space and green corridors. The protection, conservation and enhancement of these assets are vital to maintaining their intrinsic value and increasing their sustainable economic contribution to the economy.

Developing facilities for business visitors and residents will be key to building our town centres' vibrancy and growth. Greater community engagement will strengthen the sense of ownership and civic pride, and is the foundation of high quality sustainable development.

## **VISITOR DEVELOPMENT**

### **Outcome: Increased investment in the local economy**

#### **Objectives:**

- encourage local people to visit local attractions
- encourage business visitors
- market Huntingdonshire to prospective businesses
- Improve the mix of attractions, facilities and leisure opportunities
- develop attractions and services for visitors specifically overnight stay visitors

Visitor development is an important economic driver in the sub-region. The planned rapid population growth in Cambridgeshire will require an expansion of job opportunities in the sub-region. An increase in service sector employment is seen to be of vital importance in achieving the desired balance between population growth and job growth. These jobs are not high value jobs but they do help to stimulate new investment in the area, increasing value added per visitor and using tourism as a tool in tackling economic inactivity by providing appropriate skills and employment opportunities.

Supporting, promoting and celebrating what is special about Huntingdonshire plays an important role in improving the quality of life of local people. At the same time it can underpin economic growth and inward investment across all sectors by contributing to the areas image, providing high quality business facilities and generally ensuring that the areas is seen as an attractive place in which to invest.

Some parts of the Huntingdonshire are already highly visited, others are less so. The district has a wealth of natural and built heritage including the waterways, countryside, nature reserves, cycle ways and bridle paths, historical market towns and other visitor attractions. The way visitor development is promoted should seek to spread benefits over the district and throughout the year.

This strategy supports the sub-regional tourism strategy. A primary action is to develop partnership-working to deliver the objectives outlined above and raise the performance of the economy of the four market towns as visitor destinations.

#### **Text box:**

**Tourism is worth over £425 million to Huntingdonshire.**

## SECTOR DEVELOPMENT

### Outcome: Well developed key growth sectors

#### Objectives:

To promote:

- Creative Industries
- High value Manufacturing
- Environmental Science and Technologies
- High Tech and Knowledge based enterprises

Future job creation in all sectors will be important to the local economy however the identification and selection of these key sectors have emerged from sub-regional and district wide studies and they will be influential in realising the vision of this strategy.

The Regional Economic Strategy outlines a vision of “ a leading economy founded on our world class knowledge base and the creativity and enterprise of our people ...” . Knowledge based industries are often defined as businesses that “... use knowledge to produce economic benefits”. This includes: printing, publishing, electrical and optical technology, communications, business services, education and health. The knowledge based sector is forecast to grow over the period to 2021 and account for around 36% of all jobs in Cambridgeshire

These sectors will be important in achieving this vision by establishing high value jobs, maximising growth opportunities and embedding their dynamism into the local economy, particularly the local supply chains and networks that service and support them.

### Creative Industries

#### Sector Objectives:

- improve business-to-business networks and information for creative industries
- promote the profile and strength of creative industries in Huntingdonshire
- develop business support and promote training for individuals and businesses within the creative industries
- encourage employment creation within the sector both in the market towns and rural areas of our district
- help develop collaboration, supply chains and new markets
- develop St Neots as a district centre for creative industries
- provide the physical infrastructure - 'Spaces for Creativity' - in St Neots and other appropriate locations.

Creative enterprise offers the potential to be a major key to sustained economic growth in the UK. Creative businesses depend on individual creativity and skill to generate prosperity. They extend from music through marketing and advertising, architecture, furniture making and software design. They are commonly defined as “...those activities which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property”.

Nationally, around 2 million people are employed in creative industries, helping to transform many urban and rural areas. The government has set out clearly the links between creativity and business performance, stating that creativity is a key ingredient in the success of business across the UK economy. They are important in their own right and also support the development of existing and new businesses.

In the Eastern region there are around 17,000 creative businesses employing some 145,000 people (approximately 5.5 percent of the workforce). The East of England Creative Industries Strategy identifies three regional hubs:

- Cambridge - for new technology and innovation
- Norwich - for animation, TV production, writing, visual arts
- Hertfordshire – for film and media

In Huntingdonshire around 2,000 people are employed currently in creative industries (around 3.2 percent of the workforce). The development of a district based creative industries centre in St Neots will help to ensure that the economic benefits from the regional hubs can be linked with opportunities for job creation and economic regeneration throughout the Cambridge sub-region and Huntingdonshire specifically.

Businesses within the Creative industries sector are often small and insular employing just a few people. The diversification of redundant buildings in rural parts of Huntingdonshire could help accommodate the growth of this sector and stimulate economic vitality in rural areas.

## **Environmental Science and Technologies**

### **Sector Objectives:**

- cultivate the world-class expertise of our companies in environmental technologies and promote the sector
- embed a culture of resource efficiency and environmental management within the business sector and other major organisations
- encourage construction and physical development to high environmental standards
- harness opportunities from the natural landscape to showcase environmental best practice

The Regional Economic Strategy identifies the need to deliver a transformational reduction in carbon dioxide and emissions and resource use. In this context, the scale of economic and housing growth forecast for the region has the potential for a rapid widespread adoption of low carbon technologies and standards.

EEDA acknowledge that the large-scale uptake of a range of clean power, heat and transport technologies required to make deep cuts in emissions demands leadership, commitment and radical action from the private, public and third sector. Huntingdonshire has a number of environmental businesses who are leaders in their field and are well placed to champion this technology.

Action on climate change also presents a major economic opportunity for the East of England. Predictions of a 45 percent growth in the global environmental technologies sector by 2015 coupled with a large proportion of the UK's environmental goods and services sector being based in the region means that the East of England and Huntingdonshire has the potential to become a centre of excellence for low carbon technologies.

Huntingdonshire contains a large number of sites of particular importance for biodiversity, such as the Ouse Washes, Paxton Pits Nature Reserve and Portholme Meadow. The Great Fen project is a major habitat restoration project which will create a 3700 hectare wetland by connecting Holme Fen and Woodwalton Fen, providing new opportunities for recreation, education and business. This project will be a flagship scheme of international importance and will provide opportunities to show case environmental best practice.

## **High Value Manufacturing**

### **Sector Objectives:**

- harness the world-class expertise of our companies in high value manufacturing to promote the sector
- encourage the development of networks and collaboration and foster the growth of supply chains
- promote the development of a sub-regional high value manufacturing hub
- support local hi-tech product development and manufacturing
- develop a manufacturing campus for learning and business enterprise in Huntingdon
- provide appropriate space for manufacturing businesses to locate across the district

Manufacturing remains one of the most important sectors in terms of employment for Huntingdonshire and the sub-region as a whole. In the Greater Cambridge region it accounts for 60,000 jobs compared to the Hi tech industries which employ around 40,000 people. In Huntingdonshire it makes up the largest job sector with over 13,500 people 20% of the workforce employed in this sector.



The majority of the manufacturing activities are located in Huntingdon, St Ives and St Neots. There are a number of reasons behind the trend for manufacturing to cluster in these locations. This includes the relative availability of land compared with Cambridge, the costs of land and rents, access to national strategic road networks (A1 and A14) and the availability of appropriately skilled labour.

The district has a cluster of businesses in the manufacturing sector which can be classed as 'advanced engineering', for example IT related products such as printers and display screens, audio equipment and high performance sports cars to name a few. Some of these companies benefit from research and development being undertaken in Cambridge and some have this function located in the district.

Investment and interventions for future growth in the sub-region and Huntingdonshire is forecast to continue to centre a round high value manufacturing. Huntingdonshire is a prime location for the development of a sub-regional manufacturing campus. Such a facility would provide a spatial focus for developing prototype products emerging from research undertaken within the district and elsewhere within the region.

### **High Tech Enterprises**

**Sector Objective:**

- cultivate a dynamic cluster of hi tech industries
- Promote commercialisation of product development
- Support the creation of a local hi-tech product development and manufacturing campus for learning and business enterprise
- work in partnership to coordinate business support and promote training for individuals and businesses within hi tech industries
- improve employment creation within the sector both in the market towns and rural areas of our district
- help develop collaboration, supply chains and new markets

The Regional Spatial Strategy for the East of England identifies a job growth estimate of 70,500 jobs in the Greater Cambridge Partnership sub region to 2021. The hi-tech proportion of the forecast growth is expected to be 8,500 jobs (more than 10 percent of all jobs).

The standard industrial classification (SIC) definition of hi-tech industries include:

- computer services
- information communication technology
- biotechnology and biomedicine
- Research and development

Huntingdonshire is already home to world class hi-tech companies. Building links with these companies will foster the growth of supply chains and cultivate a dynamic cluster of knowledge development.

## Delivery Mechanism

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The Economic Forum along with partners will be responsible for delivering this strategy. The Forum will develop and implement an action plan which coordinates work being undertaken and outlines projects and targets under each of the priorities. Project progress will be monitored regularly by the Forum and the delivery plan will be reviewed annually to reflect changing needs and opportunities.

The action plan will be used to secure private and public funding for projects and attract further investment to the district.

The Economic Forum is made up of a number of organisations including:

- Business Link East
- Huntingdonshire and Cambridge Enterprise Services
- Huntingdonshire and Peterborough Chamber of Commerce
- Huntingdonshire Business Network
- Federation of Small Business
- Huntingdonshire Regional College
- Huntingdonshire District Council
- Cambridgeshire County Council
- ACRE
- Large employers
- Small and medium sized companies.

The Forum will engage with other partners including:

- Greater Cambridge Economic Partnership
- Greater Peterborough Economic Partnership
- East of England International
- East of England Development Agency

## **Appendix One: Huntingdonshire in Perspective, an economic, social and demographic account of the district**

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Huntingdonshire has a population of around 166,000. Almost half of the population is concentrated in the four market towns of Huntingdon, St Ives, St Neots and Ramsey. The district covers an area of over 900 square kilometres (approximately 350 square miles). Huntingdonshire is predominantly rural with village settlements providing the main focus for community facilities outside the market towns

House prices in Huntingdonshire are 5.4 percent below the average for England and Wales and 8.9 percent below the county average. However, house prices in the district have risen by almost 9 percent during 2006/7 and in recent years cheaper homes have experienced some of the highest price rises, leading to a shortage of affordable housing across the area for lower paid workers in particular. The average cost of a property in the district has more than doubled since 1999, increasing from £91,488 to £200,040 (July-September 2006).

Median weekly earnings of Huntingdonshire residents in employment are more than 5 percent higher than the national average. Economic activity is particularly high, with all wards in the district having a higher level than the national average. The claimant count unemployment rate in the area remains low at 1.4 percent compared to the UK average of 2.5 percent. Only the Huntingdon North ward has a rate higher than this figure. The median household income in Huntingdonshire is £31,600 which is £1,600 above the county median.

The median weekly full time earnings in Huntingdonshire are nearly 5 percent below the national average and around 8 percent lower than the countywide average. The median figure for the district in 2006 was £432.20 per week, which is 2.6 percent lower than the 2005 figure. The national figure increased by 4.9 percent in this period. These figures all relate to workplace data – figures for Huntingdonshire residents are higher due to higher wages earned by people living in the district and commuting to better paid jobs outside the area.

Huntingdonshire has a low overall level of people claiming income support, job seekers allowance and pension credit. However, it should be noted that there are a few wards with high levels of claimants.

Huntingdonshire has a high level of out-commuting at 35.3 percent. The 2001 Census showed there has been a 4 percent increase in out-commuting since the 1991 Census. All of the districts in Cambridgeshire, with the exception of Cambridge City, have experienced an increase in out-commuting over the last 10 years. The average distance travelled to a fixed place of work for people living in Huntingdonshire is the seventh highest of all 48 local authority areas in the East of England. The East of England has the highest average distance travelled to a fixed place of work of all the regions in England.

Of those people who work in the district, 22.8 percent commute in. A significant level of people in employment in Huntingdonshire work from home (9.8 percent), the largest proportion of which are small employers and own account workers.

Almost a quarter of people aged 16–74 in Huntingdonshire have no formal qualifications. However, this remains lower than the county and national average. The level of qualification attained by the people of Huntingdonshire is close to the national average.

There are six wards with a higher level of people with no qualifications than the national average. The two wards with the highest levels are Huntingdon North and Ramsey. There are eight wards with lower levels of people with qualifications at level 2 or higher (5+ A\*-C grade GCSEs and above) than the national average, also including Ramsey and Huntingdon North wards.

Life expectancy in Huntingdonshire is high compared to the national average. In the 2001 Census 73.37 percent of people described their health as 'good'. This is almost 5 percent higher than the national average. The district has a lower level of claimants for incapacity benefit and severe disablement allowance than the national average and has a lower percentage of people with a limiting long-term illness.

Huntingdonshire's residents are predominantly white, with just 2.85 percent categorised as non-white in the 2001 Census. This is considerably lower than the national average of 9.08 percent. Since the 1991 Census, the percentage of non-white people in the district has increased slightly from 2.36 percent. However, the total number of non-white residents has increased by more than 30 percent to nearly 4,500 people.

The percentage of households in Huntingdonshire that have access to two or more cars or vans is significantly higher (+14 percent) than the national average. The district's rural areas generally have higher levels of vehicle ownership than urban wards.

The level of owner occupied housing in Huntingdonshire is higher than the national average and hence there are lower levels of both private and social rented households.

Of all crimes reported in Cambridgeshire, 24.9 percent were in Huntingdonshire. The rates of crime per 1,000 population in Huntingdonshire are below the average for England and Wales.

The business sectors with the largest number of VAT-registered businesses in the district are 'real estate, renting and business activities', 'wholesale, retail and repairs' and 'construction'. There has been an increase in the number of VAT-registered businesses in the district over the last five years, with a total of 6,080 businesses registered in 2005 – 10.6 percent more than in 2000. This is nearly twice the UK increase in VAT-registrations during this

period (5.7 percent) and more than 2 percent higher than the countywide increase.

The industrial sectors employing the largest numbers of Huntingdonshire's workforce are 'manufacturing', 'wholesale/retail and repair of motor vehicles', 'real estate, renting and business activities', public administration and defence' and 'health and social work'. The 'creative industries' sector employs 7.4 percent of all those employed in the Huntingdonshire workplace, which is around the same level as those employed in creative industries nationally.

The main occupations of Huntingdonshire's workforce are 'managers and senior officials', 'associate professional and technical occupations', 'administrative and secretarial occupations', 'skilled trades occupations' and 'elementary occupations'.

Huntingdonshire has experienced considerable growth. Since the 1960's there has been a rapid and extensive new house building. The emerging East of England Plan sets an allocation of 11,200 new homes to be built in Huntingdonshire for the period 2001 to 2021, 8,500 homes have already been built or permissions granted however 2700 homes are still required.

The local economy has developed successfully but the number of jobs has not matched housing or population growth. As a result there are a large number of people who commute out of the district for work. Similarly the development of facilities, services and local infrastructure has been outstripped by population growth

## Appendix Two: Overview of the East of England and sub-regional context

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EEDA's Regional Economic Strategy describes the East of England as diverse and, '*...though containing fewer cities or major conurbations than other parts of the country, the region is characterised by its proximity to London and its regional and sub-regional centres serving a hinterland of market towns, villages and rural populations*'.

It is acknowledged as a region of ideas, innovation and enterprise, with a strong service sector and a significant number of internationally important businesses engaged in research and development, with one of the strongest and fastest growing economies in the UK, with output totalling £81 billion in 2002.

The region has a growing population of just under 5.5 million, which has grown by over 11 percent from 1982 to 2002. The population is forecast to increase by around half a million up to 2021, making it one of the fastest growing regions in the UK. (Ref: A Shared Vision: East of England Development Agency).and a significant concentration of internationally important businesses have brought prosperity, diversity and a world-stage presence,

Almost half the population lives in the region's rural areas where market towns act as service centres.

To achieve sustainable employment led growth and regeneration in the region in the period to 2021 requires levels of jobs growth projected in the Regional Spatial Strategy .

	Projected jobs growth 2001 - 2021
Cambridge Sub-region (part)	70,500
Greater Peterborough Sub-region	21,900
Rest of Cambridgeshire	500

### Huntingdonshire - a sub-region

Huntingdonshire straddles the sub-regions of Greater Peterborough and Greater Cambridge. Working in partnership with both the Greater Cambridgeshire Partnership and the Greater Peterborough Partnership underpins our strategies and actions. In this way Huntingdonshire is, and will continue to be, key to sub-regional and regional growth. This ethic of partnership working will facilitate the way in which we will improve the district's economic performance and the quality of life of those who live and work here.

**text box : 'Regional and sub-regional partnerships are agents for economic development and growth.'**



## Appendix Three: Consultation Process and Review of Local Economy

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A range of methods has been employed to gather the qualitative and quantitative data that has informed this strategy. Information has been gathered from both published and specially commissioned research and analysis, and through a variety of consultation processes engaging with the business community, delivery bodies and partner organisations.

Firstly, a review of Huntingdonshire's economic role within the East of England region and the Cambridgeshire sub-region identified the priorities and mechanisms important to delivery. Secondly, grass-root consultation addressed the needs of people, organisations and businesses.

Employing this 'outward looking (regional and sub-regional) and 'inward looking' (market towns, villages and rural hinterlands) approach to identify the district's distinctive issues and priorities, formed the framework for the goals, priorities and actions identified in this strategy.

The review of the local economy strategy commenced in September 2006 and was completed in Summer 2007. It involved a series of consultation events and studies as tabled below. The review was undertaken in conjunction with the review of Employment Land to ensure the two pieces of work were considered together

<b>Activity</b>	<b>Purpose</b>
1. Regional and sub-regional Study	Identify regional and sub-regional economic development priorities
2. Employment/ business Sector Analysis	Establish GDP sector forecasts
3. Local Economy SWOT Analysis	Consultation with Economic Forum to identify business needs
4. Employment Land review	Joint exercise with Planning to establish spatial needs
5. Assessment of local Skill requirements	Skills need assessment undertaken as part of Huntingdonshire Learning Conference
6. Consultation with Business Community	Forum to canvass wider views on priority interventions required
7. Consolidation and interpretation of research/ assessments/consultation	Identification of economic interventions and formulation of strategy
8. Consultation with Economic Forum	To gain endorsement of proposed economic interventions and strategy

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## AGENDA ITEM NO.

COMT  
CABINET

22 NOVEMBER 2007

### DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

(Report by Head of Planning Services)

#### 1 INTRODUCTION

- 1.1 This report outlines the background and content of the draft of a Supplementary Planning Document (SPD) on Developer Contributions Towards Affordable Housing. Cabinet is asked to approve the document for adoption.

#### 2 BACKGROUND

- 2.1 The need for Affordable Housing is recognised as a significant issue both locally and nationally.
- 2.2 A first draft SPD on Developer Contributions Towards Affordable Housing was the subject of public participation from 25th September 2006 to 6th November 2006. The Second Draft incorporated changes in Government policy set out in PPS3 released in December 2006 and a number of changes suggested by those responding to the First Draft SPD. The Second Draft was reported to Cabinet in June 2007 and was the subject of public participation from Friday 15 June to Friday 27 July 2007. The Local Development Scheme contains a target for adopting the SPD in November 2007.
- 2.3 The SPD is subject to a Sustainability Appraisal which will be published alongside the document, together with a statement of the consultation that was undertaken.
- 2.4 Since the closing date for representations there have been some government announcements which necessitate amendments to the SPD.

#### 3 CONTENT OF THE DRAFT SPD AND REPRESENTATIONS

- 3.1 The SPD proposes a number of policies to support negotiations for affordable housing upon development. These policies must be supplementary to policies that already exist in the Development Plan.
- 3.2 The announcements at the end of September 2007 by Go East of the policies saved in the Development Plan beyond 27 September 2007 have necessitated a number of changes. The SPD as drafted was based on Policies AH1, AH2, AH3 and AH4 of the Local Plan Alteration 2002 and Policies 5/4 and 9/1 of the

Cambridgeshire and Peterborough Structure Plan 2003. Of these, only Policy AH4 of the Local Plan Alteration 2002 remains. Objectors raised a concern about whether the requirement for 40% affordable housing in the Cambridge sub-region and 29% elsewhere is in accordance with the Development Plan and the emerging East of England Regional Plan. The text of the SPD has been revised in response to these representations following the change in the saved policies. The text is in Appendix 1 to this report.

- 3.3 Changes are also required to note the government's announcement in October 2007 that they will not be pursuing proposals for a planning gain supplement but instead a statutory planning charge. As there are no representations about this, the change is not in response to any representations but is instead simply updating the text.
- 3.4 The Housing Green Paper of July 2007 and the Housing Corporation's prospectus released in September 2007 for the Affordable Housing programme also need to be mentioned. These amendments will address the concern of some objectors that funding from the Housing Corporation has been limited recently.
- 3.5 Objectors are primarily concerned about the cost of providing affordable housing and the impact that will have on the viability of housing schemes. The SPD notes that viability will be taken into account in development control decisions and that matters will be negotiated in Section 106 agreements.
- 3.6 Objectors are concerned at the proposed split of 70% social rented housing and 30% intermediate housing. The SPD indicates that the split may vary from site to site. The split reflects the high need for social rented housing.
- 3.7 Objectors are also concerned that affordable housing will be sought on all developments in settlements of less than 3,000 population and on all developments of more than 15 houses in larger settlements. These thresholds reflect Policy AH4 of the Local Plan Alteration 2002 in respect of developments in settlements of less than 3,000 population and the more up to date PPS3 2006 which reduces the threshold from 25 houses to 15 houses in larger settlements. The site size of 1ha in the Local Plan Alteration 2002 has also been reduced to 0.5ha to reflect the equivalent of 15 houses at the PPS3 indicative minimum density of 30 houses per hectare.
- 3.8 Objectors consider that the Housing Needs Assessment Update indicates that the need has reduced since 2002. The difference in figures is primarily due to a change in the methodology of the study. There is still a high level of housing need in Huntingdonshire. The total need of 1055 houses per year is 188% of the new build target of 559 houses per year. Further reference to the Strategic Housing Market Assessment is now proposed in the SPD as this is in the process of being undertaken.
- 3.9 A full copy of the representations and officer's recommendations is attached as Appendix 2.

## **4 NEXT STEPS**

- 4.1 The adopted SPD, together with supporting material such as the sustainability appraisal, will be publicised through newspaper advertisements and the Council's web site.

## **5 RECOMMENDATION**

- 5.1 It is recommended that Cabinet:
1. Accepts the Officer's Recommendations on representations set out in Appendix 2.
  2. Approves the text amendments (mostly resulting from changed circumstances) in Appendix 1.
  3. Adopts the 'Developer Contributions Towards Affordable Housing Supplementary Planning Document' as amended in Appendix 3.
  4. Adopts the accompanying Sustainability Appraisal in Appendix 4.
  5. Adopts the accompanying Consultation Statement in Appendix 5.
  6. Delegates authority to the Executive Councillor for Planning Strategy for any minor editing changes of the 'Developer Contributions Towards Affordable Housing' Supplementary Planning Document, Sustainability Appraisal and Consultation Statement.

<b>Appendix 1</b>	Schedule of Text changes
<b>Appendix 2</b>	Recommendations on Representations in Document Order
<b>Appendix 3</b>	Supplementary Planning Document as amended
<b>Appendix 4</b>	Sustainability Appraisal
<b>Appendix 5</b>	Consultation Statement

### **Background Papers:**

Dept for Communities & Local Government, 2006, *Planning Policy Statement 3: Housing*

HDC, 2006, *First Draft SPD Developer Contributions Towards Affordable Housing*

HDC, 2007, *Second Draft SPD Developer Contributions Towards Affordable Housing*

HDC, 2005, *Sustainability Appraisal: Scoping Report*

HDC/Fordham Research, 2002, *Housing Needs Survey*

HDC/Fordham Research, 2006, *Housing Needs Survey Update*

**CONTACT OFFICER** - enquiries about this report to Richard Probyn (Planning Policy Manager), on 01480 388430.

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## APPENDIX 1

### TEXT CHANGES DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

#### *Amendments resulting from Representations*

From paragraph 1.3:

'...in the context of Policy AH4 of the Huntingdonshire Local Plan Alteration 2002 and updated housing needs assessments...'

The above replaces the following:

~~...in the context of Policies AH1—AH4 of the Huntingdonshire Local Plan Alteration 2002; and Policies P5/4 and P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003....'~~

Policy SAH/1:

**'Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.'**

7.2 The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the Cambridge Sub Region as shown on the Map in Appendix 2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.

7.3 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with the former Policy P9/1 of the Cambridgeshire Structure Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this matter.

7.4 The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and further proposed changes in October 2007 with adoption expected early in 2008. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.

7.5 The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40% affordable housing is also consistent with Policy H7 of the Interim Planning Policy Statement and the Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.

7.6 All requirements are subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.

7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance. As 15 dwellings equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.'

The above replaces the following:

**~~Affordable Housing contributions from developers will be sought on a basis consistent with the saved Policies AH1, AH2, AH3 and AH4 of the Huntingdonshire Local Plan Alteration 2002 and the saved Policy P9/1 of the Cambridgeshire Structure Plan 2003. In the Cambridge Sub-Region within Huntingdonshire a target of 40% or more Affordable Housing will be sought. This is consistent with the Cambridgeshire Structure Plan. In the remainder of the District, which lies within the Peterborough and North Cambridgeshire Sub-Region, the Local Plan Alteration target of 29% will apply.~~**

~~7.2 — The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its policies will apply until replaced by those in the Core Strategy of the Local Development Framework. The Local Plan Alteration covers the period until 2006 but its provisions will prevail until the adoption of the Core Strategy. The Cambridgeshire Structure Plan is also part of the Development Plan with its plan period running to 2016. It will remain part of the Development Plan until the adoption of the emerging Regional Spatial Strategy for the East of England (RSS14) and the Huntingdonshire Core Strategy. However, the RSS will include "saved" policies from the Structure and Local Plan, including those referenced above.~~

~~7.3 — The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire. Therefore the current target of 29% on eligible sites as defined in the Local Plan Alteration policy AH4 is justified.~~



~~7.4 — For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with Policy P9/1 of the Cambridgeshire Structure Plan which takes precedence over the Local Plan Alteration because the County Council issued a Statement of General Conformity (January 2006) which says that the Local Plan Alteration is not in conformity on this matter.~~

~~7.5 — For that part of the District in the Peterborough and North Cambridgeshire Sub-Region, the Local Plan Alteration target is the requirement. The latest housing needs surveys demonstrate that these targets are more than justified. A list of parishes in the two sub-regions and an illustrative map is attached as Appendix 2.~~

~~7.6 — Recent evidence gathered since the adoption of the Local Plan Alteration in 2002 demonstrates that a higher level should be sought across the District but this will be a matter for policies in the Core Strategy Development Plan Document of the Local Development Framework.~~

~~7.7 — The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance.<sup>1</sup>~~

At the end of paragraph 7.20:

'The Housing Green Paper "Homes for the Future", released in July 2007 announced investment of at least £8 billion in affordable housing in 2008-11, offering a £3 billion increase over the current funding period. The bidding criteria through which affordable home providers will access Government funds was announced in September 2007, with the publication of the Housing Corporation's "Prospectus for its 2008-11 National Affordable Housing Programme (NAHP)". For the first time the Corporation's programme covers a full three year period.'

The above replaces the following:

~~It is clear that these resources alone will be insufficient to enable delivery of Affordable Housing in keeping with need.~~

Paragraph 7.25:

'The policy is intended to give some guidance on the extent to which there is flexibility in the application of affordable housing policies.'

This replaces the existing paragraph 7.25:

~~The supporting text to Policy AH1 of the Huntingdonshire Local Plan Alteration states that Affordable Housing provided through developer contributions will 'normally' be secured via land values. However, the changing circumstances outlined above demonstrate that additional contributions are required in order to achieve the aims of the policy.~~

### *Consequent Amendments*

Last sentence of paragraph 4.3:

'In July 2007 the government released a Housing Green Paper and in October 2007 announced that it would be pursuing a statutory planning charge.'

The above replaces the following:

~~The government proposes that a planning gain supplement will be introduced in 2009.~~

Second sentence in paragraph 4.5:

~~'The draft RSS is at an advanced stage of preparation with Proposed Changes published in December 2006 and further Proposed Changes in October 2007 with final approval expected in 2008.'~~

The above replaces the following:

~~The RSS is at an advanced stage of preparation with Proposed Changes published in December 2006 and with final approval expected later in the Summer of 2007.~~

Delete the last sentence of paragraph 4.5:

~~The Cambridgeshire and Peterborough Structure Plan 2003 and the Huntingdonshire Local Plan Alteration 2002 contain policies for the delivery of Affordable Housing through developer contributions. A number of the policies in the Structure Plan and Local Plan will be saved within the RSS.~~

All reference to the Planning Gain Supplement in Appendix 1 is to be deleted as follows:

#### ~~*Consultation on a Planning Gain Supplement*~~

~~The Government has responded to Kate Barker's independent review of housing supply in a consultation paper suggesting the introduction of a Planning gain Supplement (PGS).~~

~~To help finance vital infrastructure and support growing communities, Kate Barker recommended that the Government should capture a portion of the land value uplift arising from the planning process.~~

~~The proposed PGS could reduce the scope of the planning obligations to matters affecting the environment of the development site and the provision of affordable housing. It would take into account the up-lifted value of the land and the viability of development to ensure that essential housing development would not be discouraged. However, it is unlikely to be introduced before 2009.~~

First paragraph about the Regional Spatial Strategy:

~~'The East of England Regional Assembly (EERA) produced the draft East of England Plan which has been the subject of an Examination in Public. Subsequently the Secretary of State produced Proposed Changes in December 2006 and Further Proposed Changes in October 2007 which were published by the Government Office for the East of England. When adopted in 2008 it will replace RPG 6.'~~

The above replaces the following:

~~The East of England Regional Assembly (EERA) produced the East of England Plan which been the subject of an Examination in Public and subsequently the Proposed Changes were published by the Secretary of State in November 2006. When adopted in 2007, it will replace RPG 6.'~~

All reference to the Cambridgeshire and Peterborough Structure Plan 2003 in Appendix 1 is to be deleted as follows:

### **The Cambridgeshire & Peterborough Structure Plan 2003**

The need for a greater provision of affordable housing in its area is recognised in the Structure Plan. It notes that in the Cambridge Sub-Region, house prices have been rising faster than incomes, making it impossible for some to compete on the open market for housing, and creating serious recruitment problems for business. It expects housing development to make a contribution to affordable housing provision, with Local Plans including overall targets and individual targets for affordable provision to be negotiated on a site-by-site basis, in accordance with PPG3 and Circular 6/98 'Planning and Affordable Housing'. It acknowledges that the targets set will vary according to the local level of need.

Affordable housing is defined as housing for rent, discounted low cost market housing and shared equity housing, and that such housing provided for sale or for rent below the prevailing market level may be achieved by a contribution from the developer, landowner or other body. However, it should be noted that this definition of Affordable Housing has now been superseded by that in PPS3. Local planning authorities are to assess the types of housing needed within their areas, which may include housing for people with special needs such as the elderly or disabled.

The Structure Plan recognises that a large proportion of newly formed households, forecast over the plan period, will comprise one and two persons and therefore, local planning authorities are to make every effort to provide for a higher proportion of one and two bedroom dwellings in affordable and open market categories, thus helping to securing a better mix and choice of housing types and more varied urban forms, at higher densities.

P9/1 requires 40% or more of the new housing in the Cambridge Sub-Region to be affordable with Local Plans setting site thresholds according to local circumstances. Employment developments will also be expected to contribute towards affordable housing through developer contributions.

It is proposed that the relevant policies from the Structure Plan will be saved into RSS14 when it is adopted. The saved policies will be identified in an appendix to the RSS.

Reference to the policies which have not been saved in the Huntingdonshire Local Plan Alteration 2002 in Appendix 1 is to be deleted as follows:

~~Policy AH1 defines affordable housing as that which is affordable to those householders who cannot either rent or purchase on the open market. The supporting text recognises that the 1997 District-wide Housing Needs Survey (HNS) identifies social rented housing (provided through Registered Social Landlords or RSLs) as being the highest priority need.~~

~~Policy AH2 provides the mechanism to ensure that affordable housing is available at a meaningful discount below the cost on the open market for equivalent properties.~~

~~Policy AH3, based on the findings of the 1997 HNS, sets the target for affordable housing of at least 1,500 affordable homes between 1997 and 2006.~~

Policy AH4 sets the target that 29% of all dwellings should be affordable, on sites of 25 dwellings or more (or 1 ha regardless of the number of dwellings) in settlements larger than 3,000 population, while in settlements of 3,000 or less on all sites regardless of size, subject to the financial viability of the scheme.

As with the Structure Plan, saved policies from this Local Plan Alteration will be identified in an appendix to the RSS.

There is an error in paragraph 7.33 which refers to phasing principles in Policy 6 which should be Policy SAH/9:

'The Council will also require the phasing of the two developments to be linked, consistent with the principles established in Policy SAH/9.'

The above replaces the following:

~~The Council will also require the phasing of the two developments to be linked, consistent with the principles established in Policy 6.~~

There is an error in paragraph 7.34 which refers to paragraph 7.30 instead of paragraph 7.32:

'The justification may be similar to 7.32 above.'

The above replaces the following:

~~The justification may be similar to 7.30 above.~~

## APPENDIX 2

### RECOMMENDATIONS ON REPRESENTATIONS IN DOCUMENT ORDER DEVELOPER CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING

Consulting : 15-06-2007 - 27-07-2007

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Developer Contributions Towards Affordable Housing Supplementary Planning Document - Consultation Dr	<b>186</b> Mr Ian Baker (Covington Parish Meeting)	<b>4223</b> Observations	The document does not address the issue of affordable housing in the village or rural setting particularly for single/young people.	The document does not address the issue of affordable housing in the village or rural setting. The retention of single and young adults in the community is needed.  Renting property is as difficult for young people setting out on careers as purchasing property. Village properties are often beyond their financial reach or too large in accommodation to suit their needs.	The document does address affordable housing in village and rural settings. The requirement for affordable housing in settlements of 3,000 population applies to all sites.
Developer Contributions Towards Affordable Housing Supplementary Planning Document - Consultation Dr	<b>323</b> Mr Stephen Dartford (Fenstanton Parish Council)	<b>4224</b> Observations	How will developments of 2 dwellings 'produce' the affordable house?	Fenstanton with its population of approximately 2500, under the 3000 mark, has over the recent years had large developments of 100 plus dwellings which carried the 40% target	In villages as small as this, it is expected that there will be an affordable housing component on all developments where the % requirement results in more than one dwelling – i.e. at least 3 dwellings will be needed in the development.

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>for affordable housing. The village has also had smaller developments of 2 or more dwellings, i.e. The Bumbles, Grove House, Lyndhurst and 14-16 Bell Lane, falling into this category. Will developments of this size also be subject to a 40% target?</p> <p>If this is the case how will developments of 2 dwellings 'produce' the affordable house?</p> <p>Where will it be built?</p> <p>How will the system work?</p> <p>Will the selling price of the new dwellings be a factor in the equation?</p>	<p>The system will work in the same way as the larger developments in settlements with a population of over 3,000.</p>
<p>Developer Contributions Towards Affordable Housing Supplementary Planning Document - Consultation Dr</p>	<p><b>323</b> Mr Stephen Dartford (Fenstanton Parish Council)</p>	<p><b>4227</b> Observations</p>	<p>As and when affordable homes become available in the village, priority should be given to local people enabling them to remain within their community. Should people wish to move from outside</p>	<p>If 'affordable' housing is the current label for 'social housing' or 'association housing' this Parish Council feels that, as and when these homes become available in the village, priority should be given to local people enabling them to</p>	<p>The council's housing register identifies people in priority need and housing is allocated on this basis, but this is not a matter for this planning document.</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Developer Contributions Towards Affordable Housing Supplementary Planning Document - Consultation Dr	<p><b>399</b> Ms Karen Cameron (Huntingdon Town Council)</p> <p><b>398</b> Ms Karen Cameron (Huntingdon Town Council)</p>	<p><b>4369</b> Object</p>	<p>the area the 'swop' system should be applied.</p> <p>Opposed to the principle of mixed housing and should avoid trying to recreate the social engineering exercises of the 1970's, which clearly failed. Schemes such as Equity Share could make purchasing viable while at the same time releasing rental homes for those who are living on benefit or with income levels too low to consider purchase.</p>	<p>remain within their community. Should people wish to move from outside the area the 'swop' system should be applied.</p> <p>The Council is opposed to the principle of mixed housing and believes we should avoid trying to recreate the social engineering exercises of the 1970's, which clearly failed. Putting homes such as those, for example, in The Whaddons alongside those in, for example, The Grove is simple not going to work for either social group.</p> <p>The Council believes that the statement in 5.3 may be true, in that there is a need for 585 units of social housing per year, but some of this could be met by building more units of affordable housing for purchase by lower income families, who rent because buying is beyond their reach.</p>	

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Developer Contributions Towards Affordable Housing Supplementary Planning Document - Consultation Dr	42 Mr Paul Cronk (HBF)	4377 Other	A Strategic Housing Market Assessment is required in accordance with national policy.  The precise percentage of affordable housing in a development should be a matter for negotiation.  Policy should be set out in a Development Plan Document, not an SPD.	Schemes such as Equity Share could make purchasing viable for this group, while at the same time releasing rental homes for those who are living on benefit or with income levels too low to consider purchase.  General: National policy  The Council will now need to take on board the full implications and relevant content of PPS3 and Delivering Affordable Housing (Nov 2006).  A Strategic Housing Market Assessment must be undertaken to look at the need for all forms of housing (not just social rented) and be carried out in the appropriate manner in full consultation with local landowners, developers and other interested parties before any policy approach can be considered robust.	The Council commissioned a Housing Needs Study in 2002, and this was updated in 2006. This provided sufficient information to inform the policies of SPD. A Strategic Housing Market Assessment is currently in preparation and will be taken into account when the policies on affordable housing are considered again in the development of the Core Strategy, following which it is intended that the SPD will be revised.  It is accepted that the precise requirement for affordable housing will be a matter for negotiation in respect of a Section 106 agreement. The SPD provides policy guidance for the Council in making development control



Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>Annex c of PPS3 states that Strategic Housing Market Assessments and Strategic Land Availability Assessments are an important part of the policy process. They provide information on the level of need and demand for housing and the opportunities that exist to meet it. Assessments should be prepared collaboratively with stakeholders. Where two or more Local Authorities form a housing market area, Local Planning Authorities should work together either by preparing joint assessments or by ensuring consistency in methodology. Practice guidance will set out detailed methodologies for carrying out these assessments.</p> <p>A Strategic Housing Market Assessment should:</p>	<p>To clarify the requirements and the situation regarding the relationship of this SPD with saved policies it is proposed to amend Policy SAH/1 and the supporting text in paragraphs 7.2 to 7.7 as follows:</p> <p><b>‘Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3,000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3,000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.</b></p> <p><b>7.2 The Huntingdonshire Local Plan</b></p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation	
				<ul style="list-style-type: none"> <li>Estimate housing need and demand in terms of affordable and market housing.</li> <li>Determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas.</li> <li>Consider future demographic trends and identify the accommodation requirements of specific groups such as, homeless households, Black and Minority Ethnic groups, first time buyers, disabled people, older people, Gypsies and Travellers and occupational groups such as key workers, students and operational defence personnel.”</li> <li>Any affordable housing requirement must seek to take on board the overall viability of schemes (including the</li> </ul>		<p>Alteration 2002 is part of the statutory Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the Cambridge Sub Region as shown on the Map in Appendix 2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.</p> <p>7.3 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with the former Policy P9/1 of the Cambridgeshire Structure Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>likely availability or not of grant funding) and will need to consider the full range of other planning gain requirements likely to be sought. Unrealistically high affordable housing requirements and very low site size thresholds could severely threaten overall housing delivery rates.</p> <p>The precise mix of affordable dwellings in any housing development should be a matter for negotiation between developers and the Council taking on board the latest information from the evidence base, the availability or not of grant funding, current market conditions, and the nature and characteristics of each site. It is not for the Council to seek to dictate a precise mix for all housing developments.</p>	<p><b>matter.</b></p> <p>7.4 The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and further proposed changes in October 2007 with adoption expected early in 2008. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above</p>

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				<p>The Federation does not consider it appropriate to delegate matters such as the amount, type and size of affordable housing to a SPD. Any matters of importance to development costs will instead need to be clearly set out in a Development Plan Document (DPD), rather than being delegated down to a SPD. Given that they could potentially have a significant impact on development viability, they must instead be dealt with in DPDs and subjected to the appropriate public scrutiny bestowed upon these.</p> <p>The government published 'Delivering Affordable Housing' in Nov 2006. This document makes a number of important points:</p> <ul style="list-style-type: none"> <li>• The new definition includes new models of</li> </ul>	<p>average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.</p> <p>7.5 The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40% affordable housing is also consistent with Policy H7 of the Interim Planning Policy Statement and the Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across</p>

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				<p>affordable housing, and it is not essential that all affordable homes are offered under identical conditions;</p> <ul style="list-style-type: none"> <li>• There are now far more areas where local authorities need, through the planning system, to be thinking about provision of intermediate market housing;</li> <li>• There is increasing acceptance of the need for more housing of all tenures to be provided in many areas;</li> <li>• There has been much innovation from both the financial community and developers with regard to affordable housing provision;</li> <li>• There needs to be realistic affordable housing targets and thresholds given site viability, funding 'cascade' agreements in case grant is not provided;</li> </ul>	<p>the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.</p> <p>7.6 All requirements are subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<ul style="list-style-type: none"> <li>It is important that affordable housing provision should not be seen as the only possible solution for those who cannot afford to buy a home in the market; and</li> <li>Affordable housing is normally only viable when a subsidy is provided, usually the Housing Corporation National Affordable Housing Programme (NAHP).</li> </ul>	<p>contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.</p> <p>7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance. As</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Developer Contributions Towards Affordable Housing Supplementary Planning Document - Consultation Dr	42 Mr Paul Cronk (HBF)	4378 Other	The SPD should clearly identify how it relates to, and is consistent with, the existing development plan.	The whole purpose of Supplementary Planning Documents is to amplify and expand upon the content of saved policies in an Adopted Local Plan or Development Plan Document. Therefore, its content has to fully accord with the specific policies in the adopted statutory Plan to which it relates. The document has to clearly show in full the individual adopted policies to which its content relates. This needs to be done in	15 dwellings equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.
					The SPD clearly identifies the policies that it relates to in the existing development plan, and the way in which it is consistent with them.  The SPD relates to Policy AH4 of the Local Plan Alteration 2002 as well as updated evidence of housing needs.  Initially the SPD was also drafted on the basis of Policy 9/1 in the Structure Plan but this was not saved on 27 September 2007. Amendments have been made to the supporting text

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>order for local authorities to adopt the document as a SPD if it has been listed in their adopted LDS.</p> <p>Planning Policy Statement 12 (PPS12) indicates that a SPD must be consistent with policies in the development plan documents or 'saved' Local Plan (para 2.43) and that whilst SPDs may contain policies which expand or supplement those policies, that SPDs should not include policies that should be subjected to proper independent scrutiny in accordance with statutory procedures (par 2.44).</p> <p>Whilst SPDs are not subject to independent examination, paragraph 4.39 in PPS12 Local Development Frameworks states that the underlying principles of soundness remain</p>	<p>to explain the basis for the SPD.</p> <p>The content of the SPD is appropriate, having considered relevant alternatives, and is founded upon a robust and credible evidence base.</p>



Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Developer Contributions Towards Affordable Housing Supplementary Planning Document - Consultation Dr	30 Mr Martin Page (D H Barford + Co.)	4408 Object	Increasing the level of affordable housing and lowering the threshold are not justified, will lead to an increase in housing costs and exacerbate the housing shortage. The SPD is not considered to be sound or 'fit for purpose'.	applicable which includes that the content of the SPD should be appropriate, having considered relevant alternatives, and be founded upon a robust and credible evidence base.	
				Having regard to the need to meet all sectors of housing need, including private market housing, the proposal to increase the level of affordable housing provision and lower the threshold is not justified when the perceived level of need has reduced substantially since the 2002 Housing Need Survey. The proposed strategy will only compound the Council's lack of delivery of private market units. This will in turn fuel an increase in housing costs and exacerbate the district's housing.	The need for affordable housing has not reduced since 2002. The changes between the 2002 survey and the 2006 update are primarily due to changes in the methodology and the overall level of need remains very high.  The thresholds have been set out in the development plan i.e. all sites in villages of less than 3,000 and in PPS3 i.e. in developments of over 15 houses.  The proposal to increase the level of affordable housing provision applies only to the Cambridge sub-region.
				For the above reasons the Council's Consultation SPD	

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				document is not considered to be sound or meet the 'fit for purpose' approach.	

### 1 Purpose of this document

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
1.2 For Huntingdonshire District the relevant Development Plans are:	<p><b>731</b> Persimmon Homes East Midlands (Persimmon Homes East Midlands)</p> <p><b>730</b> <i>Miss Sinead Morrissey (Pegasus Planning Group)</i></p>	3817 Object	Consideration and reference should be made to the RSS including SoS changes.	<p>The Affordable Housing Document has failed to consider the emerging RSS14: The East of England Plan. Despite the delay in the process of the RSS, the policies within the Plan and the SOS proposed changes should be considered and listed with the remainder of the documents in Paragraph 1.2 as the EEP is part of the emerging Development Framework for the area as stated in Paragraph 1.5.</p>	<p>Reference to the Regional Spatial Strategy and the Secretary of State's changes is made in Appendix 1 of the consultation draft. The consultation draft is consistent with the changes to the RSS which envisage that there will be an average of 35% affordable housing coming forward across the region. The reference to the RSS in paragraph 1.5 is considered appropriate as it is not currently part of the Development Plan listed in paragraph 1.2. It is proposed to amend a paragraph of the SPD to also refer to the draft RSS as follows:</p> <p><b>7.4</b> The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
					<p>RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and adoption expected in 2007. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.</p>

## 2 Corporate Approach

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
2.2 In this document:	<b>172</b> Mr Gareth Ridewood (CPRE Cambridgeshire )	<b>3602</b> Support	Support		The support is noted.
2.2 In this document:	<b>404</b> Director Andy Chapman (Luminus)	<b>3755</b> Support with conditions	the word "land " should be replaced by "land or dwellings" as often the provision will be of flats rather than land. In addition this could allow for the provision of free completed units	I would like to see the word "land" replaced by "land or dwellings" as often the provision will be of flats rather than land. In addition this could allow for the provision of free completed units	The sentence in 2.2 is copied from the corporate plan and therefore cannot be amended. Regardless, the sentence would not make sense with the addition as requested. The relevant part says: 'enabling the provision of affordable housing by maximising the land available for new affordable housing'.

## 3 Sustainability Appraisal

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
3 Sustainability Appraisal	<b>42</b> Mr Paul Cronk (HBF)	<b>4384</b> Object	The Sustainability Appraisal should further consider the possible economic impacts of the draft SPD , as the costs of providing land for affordable housing may act as a deterrent to bringing forward sites for development.	Whilst the Sustainability Appraisal carefully considers the possible environmental impacts of the Draft SPD, it does not properly consider the possible economic impacts. Clearly if landowners are expected to ensure the delivery of free-serviced land for the Council's preferred types and percentages of affordable housing provision (particularly in the absence of suitable grant funding), this may well	Part 7 of the Sustainability Appraisal relates to economic activity in relation to business and work. 6.3 of the Sustainability Appraisal considers the question of whether the SPD seeks to ensure that all groups have access to decent, appropriate and affordable housing. Having to provide affordable housing

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				act as a deterrent to them bringing forward their sites for development. Thus affecting the overall housing delivery rates, and adding to affordability problems.	does not usually deter development, and any particular difficulties can be considered at the planning application stage.

#### 4 Policy Background

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
4.1 Planning policies at all levels, Government, Regional, County and District emphasise the importance	172 Mr Gareth Ridewood (CPRE Cambridgeshire )	3603 Support	Support		The support is noted.
4.4 Regional, County and District level planning policies, both statutorily adopted and emerging, recogn	172 Mr Gareth Ridewood (CPRE Cambridgeshire )	3604 Support	Support		The support is noted.

## 5 The Housing Needs Survey

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
5.1 The Council commissioned Fordham Research to undertake a comprehensive Housing Needs Study in 2002.	<b>731</b> Persimmon Homes East Midlands (Persimmon Homes East Midlands)  <b>730</b> <i>Miss Sinead Morrissey (Pegasus Planning Group)</i>	<b>3816</b> Object	The Housing Needs Survey (Update 2006) is out of date and therefore the data supplied in the SPD is unreliable and does not confirm the latest housing need. A new housing needs survey needs to be undertaken in order to confirm the latest housing needs figures.	The Housing Needs Survey (Update 2006) is out of date and therefore the data supplied within the supplementary planning document is unreliable and does not confirm the latest housing need.  A new housing needs survey needs to be undertaken in order to confirm the latest housing needs figures.	The Housing Needs Survey is not out of date. The process of preparing the SPD is now nearing completion – the first consultation draft SPD was released in September 2006.
5.3 The main findings of the 2006 survey are:	<b>404</b> Director Andy Chapman (Luminus)	<b>3756</b> Object	The provision of intermediate products can affect need. The assessment underestimates the number of key workers in need.	I disagree with the comment that only new social housing can assist in meeting need.  The provision of intermediate products (particularly with targeted incentives) can impact significantly on meeting the aspirations of existing social rented tenants and hence increase the turnover and availability of existing stock.  There are many key workers that cannot afford market housing but many of these groups have not been	As discussed in 6 of the draft SPD, some intermediate housing such as equity share is envisaged, but socially rented housing is required to meet the high levels of housing need. Policy SAH/5 sets a priority order of 70% social rented housing and 30% intermediate housing. The amount of need from key workers, which may fluctuate depending on access to funding, would not change these percentages.

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5.3 The main findings of the 2006 survey are:	<b>323</b> Mr Stephen Dartford (Fenstanton Parish Council)	<b>4225</b> Observations	Private developers do not provide an affordable option to older house owners wishing to 'down size' as their families grow up.	Our own marketing has shown demand for many more than 4 homes per year requirement for key workers	The requirements for affordable housing, together with a range of planning policies, will help increase the supply of smaller houses.
5.3 The main findings of the 2006 survey are:	<b>30</b> Mr Martin Page (D H Barford + Co.)	<b>4358</b> Object	The Housing Needs Survey Update indicates a reduction in the need for affordable housing since 2002. Therefore, an increase in the affordable housing requirement is not justified.	Paragraph 2.2 of PPS12 states 'a comprehensive and credible evidence base should underpin the policies in the development plan documents'. To support the SPD the Council relies on the Housing Needs Survey Update 2006, which identifies the quantum of units required to meet the affordable housing need has reduced from 1,013 affordable dwellings per year to 585 dwellings per year since 2002 i.e. a reduction of 42.25%. The evidence base clearly does not substantiate that it is necessary to increase the affordable housing requirement on new developments.  The text seeks to dismiss the	It is not true to say that the level of Affordable Housing Need has reduced between the two Needs Assessments of 2002 and 2006; the changes are primarily due to changes in the methodology and the overall level of need remains very high.

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>reduction due to new methodology. The reason for the lower figure is that the update is based on more up to date data, such as the 2001 Census, and the refinement of the Basic Needs Assessment Model. For example, the 2002 survey included accommodation that was too large for a household as being unsuitable housing. The fact remains that the quantum of need the Council considers exists and has previously argued has reduced.</p> <p>A key component of the Basic Needs Assessment Model is an assumption in respect of the annual number of moves by households. The 2006 update uses the same assumption in the 2002 study of 22,691 moves in the past 3 years. However, data clearly points to a reduction in the annual number of moves within the district since 2002. Land Registry data identifies there was a 20% reduction in the number of houses bought and sold across the County between 2002 and 2005. The Housing Needs Survey Update also identifies that the number of annual re-lets of affordable houses within the district has reduced from 709 in 2002 to 483 in 2006, a 32% reduction. These factors have been</p>	



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				drawn to the Council's attention and its consultant, Fordham, have accepted the number of moves over the last 3 years could be closer to 20,168 (see Appendix A). This equates to an 11% reduction. The implication is that the annual affordable housing need will be closer to 474 dwellings than the 585 dwellings identified in the Housing Needs Study Update. This represents a 53% reduction on the 2002 Housing Needs Survey conclusion and a 19% reduction on the 2006 Housing Needs Survey Update conclusion.	
Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
5.4 The 2006 study concluded that the need for Affordable Housing represents considerably over 100% of t	404 Director Andy Chapman (Luminus)	3757 Object	Objects to the statement that any target for affordable housing would be justified given that the need is assessed as more than 100% of the new build target	If any target is justifiable then no land would come forward.	It is accepted that developers need to have profitable private housing alongside the provision of affordable housing. A target of 40% in the Cambridge sub-region is considered to be generally achievable.
5.4 The 2006 study concluded that the need	30 Mr Martin Page (D H)	4385 Object	The statement that housing need represents over 100% of the estimated new build target (559 dwellings per year in the	Having regard to the point made above, the statement the housing need represents over 100% of the estimated new build target (559	The total assessed need is 1055 houses per year (585 socially rented houses and 470 intermediate houses), which is

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for Affordable Housing represents considerably over 100% of t	Barford + Co.)		RSS document) is incorrect	dwelling per year in the RSS document) is incorrect.	in excess of the 559 new build target (it is 188%).

### 6 The Council's Housing Strategy

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
6.4 Evidence from the Council's Housing Register also confirms high levels of housing need in the district..	30 Mr Martin Page (D H Barford + Co.)	4386 Observations	It should be acknowledged there has been a reduction of households on the Council's housing register over recent years.	There is reference to 2,132 households on the Council's housing register at 31st March 2007. However, it should be acknowledged there has been a reduction over recent years: at the 1st April 2003 there were 2,868 households on the Council's housing register and at January 2006 this had reduced to 2,345 households. Over the past 4 years the number of households on the Council's housing register has reduced by 736 i.e. more than 28%. This cannot be dismissed by new methodology and points to a genuine reduction in households in need.	Although the numbers of households on the Council's housing register have reduced, the figures are still well in excess of supply of affordable housing.
6.5 The only product for households	404 Director Andy Chapman	3758 Support with conditions	The need for socially rented housing can be achieved by assisting the mobility of existing tenants.	I agree that the product required is socially rented, however as indicated at 5.3, I believe this can be achieved by assisting the mobility of existing	As discussed in the answer to the comment on 5.3, in the draft SPD, some intermediate housing such as equity share

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in 'housing need' is socially rented housing. This need amounts to	(Luminus)			tenants	is envisaged, but socially rented housing is required to meet the high levels of housing need. Policy SAH/5 sets a priority order of 70% social rented housing and 30% intermediate housing. Assisting the mobility of existing tenants is a matter for Registered Social Landlords, rather than a matter for this SPD.
6.5 The only product for households in 'housing need' is socially rented housing. This need amounts to	30 Mr Martin Page (D H Barford + Co.)	4387 Object	The annual affordable housing need will be closer to 474 dwellings than 585 dwellings i.e. a 53% reduction on the 2002 Housing Needs Survey conclusion and a 19% reduction on the 2006 Housing Needs Survey Update conclusion.	As noted in relation to paragraph 2.3 above, the annual affordable housing need will be closer to 474 dwellings than 585 dwellings i.e. a 53% reduction on the 2002 Housing Needs Survey conclusion and a 19% reduction on the 2006 Housing Needs Survey Update conclusion.	The numbers in the Housing Needs Study Update 2006 are considered to be correct.
Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
6.6 In pursuit of a balanced housing market, mixed tenure developments, and to enable delivery, the Coun	404 Director Andy Chapman (Luminus)	3759 Support	Support		The support is noted.

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
6.6 In pursuit of a balanced housing market, mixed tenure developments, and to enable delivery, the Coun	<b>731</b> Persimmon Homes East Midlands (Persimmon Homes East Midlands)	<b>3818</b> Object	The tenure split specified is too great. If these figures were to be used it could affect the viability of the scheme. Achieving the tenure split specified should depend upon receiving a full social housing grant which is not always achievable.	The tenure split specified in Paragraph 6.6 and Policy SAH/5 is too great and subsequently if these figures were to be used in the provision of affordable housing it could affect the viability of the scheme as a whole. Achieving the tenure split specified in paragraph 6.6 should depend upon receiving a full social housing grant which is not always achievable.	Paragraph 6.6 notes that the split may vary from site to site.
6.6 In pursuit of a balanced housing market, mixed tenure developments, and to enable delivery, the Coun	<b>370</b> Mr Matthew Stock (Redrow Homes (South Midlands) Ltd)	<b>4366</b> Object	The impact of seeking 70% social rent and 30% intermediate tenure split is considered to be too prescriptive, and where a grant is not available this will make some schemes unviable. It is therefore essential for this split to be able to vary from site to site, depending on the economies of provision.	The impact of seeking 70% social rent and 30% intermediate tenure split is considered to be too prescriptive, and where a grant is not available this will make some schemes unviable. It is therefore essential for this split to be able to vary from site to site, depending on the economies of provision.	Paragraph 6.6 notes that the split may vary from site to site.
6.6 In pursuit of a balanced housing market, mixed tenure	<b>219</b> Mrs Helen Phillips (RPS Planning)	<b>4388</b> Object	The intention to secure 70% social rented and 30% intermediate tenure is inconsistent with the statement in Paragraph 6.5	The intention to secure 70% social rented and 30% intermediate tenure is inconsistent with the statement in Paragraph 6.5 that there is a need to achieve 585 social rent homes and	While social rented housing is the only product considered appropriate for the 585 in "housing need", it may be that either social rented housing,

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developments, and to enable delivery, the Coun			that there is a need to achieve 585 social rent homes and 470 intermediate homes per year. Overall the housing need would be better met by securing a mix of 55% social rent and 45% intermediate tenure.	470 intermediate homes per year. Overall the housing need would be better met by securing a mix of 55% social rent and 45% intermediate tenure.	intermediate rented housing or mixed tenure housing is appropriate for the 470 in need of intermediate housing. The 70%-30% split does not specifically relate to these numbers as the total amount of housing provided is unlikely to meet the total need. The highest need is for the social rented housing, hence the requirement for 70% of the housing to be social rented housing.

### 7 Supplementary Affordable Housing Policies

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
7 Supplementary Affordable Housing Policies	<b>735</b> Mr Michael Cramp (Flagship Housing Group)	<b>3982</b> Support	Flagship Housing Group supports the policies in the document.	Flagship Housing Group supports the policies outlined within the document for delivering affordable housing within the Huntingdonshire District.	Support noted.
7 Supplementary Affordable Housing Policies	<b>413</b> National Grid Property Ltd <b>412</b>	<b>4228</b> Object	Policy SAH/6 falls short of setting out fully the range of considerations which will be taken into account when affordable housing contributions are being considered. A related Policy	The following representation supplements representations made on behalf of National Grid in respect of the September 2006 Consultation Draft SPD - Developer Contributions Towards Affordable Housing, and should be read in conjunction with	The text in paragraph 7.23 largely addresses the matters that the objector would like to see formalised in a policy. The wording requested in the submission gives the impression of negotiation on

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
	Vilna Walsh (FirstPlan)		should be inserted within Section 7 of the SPD.	<p>those submissions.</p> <p>The original representations, registered under reference 1916 and 1917, commented on the necessity for Supplementary Affordable Housing Policies - SPD to provide clarification on those circumstances where exceptions may have to be made to the requirement for affordable housing contributions on the basis of, for example, site suitability, viability and economics. The previous representations confirmed that this issue should be dealt with within a Policy and draft wording for such a policy was provided.</p> <p>It is acknowledged that within the second draft SPD additional text has been inserted to form of a new Paragraph 7.23 which goes some way toward clarifying the context in which affordable housing contributions will be dealt with in regard to commercial viability, and this is fully supported. The up-graded of text which previously formed supporting text and which now forms Policy SAH/6 is also supported. However, this does fall short of setting out more fully within the context of a specific policy, the</p>	<p>matters beyond the viability of the development, in conflict with government advice. However, it is agreed that it is worthwhile to include reference to viability in Policy SAH/1 which is to be amended as follows:</p> <p><b>Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3,000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3,000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.'</b></p> <p>Paragraph 7.6 will explain the reference to viability as follows:</p> <p><b>7.6 All requirements are</b></p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>range of considerations which will be taken into account when affordable housing contributions are being considered. The purpose of the document, as set out at Section 1, is to further explain and clarify policies in the Development Plan with regard to affordable housing. The range of factors which will be taken into account in determining affordable housing contributions is a key issue and should be dealt with fully within the SPD. On this basis, in addition to the retention of the new paragraph 7.23, it is considered that a related Policy should be inserted within Section 7 of the SPD as follows:</p> <p>In negotiating affordable housing contributions the Council will take into account:</p> <ul style="list-style-type: none"> <li>i) the nature and character of the site and its surroundings;</li> <li>ii) the economics of provision, including whether there will be particular costs associated with the development of the site;</li> <li>iii) whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given</li> </ul>	<p>subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.</p>

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7 Supplementary Affordable Housing Policies	42 Mr Paul Cronk (HBF)	4379 Other	The Council states that the draft SPD supplements policies AH1- 4. However, the actual content of the draft document seems at complete variance to these policies.	<p>priority in the development of the site;</p> <p>iv) the specific housing needs within the area;</p> <p>vi) the need to achieve a successful housing development.</p> <p>The Council states that the draft SPD supplements policies AH1- 4. However, the actual content of the draft document seems at complete variance to these policies.</p> <p>Policies AH1 and AH2 regard low-cost market housing as constituting affordable housing. Policy AH3 simply sets out a target for affordable housing provision for the period 1997-2006. This period has obviously now passed. Whereas policy AH4 states that the Council will seek to achieve 29% of the total number of dwellings as affordable housing on sites of 25 dwellings or more (or 1 hectare) irrespective of the number of dwellings in settlements larger than 300 population and in settlements of 3000 population or less, on all sites, regardless of their size, subject to the effect of such provision upon the financial viability of any scheme. Factors such as site economics and the effect of affordable housing provision on other planning</p>	Policies AH1, AH2 and AH3 have not been saved and therefore reference to them is to be deleted. These policies were out of date. It is agreed that reference to viability can be added. The part of Policy AH4 which refers to a threshold of 25 dwellings is overtaken by the threshold of 15 dwellings set out in PPS3 as set out in paragraph 7.7. The revised Policy SAH/1 and supporting text is: <p><b>'Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3,000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3,000 population or less. In the</b></p>



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				<p>objectives can be taken into account in deciding whether it is reasonable to seek the provision of affordable housing.</p>	<p>remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.</p> <p>7.2 The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the Cambridge Sub Region as shown on the Map in Appendix 2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.</p> <p>7.3 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with the former Policy P9/1 of the Cambridgeshire Structure</p>

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					<p>Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this matter.</p> <p>7.4 The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and further proposed changes in October 2007 with adoption expected early in 2008. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially</p>

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					<p>the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.</p> <p>7.5 The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40% affordable housing is also consistent with Policy H7 of the Interim Planning Policy Statement and the Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed</p>

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					<p>in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.</p> <p>7.6 All requirements are subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be</p>

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					<p>based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.</p> <p>7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government</p>

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7	30 Mr Martin Page (D H Barford + Co.)	4409 Object	Cambridge City and South Cambridgeshire District Council, which have a greater housing need than Huntingdonshire, tried to argue a 50% housing target in their LDPs but this was not supported by examination inspectors, who accepted 40% provision. To reflect the lower affordable housing need in Huntingdonshire, a target of less than 40% is appropriate.	Both Cambridge City and South Cambridgeshire District Council, which have a greater housing need than Huntingdonshire, tried to argue a 50% housing target in their LDPs but this has not been supported by the examination inspectors, who have accepted 40% provision. To reflect the lower affordable housing need in Huntingdonshire, a target of less than 40% is appropriate.	The target of 40% in the Cambridge sub-region part of Huntingdonshire is consistent with the 40% target in Cambridge City and South Cambridgeshire. It is supported by the Council's own Housing Needs Surveys.
					guidance. As 15 dwellings equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.
Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Policy SAH/ 1	172 Mr Gareth Ridewood (CPRE Cambridgeshire )	3605 Object	The target should be set at 40% across the District as a whole to avoid confusion	CPRE feels that the target should be set at 40% across the District as a whole. For example the draft policy SAH/1 would leave Alconbury outside the 40% zone and thus make it harder to secure Affordable Housing if Alconbury Airfield were to	This is a matter which can be re-considered in respect of the Core Strategy. At this stage it is not considered appropriate to increase the requirement beyond that which was consulted on in the draft

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				be developed as a mixed site with housing in the future. The split target policy would also encourage provision of housing outside the 40% zone which is not affordable, when these areas it could be argued are some of the areas of greatest affordability need - in our rural areas, which would be subject to limited housing development as per the Core Strategy options	document.
Policy SAH/ 1	<b>404</b> Director Andy Chapman (Luminus)	<b>3760</b> Object	40% should be adopted across the board	40% should be adopted across the board	This is a matter which can be re-considered in respect of the Core Strategy. At this stage it is not considered appropriate to increase the requirement beyond that which was consulted on in the draft document.
Policy SAH/ 1	<b>404</b> Director Andy Chapman (Luminus)	<b>3761</b> Object	should be a consistent 40%	should be a consistent 40%	This is a matter which can be re-considered in respect of the Core Strategy. At this stage it is not considered appropriate to increase the requirement beyond that which was consulted on in the draft document.
Policy SAH/ 1	<b>404</b> Director Andy Chapman (Luminus)	<b>3762</b> Object	should be a consistent 40%	should be a consistent 40%	This is a matter which can be re-considered in respect of the Core Strategy. At this stage it is not considered appropriate to increase the requirement beyond that which was

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Policy SAH/ 1	35 Mr Chris Blackman (Cambridgeshire County Council)	3853 Support	Policy SAH/1 is supported, although policy P9/1 of the Structure Plan, being saved beyond the end of September 2007, is still subject to Government decision.	Policy SAH/1 is supported, although the status of Policy P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003, in terms of it being saved so that it will remain in operation beyond the cut-off date of 28th September 2007, is still subject to Government decision.	consulted on in the draft document.  The government decision on 27 September 2007 was not to save Policy P9/1. This necessitates an amendment to Policy SAH/1 and any other reference to Policy 9/1 and other policies that were not saved. In addition only Policy AH4 on affordable housing was saved from the Local Plan Alteration 2002. This necessitates deletion of the references to Policies AH1, AH2 and AH3. The consequent changes are: From paragraph 1.3: <del>...in the context of Policies AH1 - AH4 of the Huntingdonshire Local Plan Alteration 2002; and Policies P5/4 and P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003...</del> replace with <del>...in the context of Policy AH 4 of the Huntingdonshire Local Plan Alteration 2002 and updated housing needs assessments...</del>  Delete Policy SAH/1 and



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					<p>paragraphs 7.2 to 7.7 and replace with:</p> <p><b>'Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3,000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3,000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.</b></p> <p><b>7.2 The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the</b></p>

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					<p>Cambridge Sub Region as shown on the Map in Appendix 2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.</p> <p>7.3 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with the former Policy P9/1 of the Cambridgeshire Structure Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this matter.</p> <p>7.4 The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and further proposed changes</p>

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					<p>in October 2007 with adoption expected early in 2008. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.</p> <p>7.5 The local evidence base, including the latest housing needs surveys,</p>

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					<p>demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40% affordable housing is also consistent with Policy H7 of the Interim Planning Policy Statement and the Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.</p> <p>7.6 All requirements are</p>

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					<p>subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.</p> <p>7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments</p>

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					<p>like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance. As 15 dwellings equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.</p> <p>Paragraph 7.25 delete:  <del>The supporting text to Policy AH1 of the Huntingdonshire Local Plan Alteration states that Affordable Housing provided through developer contributions will normally be secured via land values. However, the changing circumstances outlined above</del></p>

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Policy SAH/ 1	<p><b>370</b> Mr Matthew Stock (Redrow Homes (South Midlands) Ltd)</p> <p><b>219</b> Mrs Helen Phillips (RPS Planning)</p>	<b>4359</b> Object	<p>The policy should be amended to refer to an indicative target of 35% in the Cambridge Sub Region part of the District, pending the results of the HMA, and to make specific reference to the need to take account of development costs and scheme viability in negotiations with developers and in determining planning applications.</p>	<p>The proposed target of '40%' or more affordable housing' in the Cambridge Sub-Region presumably refers to 'new' housing as in the structure plan rather than to the whole stock. As such this target percentage is unreasonably high. Circular 05/2005 on planning obligations states that economic viability must be taken into account. 'PPS3 Housing' states that regard should be had to relevant sub-regional Housing Market Assessments and other relevant strategies and that the target should</p>	<p>demonstrate that additional contributions are required in order to achieve the aims of the policy.</p> <p>Replace with: 'The policy is intended to give some guidance on the extent to which there is flexibility in the application of affordable housing policies.'</p> <p>In Appendix 1 delete reference to the Cambridgeshire and Peterborough Structure Plan 2003 and the Policies AH1, AH2 and AH3 of the Huntingdonshire Local Plan Alteration 2002.</p>
				<p>The SPD refers to a target of 40% in the Cambridge sub-region and 29% elsewhere. This refers to new housing. Viability will be taken into account and specific reference to this added to Policy SAH/1. The forthcoming Core Strategy may have a different target, but that is not the subject of this SPD.</p>	

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				<p>take account of the anticipated levels of finance available and the level of developer contribution that can realistically be sought on relevant sites. It also proposes that local planning authorities should balance the need for affordable housing against the viability of sites in their area.</p> <p>The general direction of policy advice is therefore moving to one based on a better understanding of the local housing market and the effect upon total housing provision and affordability of different policy approaches, coupled with a realistic understanding of what can be achieved on individual sites, give the limited availability of public subsidy and development and land costs.</p> <p>The updated 2002 Housing Needs Survey may provide sufficient evidence of potential need to justify having an affordable housing policy, but it does not address the issue of scheme viability and the impact on overall housing supply. In advocating an approach in the core strategy that the Council should seek up to 40% provision across the district, the updated survey fails to appreciate the variation in size, suitability and</p>	



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Policy SAH/ 1	<p><b>329</b> Gallagher Estates</p> <p><b>328</b> <i>Mark Smith</i> <i>(Arup on behalf of Gallagher Estates)</i></p>	<p><b>4373</b> Object</p>	<p>Policy SAH/1 is inconsistent with PPS12 as it does not apply/meet the principles set out for supplementary planning documents.</p> <p>Targets are not consistent with Policy H3 of RSS14 (35%).</p> <p>The identification of a target for affordable housing should await the completion of the HMA for the Cambridge Sub</p>	<p>viability of sites in different parts of the district and we have objected to this approach in responding to the core strategy document. The updated Needs Survey is also no substitute for a proper Housing Market Assessment (HMA).</p> <p>The policy should therefore be amended to refer to an indicative target of 35% in the Cambridge Sub Region part of the District, pending the results of the HMA, and to make specific reference to the need to take account of development costs and scheme viability in negotiations with developers and in determining planning applications.</p>	
				<p>The Council's targets to secure affordable housing from development as set out in Policy SAH/1 of the SPD is inconsistent with PPS12 as it does not apply/meet the principles for supplementary planning documents set out in paragraph 2.43 which requires that the SPD:</p> <p>i) It must be consistent with national and regional planning policies as well as the policies set out in the development plan documents contained in the local development framework;</p>	<p>The SPD has been prepared in accordance with PPS12 and is consistent with national and regional planning policies. The Section 106 process allows for consideration of the full range of planning contributions and development costs.</p> <p>To clarify the situation regarding the relationship of this SPD with saved policies and Policy H3 of the draft RSS it is proposed to amend Policy SAH/1 and the supporting text in paragraphs 7.2 to 7.7 as</p>

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			<p>Region.</p> <p>While a broad objective of 40% affordable housing is likely to be appropriate, the SPD should recognise the actual figure agreed for housing sites will need to reflect the full range of planning contributions and the development costs for each site.</p> <p>The saved Structure Plan policies identified in Appendix E of RSS14 which the Council relies on to justify the 40% target within the Cambridge Sub-Region are scheduled to remain valid only until 28 September 2007.</p>	<p>ii) It must be clearly cross-referenced to the relevant development plan document policy which it supplements (or, before a relevant development plan document has been adopted, a saved policy)</p> <p>The Policy does not meet the first criteria of paragraph 2.43 of PPS12 (set out above) as the targets are not consistent with Policy H3 of the Proposed Changes to RSS14 that expects that 35% of housing should be affordable and requires that appropriate targets for affordable housing should take account of/be informed by:</p> <p>The objective of the RSS;</p> <ul style="list-style-type: none"> <li>•Local assessment</li> <li>•of affordable housing need prepared in accordance with Government guidance;</li> </ul> <p>The need where appropriate to set specific, separate targets</p> <ul style="list-style-type: none"> <li>• for social rented and intermediate housing; Housing market considerations; and The Regional Housing Strategy</li> </ul> <p>The council would need to provide a robust evidence to back the proposed figure of 40% in the</p>	<p>follows:</p> <p><b>Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3000 or more population (or 1ha irrespective of the number of dwellings) and on all sites in settlements of 3000 population or less. In the remainder of the District a target of 29% will apply to the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.</b></p> <p><b>7.2 The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the Cambridge Sub Region as shown on the Map in Appendix</b></p>

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				<p>Cambridge Sub-Region and 29% in the rest of the district, as it is not consistent with the 35% target set out in the Proposed Changes to RSS14.</p> <p>Furthermore PPS 3 (paragraph 11) states that 'Local Development Documents should be informed by a robust, shared evidence base, in particular, of housing need and demand, through Strategic Housing Market Assessment (HMA)....'</p> <p>Gallagher is aware that Cambridgeshire Horizons is producing the HMA for the Cambridge Sub Region in partnership with the Cambridgeshire Districts and the County Councils (This is confirmed in paragraph 5.5 of this consultation paper). Therefore to accord with policies of the RSS and PPS3 the identification of a target for affordable housing should await the completion of the HMA for the Cambridge Sub Region which will set out the up to date requirements and needs for affordable housing within that part of the Cambridge Sub Region with the district. This is also acknowledged in paragraph 4.4 of the Development Control Policies DPD – Issues and Options document which states that 'A Strategic Market Housing Assessment is being carried</p>	<p>2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.</p> <p>7.3 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with the former Policy P9/1 of the Cambridgeshire Structure Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this matter.</p> <p>7.4 The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and adoption expected in 2007. Once adopted it will be part of the development plan.</p>

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				<p>out for Cambridgeshire, this assessment will identify the long term need and demand for market and affordable housing. This assessment will be used to inform policies on the mix of housing required in new development'.</p> <p>The saved Structure Plan policies identified in Appendix E of RSS14 which the Council relies on to justify the 40% target within the Cambridge Sub-Region are scheduled to remain valid only until 28 September 2007. This means that Policy SAH/1 is not consistent with the second criteria of paragraph 2.43 of PPS12 (set out above).</p> <p>Any target on affordable housing will also need to take account of Circular 6/98 (paragraph 10), which states that '...a realistic approach to balancing the need for such housing with the viability of the development and other site specific issues- ...'.</p> <p>Gallagher may support a policy which will set a target of 40% (if this has been confirmed through the HMA) of all housing on eligible sites throughout the district to be provided as 'affordable housing' subject to the effect of such provision on the</p>	<p>Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.</p> <p>7.5 The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40%</p>

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				<p>financial viability of any proposals. The policy should acknowledge the scale of financial contributions to other s106 related requirements, as well as substantial site costs, associated with many development sites within the District. The policy should be flexibly applied and should acknowledge that there will be circumstances where a lower proportion of affordable housing (sometimes significantly below 40% will be appropriate). This would ensure that the policy accord with paragraph 29 of PPS3 which states affordable housing target should 'reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured'.</p> <p>In conclusion, while a broad objective of 40% affordable housing is likely to be appropriate, the SPD should recognise that the actual figure agreed for housing sites will need to reflect the full range of planning contributions and the development</p>	<p>affordable housing is also consistent with Council's withdrawn Core Strategy as shown in Policy H7 of the Interim Planning Policy Statement and the revised Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.</p> <p>7.6 All requirements are subject to the negotiation of</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Policy SAH/ 1	30 Mr Martin Page (D H Barford + Co.)	4389 Object	Increasing the affordable housing requirement within the Cambridge sub-region from 29% to 40% should be the subject of scrutiny within either the Core Strategy or Development Control Policy DPD Public Examination. Any increase should be delayed pending examination by the independent inspector.  The 40% identified in	costs (such as the additional cost associated with infrastructure provision and site remediation) for each site.	agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.
Policy SAH/ 1	30 Mr Martin Page (D H Barford + Co.)	4389 Object	Increasing the affordable housing requirement within the Cambridge sub-region from 29% to 40% should be the subject of scrutiny within either the Core Strategy or Development Control Policy DPD Public Examination. Any increase should be delayed pending examination by the independent inspector.  The 40% identified in	There is no 'sound and robust' evidence base to underpin increasing the affordable housing on developments within the Cambridge sub-region to 40%. The facts are the quantum of affordable housing need identified in the surveys has reduced by 42.25% since 2002 and the number of households on the Council's housing register has reduced by 28% over the past 4 years.  The requirement for 40% affordable	The quantum of affordable housing need has not reduced in the manner suggested in the representation. The apparent reduction in the numbers of households in need is due to changes in methodology. The need for housing still equates to a number well in excess of the number of housing units in prospect in the foreseeable future. The requirements are supported by the Housing Needs Survey Update 2006.

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			<p>Structure Plan Policy P9/1 has never been the subject of any public examination, whereas the 29% in the adopted Local Plan has.</p> <p>Since the 2002 Local Plan Alteration Inquiry the housing need has reduced by more than 42% and the number of people on the council's housing register has reduced by 28%.</p>	<p>units on new developments in the Cambridge sub-region and 29% in the rest of the district is not supported by the Housing Needs Survey Update 2006. The update identifies the difference in property and rental values between the south/east and the north/west areas of the district reduced between 2002 and 2006. In the area of greatest need i.e. 1 and 2 bed units, the difference is in the order of 4% for 1 bedroom units and just over 1% for 2 bedroom units. This small price difference does not justify an additional 11% affordable housing requirement in the Cambridge sub-region, when compared to the rest of the district.</p> <p>The 40% target for the Cambridge sub-region is inconsistent with saved Policy AH4 of the Local Plan Alteration 2002, which identifies a 29% requirement across the whole district.</p> <p>The policy purports the 40% affordable housing requirement for the Cambridge sub-region area of the district is justified by Structure Plan Policy P9/1. This states '40% or more of the new housing in the Sub-Region will be affordable, which will</p>	<p>To clarify the situation regarding the relationship of this SPD with saved policies and housing need it is proposed to amend Policy SAH/1 and the supporting text in paragraphs 7.2 to 7.7 as follows:</p> <p><b>'Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3,000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3,000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.'</b></p> <p><b>7.2 The Huntingdonshire Local Plan Alteration 2002 is part of the statutory</b></p>

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				<p>include key worker housing'. It is important to highlight that the EIP panel into objections to the 2003 Structure Plan considered a target of 30% or more to be fully justified, but in the absence of a firm basis on which to amend the 30% target it recommended this should be reviewed in the light of a Sub-Regional Housing Needs Survey. However, the Structure Plan was adopted with a Sub-Regional target of 40%, before publication of the Cambridge Sub-Region Housing Needs Survey 2003. The 40% affordable housing target was therefore incorporated in the Structure Plan after the Examination in Public and this has not been subject to independent examination in Huntingdonshire, which is a key component of the new planning system. The affordable housing requirement must be subject to independent examination, as recommended in Circular 5/2005, and the ODPM Companion Guide to PPS12 document.</p> <p>Structure Plan Policy P9/1 does not prescribe a 40% affordable housing requirement within particular district areas, but aims to ensure that 40% or more of the new housing in the</p>	<p>Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the Cambridge Sub Region as shown on the Map in Appendix 2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.</p> <p>7.3 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This accords with the former Policy P9/1 of the Cambridgeshire Structure Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this matter.</p> <p>7.4 The need for a higher target than 29% is also shown</p>



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				<p>sub-region will be affordable. Paragraph 9.20 of the Structure Plan document clarifies 'Policy P9/1 includes a requirement for at least 40% affordable housing because needs are significant throughout the Sub-Region and are particularly great in close proximity to Cambridge...'. This is reflected in the Cambridge City Local Plan Inspector's Report where he commented 'I also find some force in the Council's argument that, if the Structure Plan aim of 40% or more for the sub-region is to be achieved then Cambridge, as a key location for new development, is likely to have to contribute a greater proportion' (Para. 5.11.12). This was also reflected in Go-East's response to the RSS document that 40% or more provision should be concentrated at the focus for sub-regional growth. Within the sub-regional context Huntingdonshire is expected to meet only approximately 16% of the housing requirement and there will be variations between authorities. Consequently, there is justification for a lower affordable housing requirement in Huntingdonshire to offset the greater need and provision in the Cambridge and South Cambridgeshire district areas.</p>	<p>in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and further proposed changes in October 2007 with adoption expected early in 2008. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing</p>

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				<p>The 2003 Housing Needs Survey that is used to support the Structure Plan policy noted targets should be set at local level by each Council to address the specific scale of local need and supply.</p> <p>Structure Plan Policy P9/1 has been overtaken by the more up to date evidence base in the Housing Needs Update. This identifies the quantum of affordable housing need has reduced since 2003, when the Structure Plan was adopted and the original Housing Needs Survey was published.</p> <p>In light of the above the percentage of affordable housing should specifically be addressed within the Core Strategy and Development Control Policy Documents, as required in Circular 5/2005, the DCLG document 'Planning Obligations: Practice Guidance' and the RSS Panel's recommendation. Until these documents come forward the affordable housing requirement should be based on the 2002 Local Plan Alteration, which has been the subject of independent examination. Despite the evidence of greater need the 2002 Local Plan Alteration</p>	<p>it will require a percentage above 35% on eligible sites to meet the target.</p> <p>7.5 The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40% affordable housing is also consistent with Policy H7 of the Interim Planning Policy Statement and the Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will</p>

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				<p>Inspector noted (Para. 3.4.4) 'there is no requirement for the Council to meet the full level of identified need for affordable housing within the plan period'. The Inspector went on 'The HNS established that there exists a significant level of affordable housing need in the district. It is therefore right that the Council should seek a significant level of housing on suitable sites. To seek more than about a third of housing on suitable sites as affordable housing would be likely to place an unreasonable burden on developers and effect the viability of sites.' Given the Inspector's assessment was against a significantly greater identified need, the increase from 29% to 40% is not justified or reasonable.</p>	<p>be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.</p> <p>7.6 All requirements are subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.</p> <p>7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger</p>

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					<p>than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance. As 15 dwellings equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.</p>
7.2 The	30	4390	Although the draft Regional	Although the draft Regional Spatial	<p><b>Officer's Recommendation</b> The RSS has not yet been</p>

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Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the Dis	Mr Martin Page (D H Barford + Co.)	Object	Spatial Strategy East of England Plan proposes Structure Plan Policy P9/1 be 'saved' the document clarifies that where a conflict arises between the saved policy and policies in the East of England Plan, this will be determined in favour of the Plan. The Panel's report on the Plan mentions a target around 35%. A higher proportion should be available at Northstowe.	Strategy East of England Plan proposes Structure Plan Policy P9/1 be 'saved' the document clarifies that where a conflict arises between the saved policy and policies in the East of England Plan, this will be determined in favour of the Plan. The Panel's report on the draft RSS Plan notes 'We conclude that it is reasonable for the Plan to reflect the importance of affordable housing for the region by including an overall regional target and one of around 35% is justifiable. Such a target, if related to a wide definition of affordable housing from all the relevant sources and if applied to new permissions rather than all additional housing over the Plan period, might also be achievable. It should, however, be expressed in broad terms as a regional aspiration and not as a rigid minimum target, so as to allow flexibility for higher or lower targets to be included in LDDs on the basis of local assessments. To translate the percentage aspiration into a "top down" numerical target like the draft Policy SS13 annual figure of 7,200 affordable dwellings per annum can have little meaning for individual Districts. We do not see any benefit in seeking to elaborate or break	approved and is therefore not part of the Development Plan. It will be appropriate to review the affordable housing policies in the Core Strategy after the RSS has been approved. Nevertheless, it is considered that the target of 40% in the Cambridge sub-region and 29% elsewhere is consistent with the draft RSS target of 35% over the entire region.

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				<p>down the aspirational figure for time periods or different types of affordable housing need as it would be theoretical and not based on any real relationship with targets and provision derived from local assessments'.</p> <p>In response to the draft RSS plan the Government Office for the East of England commented 'if the Regional Housing Strategy figures were to be met entirely from new house building, then only some 13,000 of the proposed 23,900 annual provision would be available for open market sales. We do not see that reducing the supply of new homes to buy in the market will assist in making housing in the region more affordable'. With specific regard to the Cambridge Sub-Region, the government office commented that at least 40% of the new homes should be affordable at the focus for sub-regional growth i.e. Northstowe new town and on the major urban extensions of Cambridge.</p>	
7.3 The local evidence base,	30 Mr Martin	4391 Object	The RSS refers to a minimum 40% affordable housing target in the growth centres and an	The statement there is a 'high level of need across Huntingdonshire' must be considered in the context of need in	It is accepted that the affordability of housing in Huntingdonshire is on average

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including the latest housing needs surveys, demonstrates a high level of need	Page (D H Barford + Co.)		average of 35% across the region. The fact Huntingdonshire has one of the lowest house price to income ratios in the region and has seen the lowest growth in numbers of people on the housing register over the last 10 years within the region, suggests the affordable housing provision should be less than 35% and closer to 30%.	other authorities within the region. An indicator of the likely level of affordable housing need is the house price to income ratio. A high ratio will generally suggest housing is less affordable. The Joseph Rowntree Foundation in the document 'Affordability in the Intermediate Housing Market' produced by Steve Cox (2005) has looked at the ratio for all local authorities within Great Britain and within the region. In relation to Cambridgeshire, the document identifies that Huntingdonshire has the third lowest ratio within the County after Cambridge City, East Cambridgeshire, and South Cambridgeshire as detailed in Table 1. This is consistent with expectation that housing pressure and consequently property prices will be higher within and close to Cambridge city.  TABLE 1  Local Authority Numbers of working households Annual household earnings (£) Average house prices (£) House price to income ratios  Cambridge City 12,546 38,066 196,027 5.15 East Cambridgeshire 8,385 36,453 156,428 4.29	better than in some other districts. Nevertheless there is a high level of need in the district, and the draft SPD seeks to address that need. It is important for developers in Huntingdonshire to provide affordable housing rather than leave the responsibility to developers in other districts.

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				<p>South Cambridgeshire 15,006 46,231 177,720 3.84</p> <p>Huntingdonshire 19,263 42,738 144,233 3.37</p> <p>Fenland 8,697 35,360 118,454 3.35</p> <p>Peterborough UA 17,210 34,219 114,137 3.34</p> <p>Source: Joseph Rowntree Foundation/Steve Wilcox 'Affordability and the Intermediate Housing Market' (2005)</p> <p>The ratio for Huntingdonshire of 3.37 is lower than the overall ratio for England (4.20) and the East of England (4.26). In fact, Huntingdonshire has the third lowest ratio in the whole East of England region, as detailed in the extract from the Joseph Rowntree Foundation document attached as Appendix B. This suggests that by comparison with nearly all other authorities in the region housing in Huntingdonshire is generally more affordable. This is reflected in the fact Huntingdonshire has seen the smallest change in numbers on the housing register in the region over the last 10 years – see Appendix 'C'. Given the RSS Panel's recommendation for an overall average 35% affordable</p>	



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				provision across the region, and the expectation provision will be higher in areas of greater need, it is reasonable that the affordable housing provision in Huntingdonshire is less than 35% and closer to 30%.	
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7.4 For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing	30 Mr Martin Page (D H Barford + Co.)	4392 Object	The District Council should challenge the County Council's Statement of General Conformity. In the interim, pending thorough examination through new DPDs the Council should aim to secure 29% affordable housing provision across the district, in accordance with saved policy AH4 of the LPA.	Given the more up to date evidence base, we do not agree the Council is bound to accept the 40% affordable housing target for the Cambridge Sub-Region. As noted above there are legitimate reasons for challenging the County Council Statement of General Conformity and retaining the requirement in the adopted plan for 29% across the whole district	It is proposed to require 40% of more affordable housing on eligible sites in the Cambridge sub-region on the basis of up to date evidence.
<b>Item</b>	<b>ID / Name</b>	<b>ID / Type</b>	<b>Summary</b>	<b>Representation</b>	<b>Officer's Recommendation</b>
7.5 For that part of the District in the Peterborough and North Cambridgeshire Sub Region, the Local Pla	30 Mr Martin Page (D H Barford + Co.)	4393 Object	The Council is faced with a much greater need for private market housing. Increasing the affordable housing requirement will reduce the delivery of market units and in doing so fuel a rise in the cost of market units	The small price difference of between 1% and 4% between the south/east and the north/west areas of the district does not justify an additional 11% affordable housing requirement in the Cambridge sub-region and the rest of the district.  The statement the latest Housing Need Surveys demonstrate that the targets are more than justified is erroneous	It is not the intention of the SPD to reduce the delivery of housing. Difficulties with the commercial viability of developing sites due to the need to provide affordable housing, will be taken into account in development control decisions.

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				<p>given the reduction in the quantum of affordable housing need, and that the number of households on the housing register has reduced over recent years. Furthermore, the statement does not give due regard to the high level of market need. The Housing Needs Survey Update concludes there will be an annual requirement for 6,203 market unit moves. Satisfying this level of market housing within the Structure Plan and Regional Spatial Strategy housing growth targets will be impossible. Increasing the level of affordable housing will therefore be to the exclusion of private market housing provision and this will only exacerbate the shortfall in private market housing provision, which in turn will fuel the increase in market house prices and compound the affordability difficulties across the whole housing sector. As noted in Paragraph 2.17 above this was acknowledged by Go-East in response to the RSS proposals and the intention to try and achieve 40% affordable provision within the region.</p>	
7.6 Recent evidence gathered since the	30 Mr Martin Page	4394 Object	The statement 'recent evidence gathered since the adoption of the Local Plan Alteration in 2002 demonstrates that a higher level	The statement 'recent evidence gathered since the adoption of the Local Plan Alteration in 2002 demonstrates that a higher level of	It is not true to say that the level of Affordable Housing Need has reduced between the two Needs Assessments of

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adoption of the Local Plan Alteration in 2002 demonstrates that a	(D H Barford + Co.)		of affordable housing should be sought....' is erroneous given the fact the quantum of need has reduced by 42.25% since 2002 and the number of households on the housing register has reduced by 28% over the last 4 years.	affordable housing should be sought....' is erroneous given the fact the quantum of need has reduced by 42.25% since 2002 and the number of households on the housing register has reduced by 28% over the last 4 years.	2002 and 2006; the changes are primarily due to changes in the methodology and the overall level of need remains very high.
<b>Item</b>	<b>ID / Name</b>	<b>ID / Type</b>	<b>Summary</b>	<b>Representation</b>	<b>Officer's Recommendation</b>
7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha ir	<b>404</b> Director Andy Chapman (Luminus)	<b>3763</b> Support	Support		The support is noted
7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha ir	<b>370</b> Mr Matthew Stock (Redrow Homes (South Midlands) Ltd) <b>219</b>	<b>4362</b> Object	On sites of 15 dwellings or more, a more flexible approach is needed if affordable housing is to be achieved without affecting the delivery of overall housing supply. There is no clear guidance in the document as to the amount of affordable housing required on sites in settlements with under 3,000 population. Further	With regards to requiring affordable housing on sites of 15 dwellings or more, a more flexible approach is needed if affordable housing is to be achieved without affecting the delivery of overall housing supply. This intended approach does not take account of the need to consider the effect upon total housing provision and affordability of such an approach, having regard to what can be viably achieved on individual sites, given the	The SPD will guide development control decisions. It is not appropriate to have an entirely flexible approach as developers will have little guidance on what to expect. Paragraph 7.23 indicates that commercial viability will be taken into account when considering planning applications.

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	Mrs Helen Phillips (RPS Planning)		<p>clarification is required that has proper regard to the need to set a threshold at which schemes will remain viable and deliverable.</p>	<p>limited availability of public subsidy and high development and land costs. The text should be amended to say that the Council will take a flexible approach that responds to individual site circumstances and development costs.</p> <p>There is no clear guidance in the document as to the amount of affordable housing required on sites in settlements with under 3,000 population. The paragraph states that in the Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. In response to PPS3 (paragraph 29) the Council proposes to reduce the threshold to 15 in settlements to 3,000 population.</p> <p>There is not, however, any relevant text as to whether the threshold will be 15 dwellings in settlements with under 3,000 population, or not. Further clarification is required that has proper regard to the need to set a threshold at which such schemes will remain viable and deliverable.</p>	<p>Paragraph 7.7 explains the threshold for settlements over 3,000 population. The amended paragraph 7.7 is as follows:</p> <p><b>7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29, states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance. As 15 dwellings</b></p>

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					<p>equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.</p> <p>Policy SAH/1 has been amended to clarify the situation for settlements with a population of less than 3,000. The amended Policy SAH/1 and as follows:</p> <p><b>Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3,000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3,000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken</b></p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
7.7 The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha ir	30 Mr Martin Page (D H Barford + Co.)	4395 Object	Whilst PPS3 identifies an indicative national minimum threshold of 15 dwellings, this needs to be justified in relation to Huntingdonshire when bearing in mind the significant reduction in the number of affordable units that are required and the district's position compared to other districts in the region.	Whilst PPS3 identifies an indicative national minimum threshold of 15 dwellings, this needs to be justified in relation to Huntingdonshire when bearing in mind the significant reduction in the number of affordable units that are required and the district's position compared to other districts in the region.	<b>into account.'</b> The words in paragraph 29 in PPS3 are: 'The national indicative minimum site size threshold is 15 dwellings. However, Local Planning Authorities can set lower minimum thresholds, where viable and practicable, including in rural areas.' The draft SPD is in accordance with this.
7.10 On schemes where these Affordable Housing policies apply, the	404 Director Andy Chapman (Luminus)	3764 Support with conditions	Does not agree with the need for planning contributions under S106 on all schemes.	I do not agree that these are necessary on all schemes and should only be allowed when they can be justified as necessary for the provision	<b>Officer's Recommendation</b> The mechanisms in Section 106 of the Planning and Compulsory Purchase Act 2004 set the appropriate legal framework for planning obligations relating to affordable housing.
7.11 The demonstrated high level of housing need in Huntingdonshire provides a clear justification for al	30 Mr Martin Page (D H Barford + Co.)	4396 Object	The Council has not demonstrated a high level of housing need that substantiates a requirement for 40% affordable housing provision in the Cambridge sub-region, when compared to other districts in the county or region.	The Council has not demonstrated a high level of housing need that substantiates a requirement for 40% affordable housing provision in the Cambridge sub-region, when compared to other districts in the county or region.	<b>Officer's Recommendation</b> The Council has demonstrated a high level of housing need in its Housing Needs Survey as explained in Part 5 of the SPD.

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Policy SAH/ 2	172 Mr Gareth Ridewood (CPRE Cambridgeshire )	3606 Support with conditions	Support although the wording is rather vague.	CPRE supports this although we feel the wording is rather vague.	The support is noted. The policy is understandable.
Policy SAH/ 2	42 Mr Paul Cronk (HBF)	4381 Object	It is unclear as to why the Council should seek a 70% to 30% split in favour of these tenures.	Given that the requirement for social-rented housing and intermediate housing is not too dissimilar with regard to numbers, it is unclear as to why the Council should seek a 70% to 30% split in favour of these tenures. Furthermore, such an approach ignores its adopted plan policy, which has regard to the economics of provision (including other competing planning requirements), whereas PPS3 emphasises the importance of grant funding in relation to what types of affordable housing will be able to be delivered.	As explained in Paragraph 6.6 the Council seeks 70% social rented housing and 30% intermediate housing in pursuit of a balanced housing market, mixed tenure developments and to enable delivery. The paragraph notes that the split may vary from site to site.
Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
7.12 The latest available Housing Needs Survey Update conducted by Fordham Research confirms that only so	42 Mr Paul Cronk (HBF)	4380 Object	The Housing Needs Study update cannot be used as a basis for changing Adopted Local Plan policy requirements via SPD.  The only product to meet 'housing need' is not social-rented provision.	The HBF notes that an update of the 2002 Housing Needs Study was undertaken in 2006. However, this cannot be used as a basis for changing Adopted Local Plan policy requirements via SPD.  The HBF does not accept that the only product to meet 'housing need' is social-rented provision. Such a suggestion is clearly unrealistic and contrary to Government policy	The SPD does not change Local Plan policy requirements.  Paragraph 6.5 states the Council's view that the only product that will provide for those defined as being in 'housing need' is socially rented housing. This is because they do not have the finance to access intermediate

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				<p>guidance, which increasingly emphasises the role of intermediate housing provision. The key worker requirement of only 4 dwellings per annum also seems highly suspect. The reality is that will be a whole range of different types of housing needs that might be addressed in a variety of different ways.</p> <p>It is stated that the Council is working with other local authorities on preparing a Strategic Housing Market Assessment. Clearly if it is to comply with the recent Practice Guide, HBF and its members will need to be represented on the project Steering Group alongside other key stakeholders.</p>	<p>housing options. It is recognised that there is an increasing role for intermediate housing such as equity share housing.</p>
7.14 The size and type of housing units to be provided will be determined by analysing the latest Housing	323 Mr Stephen Dartford (Fenstanton Parish Council)	4226 Observations	<p>Fenstanton is a family orientated village with a growing population of 'young' people not necessarily wishing to leave the area to get on the property ladder. At the time the Headlands estate was built, in the 1970s the housing mix allowed for a reasonable number of 2 bedroom dwellings. This allowed young people to start their families and graduate up the property ladder as finances allowed.</p> <p>Allowing for a reasonable number of 2 bedroom dwellings would help young people to start up the property ladder.</p>	<p>Fenstanton is a family orientated village with a growing population of 'young' people not necessarily wishing to leave the area they have grown up in to get on the property ladder. At the time the Headlands estate was built, in the 1970s the housing mix allowed for a reasonable number of 2 bedroom dwellings. This allowed young people to start their families and graduate up the property ladder as finances allowed.</p>	<p>The SPD is intended to help ensure that affordable housing is delivered, which will allow for a housing mix to be created.</p>



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7.14 The size and type of housing units to be provided will be determined by analysing the latest Housing	<b>30</b> Mr Martin Page (D H Barford + Co.)	<b>4397</b> Object	This is contrary to paragraph 29 of PPS3, which states Local Development Plans should specify the type and size of affordable housing.	This is contrary to paragraph 29 of PPS3, which states Local Development Plans should specify the type and size of affordable housing.	Paragraph 7.14 attempts to indicate the type of size of affordable housing required in that it will be determined by analysing the latest Housing Register information available for the settlement. Any attempt to include such information in the SPD would quickly become out of date.
Policy SAH/3	<b>731</b> Persimmon Homes East Midlands (Persimmon Homes East Midlands)  <b>730</b> <i>Miss Sinead Morrissey (Pegasus Planning Group)</i>	<b>3820</b> Other	The provision of Free Serviced Land as specified in policies SAH3, SAH4 and SAH5 should not be considered additional to the percentage provision of affordable housing required.	The provision of Free Serviced Land as specified in policies SAH3, SAH4 and SAH5 should not be considered additional to the percentage provision of affordable housing required.	There is no intention to 'double count' any provision for affordable housing as stated in Policy SAH/1.
Policy SAH/3	<b>329</b> Gallagher Estates  <b>328</b>	<b>4372</b> Object	A requirement to provide free serviced land makes assumptions about the level of finance available which could ultimately impact on the	It is not clear how the requirements to make affordable housing contributions in the form of free serviced plots for all the potential housing sites in the District (as set out in Policy SAH3) is	The SPD has been prepared taking into account the likely economic viability of land for housing within the district. Issues of a particular site's

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	<i>Mark Smith (Arup on behalf of Gallagher Estates)</i>		viability of sites and the potential to deliver both market housing and affordable housing.	justified and supported by a clear evidence base. Gallagher contend that the policy is overly prescriptive and inflexible and does not allow for the most appropriate approach to delivering affordable housing to emerge, taking into account such issues as the scale and location of development, development economics, and the need for affordable housing. Such a policy would also conflict with paragraph 29 of PPS 3 which states that when setting an overall target for the amount of affordable housing to be provided the target should 'reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured'. A requirement to provide free serviced land makes assumptions about the level of finance available which could ultimately impact on the viability of sites and the potential to deliver both market housing and affordable housing.	viability can be dealt with in development control decisions. It is expected, as stated in paragraph 7.23, that some sites may face unusual additional costs.
Policy SAH/3	42 Mr Paul Cronk (HBF)	4382 Object	The policy introduces a new requirement for free serviced plots for affordable housing. This is a brand new requirement without any statutory local	The policy introduces a new requirement for free serviced plots for affordable housing. This is a brand new requirement without any statutory local	The requirement for free serviced plots for affordable housing Policy SAH/3 is simply a restatement of the Council's

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			<p>requirement without any statutory local plan policy backing it up.</p>	<p>plan policy backing it up. Para 3.2 in the Plan simply states "it may, for example, involve the transfer to RSLs of serviced plots for free or at agricultural value, depending upon the circumstances of the scheme." This is very different from expecting it in all circumstances.</p> <p>The requirement for Free Serviced Land is contrary to Circular 56/05 B35 (para 12) "standard charges should not be applied in blanket form regardless of actual impacts". Moreover, the Housing Corporation is not a planning body, it has no control over planning matters and any directive is of little weight.</p> <p>Furthermore the requirement for Free Serviced Land is unlawful in that it is a confiscation of a property asset without compensation and the concept of Free Serviced Land has been rejected by the Inspector in the Inquiry relating to Tewkesbury Local Plan.</p>	<p>position regarding s106 contributions for affordable housing, recognising that the affordable housing is likely to depend on a transfer of the serviced plots to Registered Social Landlords. The SPD in Policy SAH/1 makes it clear that the Council is seeking (rather than requiring) free land and that this is the Council's negotiating position. The issue of viability is clearly addressed in the draft SPD and therefore it is not applied "regardless of actual impacts".</p>
Policy SAH/3	30 Mr Martin Page (D H Barford + Co.)	4398 Object	<p>It is reasonable that the affordable housing provider should be responsible for meeting the costs of providing facilities to meet everyday requirements and ongoing management costs.</p>	<p>Although the transfer of free serviced plots is a long established practice, it is reasonable that the affordable housing provider should be responsible for meeting the costs of providing facilities to meet the everyday requirements of the occupiers of the new properties e.g. education improvements or open space provision.</p>	<p>The details of what costs are met by the affordable housing provider are likely to be dealt with at a detailed stage with developers. This does not need to be specified in the SPD.</p>

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				Where affordable housing is sought on small private developments, such as within a flat scheme served by private courtyards etc., it is reasonable that the affordable housing provider should contribute towards the ongoing management costs. This is an accepted practice of affordable housing providers.	
7.16 Free land should be transferred to a Registered Social Landlord (RSL) for the delivery of Affordable	30 Mr Martin Page (D H Barford + Co.)	4399 Object	The statement 'free land should be transferred to an RSL' is unreasonable and unjustified. Through a Section 106 Agreement the Council is in a position to ensure that any properties delivered as affordable properties will remain affordable and available to meet local need.	Paragraph 7.27 of the Consultation SPD document notes the Housing Corporation will now work with private developers on the delivery of affordable housing. In the circumstances the statement free land should be transferred to an RSL is unreasonable and unjustified. Through a Section 106 Agreement the Council is in a position to ensure that any properties delivered as affordable properties will remain affordable and available to meet local need.	The policy SAH/3 seeks the provision of free serviced plots. The paragraph 7.16 which refers to free land simply explains what happens if the Council is successful in its negotiations. It is recognised that the appropriate mechanism is Section 106.
7.17 Free serviced land is defined as that which is:	30 Mr Martin Page (D H Barford +	4400 Object	The first bullet point needs to allow for the fact some affordable housing will be provided within private courtyards and the free serviced land will not therefore be provided with an	The first bullet point needs to allow for the fact some affordable housing will be provided within private courtyards and the free serviced land will not therefore be provided with an	The entire development needs to have road access. The bullet point would not prevent some affordable housing being provided within private

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	Co.)		serviced land will not therefore be provided with an adoptable road up to the boundary.	adoptable road up to the boundary.	courtyards.
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Policy SAH/ 4	731 Persimmon Homes East Midlands (Persimmon Homes East Midlands)	3821 Object	Does not agree with the provision of capital contributions as discussed in Policies SAH3 and SAH4 and paragraphs 7.22 and 7.34.  Believes the proposals go beyond the parameters of national planning policies.  The sustainability appraisal fails to comment and justify the need for capital contributions.  The SPD fails to recognise the need to supply lifetime homes in addition to affordable housing.	Persimmon homes do not agree with the provision of capital contributions as discussed in Policies SAH3 and SAH4 and paragraphs 7.22 and 7.34.  National Planning Policies clearly state that an assessment of local needs should be undertaken to determine the level of affordable housing to be provided as part of any new residential development Circular 05/2005: Planning Obligations outlines and reaffirms the key tests of and obligation associated with affordable housing provision, which must be:  1. Relevant to Planning  2. Necessary to make the proposed development acceptable in planning terms  3. Directly related to the proposed development  4. Fairly and reasonably related to the scale and nature of the proposed	The provision of capital contributions is an option which allows some flexibility when considering development control decisions.  The proposals do not go beyond the parameters of national planning policies. The document has been revised to take into account PPS3.  The sustainability appraisal considers the draft SPD as a whole rather than individual matters such as the need for capital contributions.  The SPD is solely about affordable housing, although it is recognised that all sorts of housing are required to meet the varied needs of the community.  Affordable housing is needed in most areas of the district.
	730 <i>Miss Sinead Morrissey (Pegasus Planning Group)</i>		Affordable housing may only be appropriate within certain areas due to the proximity of services and facilities.		

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			<p>The SPD does not acknowledge the need to provide rural exception housing whereby affordable housing could be provided in areas of need where market housing would not be permitted.</p>	<p>development; and reasonable in all other respects.</p> <p>PPS 3 and Circular 05/2005 both advise that in most cases affordable housing provision will be met on site; provision is also made, in certain circumstances, for a financial contribution towards provision of affordable housing off-site. The use of capital contributions relating to the provision of affordable housing has not been suggested in any of the government guidance notes or circulars relating to this subject. If such a fundamental and potentially onerous requirement were to be considered acceptable or appropriate then we believe that it would be clearly stated within the latest government guidance.</p> <p>Subsequently we believe that the provision of capital contributions in policies SAH3 and SAH4 is unreasonable and goes beyond the parameters of national planning policies, capital contributions are not relevant to planning, neither are they related to the development and are not reasonably related to the scale and size of the development. Subsequently, the provision of capital contributions would represent an unwarranted tax on land and development.</p>	<p>The matter of rural exception housing is already dealt with in the existing Local Plan Alteration 2002 – policy AH5. This says the district council may relax normal restrictive open countryside development policies to permit affordable housing within, adjoining or well related to settlements of less than 3,000 population, subject to the suitability of an identified site in terms of environmental impact and the availability of necessary infrastructure.</p>

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				<p>The emerging East of England Plan and the Secretary of State's Proposed Changes to the EEP, make no reference to capital contributions in the provision of affordable housing, and likened to the recently approved PPS3 represents the Governments current thinking on the matter, and again if this was an acceptable and valid approach it would have been identified in all of these documents.</p> <p>In addition, whilst we acknowledge the inclusion of a Sustainability Appraisal: Scoping Report appended to the SPD, the sustainability appraisal fails to comment and justify the need for capital contributions and there is no justifiable need for such contributions within the sustainability appraisal objectives or the decision making criteria. Paragraph 5.2 of the Sustainability Appraisal highlights the documents that have been considered in order to create the SPD, clearly the policy documents that address affordable housing have not been considered in the correct light, as none of the documents listed mention capital contributions in support of affordable housing provision.</p> <ul style="list-style-type: none"> <li>• The SPD also fails to recognise the</li> </ul>	

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				<p>need to supply lifetime homes in addition to affordable housing.</p> <ul style="list-style-type: none"> <li>Affordable housing may only be appropriate within certain areas due to the proximity of services and facilities; in particular public transport and the SPD fails to recognise and make reference to this.</li> <li>The SPD does not acknowledge the need to provide rural exception housing whereby affordable housing could be provided in areas of need where market housing would not be permitted. As specified in Paragraph 30 of PPS:3 Housing 'A Rural Exception Site policy should 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, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities'.</li> </ul>	
Policy SAH/ 4	35 Mr Chris Blackman (Cambridgeshire County Council)	3856 Object	Needs to be strengthened to make clear that contributions will need to form a mainstream part of planning agreements to reach the required level of affordable housing. Therefore replace the word "may" with "will".	Policy SAH/4. The County Council repeats its previous objection to this policy, considering that it needs to be strengthened to make clear that contributions from owners/developers will need to form a mainstream part of planning agreements to reach the required level of affordable housing. Therefore we would urge the	It is considered that the draft policy SAH/4 which indicates that the Council may negotiate an appropriate level of capital contributions is robust as it states that this policy would come into effect if it was needed to "ensure the delivery of the required appropriate



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			<p>Housing Corporation (HC) is only expected to meet about a third of the subsidy to provide social rented housing, leaving two thirds that will have to come from planning obligations. To share this cost evenly in a situation where, for every 2 market units approx. 1 social unit is required, a 1/3 of the average subsidy per social unit is proposed as the planning obligation for each market unit. Securing contributions this way would, together with HC funding provide sufficient support to meet District targets.</p>	<p>replacement of the word "may" with "will" in the policy.</p> <p>Our reasoning for this change, as stated before, is that the Housing Corporation is only expected to meet about a third of the subsidy to provide social rented housing, leaving two thirds that will have to come from planning obligations. To share this cost evenly in a situation where, for every two market dwellings approximately one social housing unit is required, a third of the average subsidy per social housing unit is proposed as the planning obligation for each market unit. Securing contributions this way would, together with Housing Corporation funding provide sufficient support to meet District targets.</p>	<p>tenure of Affordable Housing". There may be circumstances where capital contributions may not be required and it would be invidious to collect capital contributions in such circumstances.</p>
<p>Policy SAH/ 4</p>	<p><b>329</b> Gallagher Estates</p> <p><b>328</b> <i>Mark Smith</i> <i>(Arup on behalf of Gallagher Estates)</i></p>	<p><b>4371</b> Object</p>	<p>Do not agree that the provision of free-serviced land for all development sites is appropriate. Whether free serviced land is provided will depend on the circumstances pertaining to an individual site including the viability of development. The impact of this policy would be to slow down the delivery of</p>	<p>Gallagher do not agree that the provision of free-serviced land for all development sites is appropriate (see response to policy SAH/3) and whether free serviced land is provided will depend on the circumstances pertaining to an individual site (including the viability of development). Gallagher Estates do not consider it appropriate to expect developers to provide both free serviced plots and capital for the development of affordable housing. Such an approach</p>	<p>The policy SAH/3 seeks the provision of free serviced plots. The paragraph 7.16 which refers to free land simply explains what happens if the Council is successful in its negotiations. Policy SAH/4 follows on from this, describing what might be sought in addition to free serviced land. It is recognised that the appropriate mechanism is Section 106.</p>

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			housing.	<p>could significantly impact on site viability and impact on the potential to deliver both market housing and affordable housing. This is particularly the case where there is likely to be a requirement for substantial financial contributions for other s106 related requirements (education, community facilities and transport related improvements), as well as in circumstances where there are substantial site costs (site remediation, infrastructure and utility provision).</p> <p>Gallagher is concerned that the impact of this policy would be to slow down the delivery of housing with the prospect that some development and landowners may be reluctant to release land for housing with this type of prescriptive and onerous policy (impacting on site viability) in place. In addition Circular 6/98 (paragraph 10), states that "...a realistic approach to balancing the need for such housing with the viability of the development and other site specific issues- ..."</p>	<p>It is not the intention of the SPD to reduce the delivery of housing. Difficulties with the commercial viability of developing sites due to the need to provide affordable housing, will be taken into account in development control decisions.</p>
Policy SAH/ 4	30 Mr Martin Page (D H Barford + Co.)	4401 Object	Any requirement for capital contributions should be set out in a DPD. If funding is not available for affordable houses, an alternative arrangement	<p>This is unjustified and unreasonable. Any requirement for capital contributions must be clearly set out in the Core Strategy and /or Development Control Policies DPDs. Circular 5/2005 and the DCLG document 'Planning Obligations: Practice Guidance' clearly</p>	<p>The SPD, in setting forth that capital contributions may be sought in certain circumstances is explaining how polices in the Development Plan can be implemented and delivered.</p>

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			<p>should be available, such as low cost market housing.</p> <p>A 'cascade' mechanism should be used to address the possibility of a shortfall of grant.</p>	<p>state policies on payment types should be contained in Development Plan Documents. The intention to secure contributions through the SPD document is inappropriate and contrary to the advice. Within the current development plan policy framework there is no requirement for capital payments towards affordable housing and this cannot therefore be secured through SPD.</p> <p>Paragraph 33A(c) of Circular 6/98 clarifies that 'if funding, which is necessary for the development of an affordable housing scheme, is not forthcoming by a certain date, then a specified alternative arrangement can be used, such as low cost market housing, which would still provide affordable housing on the site'. Policy SAH/4 does not reflect the advice.</p> <p>To address the possibility of a shortfall in housing grant money the SPD should incorporate a 'cascade' mechanism whereby the housing tenure mix will be altered and/or the percentage of affordable housing reduced, enabling additional development value to be released to meet any shortfall in funding.</p>	<p>There is nothing in Government guidance to indicate that such guidance must be contained in Development Plan documents. It is accepted practice that capital contributions/commuted sums can be sought through Section 106 Agreements.</p> <p>Policy SAH/5 incorporates a 'cascade' mechanism, although it is expected that the developer will provide affordable housing if grant money from the Housing Corporation is not available.</p>

<p><b>Item</b></p> <p>7.18 There is a high level of housing need in Huntingdonshire. The level of need for Affordable Housing</p>	<p><b>ID / Name</b></p> <p>30 Mr Martin Page (D H Barford + Co.)</p>	<p><b>ID / Type</b></p> <p>4402 Object</p>	<p><b>Summary</b></p> <p>The statement 'There is a high level of housing need in Huntingdonshire' is misleading when compared with levels of affordability in other districts within the County and region.</p> <p>In light of Paragraph 2.3 above and the conclusion the affordable housing requirement is in the order of 474 dwellings per annum, the second sentence is incorrect.</p>	<p><b>Representation</b></p> <p>The statement 'There is a high level of housing need in Huntingdonshire' is misleading when compared with levels of affordability in other districts within the County and region.</p> <p>In light of Paragraph 2.3 above and the conclusion the affordable housing requirement is in the order of 474 dwellings per annum, the second sentence is incorrect.</p>	<p><b>Officer's Recommendation</b></p> <p>It is accepted that other districts also currently have high levels of housing need. Nevertheless, there is a high level of housing need in Huntingdonshire. The second sentence is correct as the need is the total assessed need is 1055 houses per year (585 socially rented houses and 470 intermediate houses), which is in excess of the 559 new build target (it is 188%).</p>
<p><b>Item</b></p> <p>7.20 Grant funding from the Housing Corporation (HC) is now secured via a competitive bidding process whi</p>	<p><b>ID / Name</b></p> <p>731 Persimmon Homes East Midlands (Persimmon Homes East Midlands)</p> <p>730 Miss Sinead Morrissey (Pegasus Planning Group)</p>	<p><b>ID / Type</b></p> <p>3819 Other</p>	<p><b>Summary</b></p> <p>If the social housing grant (in paras 7.19 and 7.20) cannot be achieved/granted then there must be a mechanism to negotiate the appropriate tenure split, during the planning application process.</p>	<p><b>Representation</b></p> <p>If the social housing grant (specified in paragraphs 7.19 and 7.20) cannot be achieved/granted then there must be a mechanism to negotiate the appropriate tenure split, during the planning application process.</p>	<p><b>Officer's Recommendation</b></p> <p>Negotiations on the appropriate tenure split will occur when considering resource consent applications and S106 agreements.</p>
<p><b>Item</b></p> <p>7.20 Grant funding from Mr Martin</p>	<p><b>ID / Name</b></p> <p>30 Mr Martin</p>	<p><b>ID / Type</b></p> <p>4403 Object</p>	<p><b>Summary</b></p> <p>In light of the comment that funding was only</p>	<p><b>Representation</b></p> <p>Paragraph 29 of the PPS3 states that when determining the overall target for</p>	<p><b>Officer's Recommendation</b></p> <p>The draft SPD, released in June 2007, was written at a</p>

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the Housing Corporation (HC) is now secured via a competitive bidding process whi	Page (D H Barford + Co.)		achieved for approximately a third of the bid, the Council must substantiate that funding will be available to deliver its proposed levels of affordable housing.	<p>affordable housing local planning authorities should have regard to a number of factors, including the likely levels of finance available for affordable housing. In light of the comment that funding was only achieved for approximately a third of the bid, the Council must substantiate that funding will be available to deliver its proposed levels of affordable housing.</p> <p>The Council's draft Housing Strategy 2006-11 document notes that over the period 2004-06 Housing corporation funding of £6m was secured and that £7m has been secured for the period 2006-08, sufficient to fund 255 new homes i.e 127 dwellings per year over the period 2006-08. With the RSS housing target of 559 dwellings per year, 40% affordable provision would equate to 224 affordable dwellings per year. Clearly public funding will not be sufficient to deliver this proposed level of affordable housing.</p> <p>The Council's draft Housing Strategy 2006-11 notes 'The resources awarded to Huntingdonshire and the rest of Cambridge sub-region are insufficient to fund the affordable housing that can be developed in the period'. If the level of funding is insufficient to achieve 29% affordable units, then a 40% target in</p>	<p>time when securing funding from the Housing Corporation was difficult. The Housing Green Paper <i>Homes for the Future</i>, released in July 2007 announced investment of at least £8 billion in affordable housing in 2008-11, offering a £3 billion increase over the current funding period. The Green Paper sets out the Government's ambition to meet the country's need for social homes, to tackle housing affordability and to support quality and sustainability through the National Affordable Housing Programme (NAHP). It is reasonable to delete the last sentence of paragraph 7.20 and replace it as follows: <del>It is clear that these resources alone will be insufficient to enable delivery of Affordable Housing in keeping with need.</del> <b>The Housing Green Paper <i>Homes for the Future</i>, released in July 2007 announced investment of at least £8 billion in affordable housing in 2008-11, offering a £3 billion increase over the current funding period. The bidding criteria through which affordable home providers will</b></p>

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				<p>parts of the district is unrealistic.</p> <p>The statement 'resources alone will be insufficient to enable delivery of Affordable Housing in keeping with need' confirms the SPD proposal does not have regard to the advice in paragraph 29 of PPS3 that targets should take account of the likely level of finance available for affordable housing. The affordable housing target is therefore over ambitious and does not reflect the advice.</p>	<p>access Government funds was announced in September 2007, with the publication of the Housing Corporation's <i>Prospectus for its 2008-11 National Affordable Housing Programme (NAHP)</i>. For the first time the Corporation's programme covers a full three year period.'</p>
Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Policy SAH/ 5	<p><b>91</b> Church Commissioners</p> <p><b>335</b> <i>Mr Ian Smith (Smiths Gore)</i></p>	4374 Object	<p>The order of priority is unreasonable as it may affect a specific proposal progressing through the applications stage. SPDs should explain and clarify existing development plan policies but SAH/5 goes beyond that by introducing additional requirements in the event that there is no grant available.</p>	<p>We object to Policy SAH/5 and to its accompanying supporting text at paras 7.21 to 7.23. Whilst we understand that the three scenarios presented represent an order of priority for the Council in securing affordable housing provision it is wholly unrealistic to impose this priority order on landowner/private developers because:</p> <ol style="list-style-type: none"> <li>1. Such an approach provides zero certainty to landowners and developers who cannot possibly know whether or not RSLs have appropriate grant or not at an early stage of any scheme.</li> <li>2. The above point will make it virtually impossible for housing land to be appraised prior to an application, prior</li> </ol>	<p>The bidding criteria through which affordable home providers will access at least £8 billion in government funds was announced in September 2007 by the Housing Corporation. The Corporation's <i>Prospectus for its 2008-2011 National Affordable Housing Programme (NAHP)</i> may increase the certainty which is of concern to the objector. Policy SAH/5 does not go beyond existing development control policies.</p>

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				<p>to purchase, to be valued or for meaningful pre-application discussions when the costs of developing a site cannot be defined.</p> <p>3. The availability of grant (or not) and the level of grant is a matter which is entirely outside the control of applicants. It is therefore quite unreasonable to impose additional obligations on applicants because, for example, there is no grant available to a particular RSL or at a particular point in time; and</p> <p>4. The above mean that the order of priority is unreasonable insofar as it may affect a specific proposal progressing through the applications stage. Supplementary Planning Documents are meant to further explain and clarify existing development plan policies but SAH/5 goes beyond existing development plan policies by introducing additional requirements in the event that there is no grant available. SPD should provide greater certainty – but SAH/5 will have the opposite effect.</p>	
Policy SAH/ 5	30 Mr Martin Page (D H Barford + Co.)	4404 Object	A better balance would be secured through a mix of 55% social rent and 45% intermedate tenure.	The aim to maximise the number of social rented units is inconsistent with the statement in Paragraph 6.5 that there is a need to achieve 585 social rent homes and 470 intermedate	It is recognised that the full number of 1055 houses per year needed is unlikely to be provided, particularly given that the total housing requirement

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			<p>Policies on payment types should be in DPDs.</p> <p>Option 2 needs to clarify that securing free serviced land plus dwellings should be equivalent in financial terms for the developer as Option 1.</p> <p>Option 3 cannot be justified as a capital contribution is not a requirement of the current development plan policies.</p>	<p>homes per year. In relation to meeting the overall need a better balance would be secured through a mix of 55% social rent and 45% intermediate tenure.</p> <p>Circular 5/2005 states policies on payment types should be contained in Development Plan Documents. The intention to secure contributions through the SPD document is inappropriate and contrary to the advice.</p> <p>Option 2 needs to clarify that securing free serviced land plus dwellings should be equivalent in financial terms for the developer as Option 1 i.e. that free serviced land plus fewer completed dwellings will be equivalent in value to transferring the appropriate free serviced land.</p> <p>Option 3 cannot be justified as a capital contribution is not a requirement of the current development plan policies.</p>	<p>is only 559 houses per year. The priority is for socially rented homes, hence the 70%-30% split. Policy SAH/6 allows for a different tenure mix in some situations.</p> <p>It is anticipated that the Core Strategy will revisit the issue of affordable housing. This SPD will then be revised.</p> <p>The precise financial terms are matters to be considered in development control decisions.</p> <p>It is considered that it is appropriate to state the Council's policy in respect of capital contributions in the SPD. The Inspector at the Bydand Lane inquiry specifically referred in paragraph 45 of his report to the fact that in terms of local policy, there was no SPG regarding capital contributions for Affordable Housing. This indicated clearly that if there had been an approved SPG/SPD in place he would have come to a different conclusion.</p>



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7.22 Section 106 agreements will be drafted to allow any of the three options above to be taken up in the	42 Mr Paul Cronk (HBF)	4383 Object	It is not for the Council to dictate the terms of Section 106 agreements. It is unrealistic and unreasonable to expect any capital contribution to be paid prior to occupation of the first open market unit.	It is not for the Council to dictate the terms of Section 106 agreements; it is for the relevant parties to agree their content to the satisfaction of each and every party involved. Given that the sale of market housing will be necessary to subsidise the affordable housing element of the scheme, it is clearly unrealistic and unreasonable to expect any capital contribution to be paid prior to occupation of the first open market unit.	It is accepted that each party must agree the content of the Section 106 agreement. First occupation often occurs some considerable time after the start of development which is the alternative trigger which the Council could use. It is therefore considered that this is entirely reasonable.
Policy SAH/ 6	172 Mr Gareth Ridewood (CPRE Cambridgeshire )	3607 Object	Affordable housing should be located in all developments and with a mixture of housing throughout the site. This policy would be contrary to policy SAH/8 - as it could lead to sites being developed without any affordable housing provision, and lead to areas of development on poorer quality sites for affordable housing and other better quality sites without any affordable housing. Government policy is trying to move away from this approach to development	Affordable housing should be located in all developments and with a mixture of housing throughout the site. This policy would be contrary to policy SAH/8 - as it could lead to sites being developed without any affordable housing provision, and lead to areas of development on poorer quality sites for affordable housing and other better quality sites without any affordable housing. Government policy is trying to move away from this approach to development	Policy SAH/6 is not contrary to Policy SAH/8. The latter policy indicates that where affordable housing is provided, it should be distributed throughout the site. PPS3 sets a standard of requiring affordable housing in developments of more than 15 dwellings, and that standard has been adhered to in this guidance.
Policy SAH/ 6	370 Mr Matthew Stock (Redrow Homes (South Midlands) Ltd)	4360 Object	There should be a further option that is based on no affordable housing being provided on the site if the site is not suitable or viable.	Whilst there are three options that the Council can consider with regards to site viability, it is considered that there should be a further option that is based on no affordable housing being provided on the site if the site is not suitable or viable. The third option in proposed	It is not accepted that the options provided in Policy SAH/6 are not sufficient. Circular 05/2005 is summarised in Appendix 1 and the relevant paragraph B10 is summarised. It is recognised

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
	<p><b>219</b> Mrs Helen Phillips (RPS Planning)</p>			<p>Policy SAH/6 does not appear to offer an approach that would assist the viability of the scheme, if the contribution was expected to be in lieu of on site provision in full. This policy suggests that off site provision would be appropriate only if the site was unsuitable for location reasons or because the cost of construction of the affordable housing would be higher than normal. It is considered that where the viability and deliverability of the housing development would be prejudiced by the provision of an element of affordable housing this should therefore be regarded as an unsuitable/ unviable site and hence a reason for not seeking affordable housing at all on that scheme. This would be in accordance with advice in paragraph B 10 of Circular 05/2005.</p>	<p>that where the economic viability of a development is threatened, the level of contributions should be reasonable. Such matters will be dealt with in development control decisions.</p>
<p>Policy SAH/ 6</p>	<p><b>91</b> Church Commissioners  <b>335</b> Mr Ian Smith (Smiths Gore)</p>	<p><b>4375</b> Object</p>	<p>Do not believe the situation is as simple as implied by SAH/6 in terms of assessing site viability. There is nothing in the SPD to suggest how the Council will assess this.</p>	<p>We object to Policy SAH/6 and its supporting text at paras 7.24 to 7.25. Given our comments to SAH/5 then we do not believe the situation is as simple as implied by SAH/6 in terms of assessing site viability. Our concerns are as follows:</p> <ul style="list-style-type: none"> <li>• In approaching the appraisal of a development site an applicant may make assumptions (based on existing policy and the emerging Core Strategy) about the likely level of affordable housing that will be required. Should there</li> </ul>	<p>The SPD gives developers some certainty as to the likely requirements so that these can be factored into development assumptions early in the process. It is accepted that the situation is not simple and that negotiations on Section 106 agreements when there are issues relating to a site's viability sometimes take a long time.</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>subsequently be no grant available then the applicant could be faced with additional financial requirements under SAH/5 – but this does not necessarily mean that the whole development is unviable – but that the basis of site valuation and design has changed;</p> <ul style="list-style-type: none"> <li>• Thus it is not necessarily possible to establish that the site is unviable and there is nothing in the SPD to suggest how the Council will assess this anyway;</li> <li>• Viability issues apply from the first time a site is identified and development and valuation matters are being considered. It cannot be right that an applicant makes reasonable assumptions about how affordable housing might be considered (i.e. the amount and its costs) only for that to be completely changed probably at the time of negotiating the S106 for reasons outside of the applicant's control.</li> </ul>	
7.25 The supporting text to Policy AH1 of the Huntingdonshire Local Plan Alteration states that Affordable..	30 Mr Martin Page (D H Barford + Co.)	4405 Object	Planning obligations policies should be contained in the Core Strategy.	The Department for Communities and Local Government Document 'Planning Obligations: Practice Guidance' (2006) clarifies local authorities 'should use the Core Strategy to outline their high level planning obligations policies ..... and that 'Core Strategies will generally cover .....	This SPD is based on current evidence. It is the Council's intention to revisit these issues in the Core Strategy process. The current SPD will then be revised.

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				<p>the circumstances in which planning obligations will be sought ... the range of infrastructure facilities and services for which contributions are likely to be sought for different types of development and ..... the types of contribution that will be sought....' (Paragraph 3.10). The document also clarifies 'it is important that all planning obligation policies are informed by The Department for Communities and Local Government Document 'Planning Obligations: Practice Guidance' (2006) clarifies local authorities 'should use the Core Strategy to outline their high level planning obligations policies ..... and that 'Core Strategies will generally cover ..... the circumstances in which planning obligations will be sought ... the range of infrastructure facilities and services for which contributions are likely to be sought for different types of development and ..... the types of contribution that will be sought....' (Paragraph 3.10). The document also clarifies 'it is important that all planning obligation policies are informed by a sound and robust evidence based, for example an up to date assessment of the need for, impacts on and costs of necessary infrastructure related to development'. (Paragraph 3.18). This reflects the advice in paragraph 1 of Circular 6/98 that there should be evidence of need for affordable</p>	<p>Paragraph 7.25 is no longer appropriate as it related to Policy AH1 and its supporting text in the Local Plan Alteration which was not saved on 27 September 2007. It is not clear why the objector is concerned about the paragraph as it is favourable to developers in that it explains that there is some flexibility in the application of the policies. The whole paragraph should be amended to include the following new text:</p> <p><b>'The policy is intended to give some guidance on the extent to which there is flexibility in the application of affordable housing policies.'</b></p> <p>This replaces the existing paragraph 7.25:</p> <p><b>The supporting text to Policy AH1 of the Huntingdonshire Local Plan Alteration states that Affordable Housing provided through developer contributions will normally be secured via land values. However, the changing circumstances outlined above</b></p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
				housing. Additional contributions in the form of payments must be justified within the development plan policies. Policy AH1 of the Huntingdon Local Plan Alteration does not require capital payments.	demonstrate that additional contributions are required in order to achieve the aims of the policy.
Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Policy SAH/ 8	<b>172</b> Mr Gareth Ridewood (CPRE Cambridgeshire )	<b>3608</b> Support	Support	We strongly support mixed housing types and affordability throughout a site. In the past Affordable homes have tended to be pushed to less popular parts of a site e.g adjacent to railway lines etc. It also leads to social exclusion. To create balanced communities housing provision of all types should be evenly mixed throughout a site.	The support is noted
Policy SAH/ 8	<b>35</b> Mr Chris Blackman (Cambridgeshire County Council)	<b>3858</b> Support	The County Council supports this policy, which will lead to greater social inclusion than a separate approach, and is in the spirit of Structure Plan policy P1/3 - all new development takes account of community requirements by including a mix of housing opportunities.	The County Council supports this policy, which will lead to greater social inclusion than a separate approach, and is in the spirit of Structure Plan policy P1/3 - all new development takes account of community requirements by including a mix of housing opportunities.	The support is noted
Policy SAH/ 8	<b>350</b> Fairview New Homes <b>349</b> Wai-kit Cheung (RPS Planning)	<b>4370</b> Object	Object to the Council's proposal whereby it would require affordable housing to be distributed throughout the site of a residential	Fairview object to the Council's proposal whereby it would require affordable housing to be distributed throughout the site of a residential development (policy SAH/8). Fairview considers that the distribution of affordable and market housing throughout a residential site would incur unnecessary costs to the	The Council seeks peppering to avoid over-concentration of Affordable Housing dwellings in one area of a site, and thus avoid social exclusion. The management issues cited are not known to occur since a Registered

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
			development.	potential social housing tenants in the form of market rate service charges. It is considered that Registered Social Landlords (RSLs) cannot absorb these costs; affordable housing occupiers cannot afford to pay them and it would be unreasonable for the developer/private occupier to take on such an open financial commitment. In addition, it is often more costly and inconvenient for RSLs to manage housing that is dispersed across a large site and that it is more economic to manage a group of houses together than if they are pepper-potted across an area, be it a larger expansion or throughout the established parts of a town. Therefore, Fairview would strongly argue against the 'pepper potting' of residential development.	Social Landlord (RSL) can adequately manage stock that is distributed throughout the site. None of the RSLs consulted on the draft SPD have objected to this policy. It may be possible to cluster some of the affordable housing in large developments anyway, as explained in paragraph 7.28.
Policy SAH/ 8	<p><b>91</b> Church Commissioners</p> <p><b>335</b> <i>Mr Ian Smith (Smiths Gore)</i></p>	<b>4376</b> Object	<p>Policy conflicts with wording in para 7.28 - the policy requires affordable housing to be distributed throughout a residential development site whereas paragraph 7.28 indicates that it can be in clusters of up to 15 units.</p> <p>Policy takes no</p>	<p>We object to Policy SAH/8 and its supporting text at paras 7.28 to 7.29 for a number of reasons:</p> <p>1. The policy seems to conflict with the wording in paragraph 7.28 in that the policy requires affordable housing to be distributed throughout a residential development site whereas paragraph 7.28 indicates that it can be in small clusters of up to 15 units;</p> <p>2. The policy takes no account of the fact that affordable dwellings may be in the form of apartment blocks;</p>	<p>The policy seeks the distribution of affordable housing throughout the site of a residential development, but as explained in paragraph 7.28, this may mean scattering individual units or small clusters. The limit of a cluster is 15 dwellings and such a number would only be appropriate in very large developments, for example where there is an apartment building.</p> <p>The developer will need to</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
			<p>account of the fact that affordable dwellings may be in the form of apartment blocks.</p> <p>Dispersion of affordable dwellings will result in higher unit construction &amp; management costs for the RSL and lead to piecemeal development of a site if the RSL does not have funds available to progress at the same pace as a private developer.</p> <p>Rather than use a maximum cluster size of 15 dwellings it would be better to use a percentage figure – the % being a proportion of the total number of units.</p>	<p>3. In some situations – there may be an outline planning permission specifying the level of affordable housing and a developer is ready to progress a detailed reserved matters application but the RSL is not in a position to progress its affordable housing. The approach put forward under SAH/8 will simply not work in such circumstances;</p> <p>4. Dispersion of affordable dwellings throughout a site will result in higher unit construction costs for the RSL as economies of scale may not be achieved. Management and maintenance costs are also likely to be higher for the RSL;</p> <p>5. Dispersion could also lead to very piecemeal development of a site if the RSL does not have funds available to progress affordable units at the same pace as a private developer builds its units. This would be a very unsatisfactory scenario;</p> <p>6. In the light of the above we believe there are important practical constraints to the cost-effective delivery of affordable housing spread throughout a development site. The size of a site is important and rather than use a maximum cluster size of 15 dwellings it would be better to use a percentage figure – the % being a proportion of the total number of units.</p>	<p>negotiate with the Registered Social Landlord to ensure an appropriate sequence and phasing for the development of both market and affordable housing.</p> <p>The unit construction costs should not vary when one developer builds both the affordable and market housing. The management issues cited are not known to occur since a Registered Social Landlord (RSL) can adequately manage stock that is distributed throughout the site. None of the RSLs consulted on the draft SPD have objected to this policy.</p> <p>It may be that a % figure of the total number of units could have been derived, but in the absence of any suggestions in objections it is considered appropriate to retain the maximum cluster size in this SPD.</p>

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
Policy SAH/ 8	<b>30</b> Mr Martin Page (D H Barford + Co.)	<b>4406</b> Observations	In considering distribution of affordable housing, account must be taken of potential delivery complications in terms of land transfer, phasing and timescales. The situation may arise where the main developer will not construct affordable housing, with the prospect for developments remaining incomplete. Affordable housing should generally be concentrated within appropriate clusters.	In considering the distribution of affordable housing, account must be taken of potential delivery complications in terms of land transfer, phasing and timescales. The situation may arise where the main developer will not construct affordable housing, with the prospect for developments remaining incomplete. For practical and common sense reasons, affordable housing should generally be concentrated within appropriate clusters.	The Council seeks pepping to avoid over-concentration of Affordable Housing dwellings in one area of a site, and thus avoid social exclusion.  The developer will need to negotiate with the Registered Social Landlord to ensure an appropriate sequence and phasing for the development of both market and affordable housing.  It may be possible to cluster affordable housing in large developments anyway, as explained in paragraph 7.28.
Policy SAH/ 9	<b>172</b> Mr Gareth Ridewood (CPRE Cambridgeshire)	<b>3609</b> Support	Support	Strongly Support	The support is noted.
Policy	<b>30</b>	<b>4407</b>	Additional wording should	Additional wording should be added to	It is up to the developer to



Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
SAH/ 9	Mr Martin Page (D H Barford + Co.)	Object	be added to make it clear the Council will not prevent construction of market units where the delivery of affordable housing units may be delayed because of funding complications beyond the control of the developer.	make it clear the Council will not prevent construction of market units where the delivery of affordable housing units may be delayed because of funding complications beyond the control of the developer.	ensure that the timing of permissions and development fits in with the timings required by the Registered Social Landlord. Paragraph 7.30 states that planning conditions will be used to ensure that a specified number of market housing cannot be occupied until the affordable housing sites have been transferred to a RSL. For smaller sites and the first phase of larger developments it is expected that the land for affordable housing should be transferred to the RSL prior to the commencement of the development.
Policy SAH/ 10	172 Mr Gareth Ridewood (CPRE Cambridgeshire )	3610 Object	There is no clear definition of exceptional.	We believe all sites should contain affordable housing. Who defines 'exceptional' - there is no clear definition in the SPD	<b>Officer's Recommendation</b> Paragraph 7.32 and paragraph 7.34 attempt to indicate what the exceptional circumstances might be that would result in affordable housing being provided off-site or financial payments made in lieu. These relate to the location of the site or extraordinary financial reasons. There is an error in paragraph 7.34 which refers to paragraph 7.30 instead of

Item	ID / Name	ID / Type	Summary	Representation	Officer's Recommendation
					<p>paragraph 7.32 – amending this as follows will help make the policy clearer:            The justification may be similar to <del>7.30</del> 7.32 above'.            There is also an error in paragraph 7.33 which refers to phasing principles in Policy 6 which should be Policy SAH/9 – to be amended as follows:            The Council will also require the phasing of the two developments to be linked, consistent with the principles established in Policy 6 SAH/9'.</p>



# Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

Huntingdonshire District Council





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# Contents

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# Purpose of this document 1

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# 1 Purpose of this document

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

## 1 Purpose of this document

**1.1 Supplementary Planning Documents (SPDs)** further explain and clarify policies contained in the Development Plan for the area.

**1.2** For Huntingdonshire District the relevant Development Plans are:

- **The Cambridgeshire and Peterborough Structure Plan 2003**
- **The Huntingdonshire Local Plan 1995**
- **The Huntingdonshire Local Plan Alteration 2002**

**1.3** The objectives of this SPD are to:

- Set out additional guidance on how Affordable Housing will be delivered by applying planning policy in the context of Policy AH 4 of the Huntingdonshire Local Plan Alteration 2002 and updated housing needs assessments; and to
- Assist the Council in meeting Affordable Housing needs in accordance with its corporate objectives.

**1.4** The additional guidance set out in this SPD is in conformity with the relevant policies in the Development Plan. Once adopted, it will form a “material consideration” in determining planning applications.

**1.5** The Development Plan will in future consist of the Regional Spatial Strategy for the East of England, RSS14, (which is due to be approved early in 2008) and the Council's Local Development Framework. The RSS will make reference to a number of policies which have been saved from the Structure Plan and Local Plan. The Council is currently preparing a Core Strategy and a Development Control Policies Development Plan Document. A previous version of a Core Strategy was withdrawn in April 2007, and an Interim Planning Policy Statement adopted for development control purposes.

**1.6** The SPD will be reviewed to take account of any policy changes arising from the adoption of policies in the Core Strategy of the Local Development Framework when it has completed all the statutory stages of adoption.

**1.7** The policies and guidance set out in this SPD cover the whole of the District of Huntingdonshire.







# Corporate Approach 2

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## 2 Corporate Approach

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## 2 Corporate Approach

2.1 The Council's vision and priorities can be found in its corporate plan for 2007/8, 'Growing Success'.

2.2 In this document:

- The District Council's Vision for Huntingdonshire includes enabling people to realise their full potential and have access to suitable homes, jobs and services.
- The Community aims include providing housing that meets local need.
- Community Priorities include enabling the provision of affordable housing.
- The Community objectives include enabling the provision of affordable housing "by maximising the land available for new affordable housing, by working in partnership with housing associations to bid for external funding and by making a financial contribution to pay for new affordable homes to be built."

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# Sustainability Appraisal 3

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## 3 Sustainability Appraisal

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### 3 Sustainability Appraisal

**3.1** As required by the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal (SA) has been undertaken on the policies and guidance set out in this SPD. This means that the social, environmental and economic effects of the SPD have been taken into account. The SA is published alongside this document.

**3.2** The Council has produced a Scoping report which identifies appropriate high level objectives for appraising policies and examines baseline conditions in the District.

**3.3** Amendments to the UK Conservation (Habitats &c) Regulations 2006 include the requirement for an Appropriate Assessment under Article 6(3) and (4) of the Habitat Directive 92/43/EEC for all land use plans likely to have a significant effect on a European site defined as a Special Area of Conservation, Special Protection Area or Offshore Marine site. The Council considers that this SPD does not require an Appropriate Assessment as it is not site specific.

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# Policy Background 4

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## 4 Policy Background

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### 4 Policy Background

**4.1** Planning policies at all levels, Government, Regional, County and District emphasise the importance of Affordable Housing and recognise that developer contributions are an essential component in its provision.

**4.2** The Government recognises the importance of Affordable Housing in a number of policy documents, especially Planning Policy Statement No.3 (PPS3) and Circular 05/2005 (Planning Obligations) .

**4.3** The Government published in December 2006, a paper entitled "Changes to Planning Obligations: a Planning-gain Supplement consultation". Consultation ended in February 2007. In July 2007 the government released a Housing Green Paper and in October 2007 announced that it would be pursuing a statutory planning charge.

**4.4** Regional, County and District level planning policies, both statutorily adopted and emerging, recognise that Affordable Housing is a major planning issue.

**4.5** The policies in Regional Planning Guidance for East Anglia (RPG6) and the emerging policies in the East of England Plan (Regional Spatial Strategy 14 or RSS14) point to the high need for Affordable Housing in Cambridgeshire. The draft RSS is at an advanced stage of preparation with Proposed

Changes published in December 2006 and further Proposed Changes in October 2007 with final approval expected in 2008. The Proposed Changes include the objective giving priority to the provision of Affordable Housing to meet identified needs.

**4.6** *More details on this planning policy background are set out in 'Appendix 1' of this document.*





# The Housing Needs Survey 5

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## 5 The Housing Needs Survey

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

### 5 The Housing Needs Survey

**5.1** The Council commissioned Fordham Research to undertake a comprehensive Housing Needs Study in 2002. This involved 500 completed personal interviews and 1,252 returned postal questionnaires to gain an accurate understanding of housing need across the district. This survey was updated in 2006 to revise estimates of the need for Affordable Housing based on more recent information and an updated methodology.

**5.2** The main changes between the two surveys were:

- changes in the housing market (both prices and rents)
- changes in local incomes
- changes in the supply of affordable housing
- re-basing the household figures, drawing on the 2001 Census and the Housing Strategy Statistical Appendix (HSSA).

**5.3** The main findings of the 2006 survey are:

- A significant increase in property prices, especially for smaller homes.
- Rents have also increased but not to the same extent as prices.
- Household incomes rising generally less than house prices and rents.

- By looking at the backlog of need and the newly arising need and taking supply into account, there is a shortfall of 585 affordable homes every year in Huntingdonshire.
- All of the annual requirement of 585 new Affordable homes should be met by social rented housing as the income levels of these 585 households means that social rented housing is the only product that can meet this need.
- The most acute need is for smaller (1 and 2 bedroomed) homes although there is a need for homes of all sizes.
- There is a further group of people who are not in 'housing need' because they can afford to access private rented housing. However, their incomes are insufficient to afford owner occupation. There are 470 households in this situation every year in Huntingdonshire. The Council could meet this need through intermediate housing options.
- There is a small need for 4 properties per year for homes for key workers who cannot afford market housing.
- The Housing Needs Survey 2002 indicated that 1,013 households per year were in housing need. The results of the 2006 update do not indicate a reducing need but reflect the new methodology that now applies. As indicated in

the updated survey, had the old methodology been used, the number of households in need would be 3,136.

**5.4** The 2006 study concluded that the need for Affordable Housing represents considerably over 100% of the estimated new build target of 559 dwellings per year and therefore, Affordable Housing should be maximised and any target for Affordable Housing on eligible sites would be justified.

**5.5** The District Council is working in collaboration with other Cambridgeshire Districts and the County Council to prepare a Strategic Housing Market Assessment. It is a requirement set out in PPS3 and is being prepared in accordance with practice guidance from the Government. It is due to be published later this year.

**5.6** *A summary of the Housing Needs Assessment Update is attached at 'Appendix 3'*





# The Council's Housing Strategy 6

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## 6 The Council's Housing Strategy

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

### 6 The Council's Housing Strategy

**6.1** The Council's Housing Strategy for 2006-2011 provides direction for both private and social housing in the area. It uses a number of information sources to assess need including the Housing Needs Survey; Housing Register; Special Needs Housing Register; Stock Condition Survey; Empty Property data; and partnership work with a variety of agencies including health and social services. The Strategy sets out the Council's aims and objectives for the next five years, proposes future actions and establishes priorities.

**6.2** The Council has a number of strategies that feed into the main housing strategy, identifying component parts of the strategy such as Homelessness (the Homelessness Strategy), the Needs of Older People (Housing, Health and Social Care Strategy for Older people), the state of the private sector housing market (Reading the Housing Market), and the Housing Needs Assessment that was completed recently on the Council's behalf by Fordham.

**6.3** Reading the Housing Market 2006 concluded that the private sector is failing to provide for households on low incomes, benefit dependent households or households who are entering the housing market for the first time. Affordable Housing is in short supply and high demand.

**6.4** Evidence from the Council's Housing Register also confirms high levels of housing need in the district. At 31 March 2007, there were 2,132 households on the housing register, of whom 266 (12.5%) required special needs housing. In 2006/7 the Council accepted a duty towards 160 homeless households.

**6.5** The only product for households in 'housing need' is socially rented housing. This need amounts to 585 new homes per year. There is a further need for intermediate housing for households who are not in 'housing need' because they can afford private sector rents but they cannot afford owner occupation. This amounts to a further 470 homes per year.

**6.6** In pursuit of a balanced housing market, mixed tenure developments, and to enable delivery, the Council seeks to secure Affordable Housing on all eligible sites to a 70% social rent and 30% intermediate tenure split. This split may vary from site to site.



# Supplementary Affordable Housing Policies 7

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## 7 Supplementary Affordable Housing Policies

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

### 7 Supplementary Affordable Housing Policies

**7.1** The following policies give more detail on the operation of the current development plan policies in order to assist developers in understanding the Council's negotiating position.



#### Policy SAH/ 1

**Within the Cambridge Sub-Region the Council will seek 40% or more Affordable Housing on sites of 15 dwellings or more in settlements of 3,000 or more population (or 0.5ha irrespective of the number of dwellings) and on all sites in settlements of 3,000 population or less. In the remainder of the District the Council will seek 29% Affordable Housing using the same thresholds. In all cases the effect of such provision upon the commercial viability of development will be taken into account.**

**7.2** The Huntingdonshire Local Plan Alteration 2002 is part of the statutory Development Plan for the District and its saved policies will apply until replaced by those in the Core Strategy of the Local Development Framework. For the part of the District outside of the Cambridge Sub Region as shown on the Map in Appendix 2, the Local Plan Alteration Policy AH4 target of 29% is the unchanged requirement.

**7.3** For that part of the District within the Cambridge Sub-Region, the requirement for Affordable Housing to be provided on eligible sites is 40% or more. This



## Supplementary Affordable Housing Policies 7

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

accords with the former Policy P9/1 of the Cambridgeshire Structure Plan which was based on evidence of housing needs. This SPD was initially drafted and consulted on following the County Council issuing a Statement of General Conformity (January 2006) which said that the Local Plan Alteration was not in conformity on this matter.

**7.4** The need for a higher target than 29% is also shown in Policy H3 of the draft East of England Plan (RSS). The draft RSS is at an advanced stage of preparation with proposed changes having been published in December 2006 and further proposed changes in October 2007 with adoption expected early in 2008. Once adopted it will be part of the development plan. Policy H3 requires that delivery of affordable housing should be monitored against the expectation that some 35% of all housing coming forward over the entire region as a result of planning permissions granted after the adoption of the RSS are affordable. As Huntingdonshire, especially the part in the Cambridge sub-region, experiences more problems with affordability than many other parts of the region the target needs to be higher than 35% in order to meet above average needs. Additionally, Affordable Housing contributions are only sought on eligible sites; therefore in order to achieve 35% of all housing coming forward as Affordable Housing it will require a percentage above 35% on eligible sites to meet the target.

**7.5** The local evidence base, including the latest housing needs surveys, demonstrates a high level of need across Huntingdonshire as explained in part 5 of this SPD. A requirement for 40% affordable housing is also consistent with Council's Policy H7 of the Interim Planning Policy Statement and the Preferred Options for the Core Strategy which is being released at the same time as this SPD is adopted. The Strategic Housing Market Assessment is also expected to be completed in 2007 showing a high need for affordable housing. Consideration has been given to seeking 40% affordable housing across the whole of the district, but at this stage the requirement for 29% over the part outside of the Cambridge sub-region is being maintained on the basis of the policies that existed at the time that the SPD was drafted and consulted on. The matter will be reconsidered, and the SPD revised, following the completion of the Core Strategy and Strategic Housing Market Assessment.

**7.6** All requirements are subject to the negotiation of agreements under s106 of the Town and Country Planning Act 1990. Other contributions towards infrastructure and restrictions on development may also be negotiated. In negotiating agreements, the commercial viability of the development will be taken into account. Government guidance in Circular 05/05 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.

**7.7** The Local Plan Alteration 2002 Policy AH4 sets a site threshold of 25 dwellings or more (or 1 ha irrespective of the number of dwellings) in settlements larger than 3,000 population and to all sites regardless of size in settlements of 3,000 population or less. This policy applies equally to general needs housing developments and to specialist developments like retirement housing schemes. However, PPS3 in paragraph 29 states that the indicative minimum threshold is 15 dwellings and the indicative minimum density is 30 dwellings per hectare. The current threshold of 25 dwellings in settlements of over 3,000 population as set out in the LPA has now therefore been reduced to 15 as it has been superseded by more recent Government guidance. As 15 dwellings equates to 0.5 ha at a density of 30 dwellings per hectare, the site size has also been reduced to 0.5 ha to reflect the current national indicative minimum density in paragraph 47 of PPS3.

**7.8** The Council will resist attempts by developers to circumvent the policy on site-size thresholds by the artificial sub-division of sites allocated in the Development Plan. Government guidance makes it clear that housing development should make efficient use of land (PPS3, paragraph 45). Where development is proposed on a "windfall" site the Council will take account of land which would form part of a natural planning unit and is within the applicant's control.



## 7 Supplementary Affordable Housing Policies

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

**7.9** In considering whether a development meets the threshold for providing Affordable Housing, the Council will consider the net increase in dwellings, which takes into account any loss through demolition or conversion.

**7.10** On schemes where these Affordable Housing policies apply, the Council will seek to secure the provision of developer contributions to Affordable Housing through a planning contribution under Section 106 of the Planning and Compulsory Purchase Act 2004.

**7.11** The demonstrated high level of housing need in Huntingdonshire provides a clear justification for all bodies and organisations delivering housing to meet this need wherever possible.

**7.12** The latest available Housing Needs Survey Update conducted by Fordham Research confirms that only social rented housing can address Huntingdonshire's priority need.

**7.13** The District Council wishes to address demand through other tenures for those who are not considered in need but cannot afford owner occupation. This is addressed in Policy SAH/5.

**7.14** The size and type of housing units to be provided will be determined by analysing the latest Housing Register information available for the settlement in which the site is located.

Huntingdonshire Local Plan Alteration, which refers to the transfer of serviced plots for free or at agricultural value.

**7.16** Free land should be transferred to a Registered Social Landlord (RSL) for the delivery of Affordable Housing. The use of a RSL can ensure that future occupancy of Affordable Housing is controlled. Such bodies are obliged to have publicly available policies and procedures for allocating tenancies that must be fair and based on housing need, and any disposal of properties will take place under Housing Corporation controls.

**7.17** Free serviced land is defined as that which is:

- Provided with roads to the boundary of the Affordable Housing plots which shall be adopted or capable of being adopted by the local highway authority
- where all mains services of electricity, potable water, foul and surface water drainage are supplied to a convenient point or points abutting the boundary of the plots for Affordable Housing
- where services of gas or cable TV or other telecommunications (including optical fibre) are brought to the site boundary and are capable of connection to the Affordable Housing dwellings.

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### Policy SAH/ 2

**In delivering Affordable Housing, the Council's priority is to maximise the number of social rented units (as justified by the Housing Needs Surveys) to be provided through negotiations with developers/landowners on contributions for eligible sites.**

### Policy SAH/ 3

**On eligible sites, the Council will seek the provision of free serviced plots for the development of Affordable Housing.**

**7.15** The mechanism to deliver Affordable Housing on eligible sites via developer contributions is for the developer/landowner to make serviced plots available for free to a Registered Social Landlord at nil or nominal cost and free of all further financial or other encumbrances or stress. This is a well established approach and is set out in paragraph 3.2 of the



## Supplementary Affordable Housing Policies 7

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

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### Policy SAH/ 4

**In addition to free serviced land the Council may negotiate an appropriate level of capital or other contributions from the owners/developers of eligible sites to ensure the delivery of the required appropriate tenure of Affordable Housing.**

**7.18** There is a high level of housing need in Huntingdonshire. The level of need for Affordable Housing is so high that even if all housing completions were for Affordable Housing, it would still not meet the need. It is therefore important that the Council maximises all resources to deliver new Affordable Housing and developer contributions form an

important part of the strategy for delivery. The Council has carefully considered the level and nature of contributions to be sought and the delivery mechanisms and funding streams available.

**7.19** Since the adoption of the Local Plan Alteration, the Government has, in April 2003, abolished Local Authority Social Housing Grant. This means that the Council is now no longer able to grant-aid RSLs to a level which can meet the need. Consequently the process of securing Affordable Housing has been jeopardised.

**7.20** Grant funding from the Housing Corporation (HC) is now secured via a competitive bidding process which currently takes place every two years. For the Cambridge Sub-Region, the National Affordable Housing Programme for 2006-2008 was heavily over-subscribed (by a factor of almost 2.5 to 1). Huntingdonshire bids for that two year period totalled in excess of £20m but only £7.2m was secured. The Housing Green Paper "Homes for the Future", released in July 2007 announced investment of at least £8 billion in affordable housing in 2008-11, offering a £3 billion increase over the current funding period. The bidding criteria through which affordable home providers will access Government funds was announced in September 2007, with the publication of the Housing Corporation's "Prospectus for its 2008-11 National Affordable Housing Programme (NAHP)". For the first time the Corporation's programme covers a full three year period.

### Policy SAH/ 5

**The Council's policy on Affordable Housing contribution is the following priority order:**

1. **Free serviced land with the benefit of grant to deliver 70% social rented housing and 30% intermediate housing**
2. **Free serviced land plus dwellings transferred to a RSL (in the absence of grant) at a cost that enables them to deliver 70% social rent and 30% intermediate housing**
3. **Free serviced land and (in the absence of grant) a capital contribution from the developer to deliver 70% social rented housing and 30% intermediate housing**

**7.21** The Council's preference is to seek free serviced land from developers and to deliver the Affordable Housing with grant from the Housing Corporation. However, it is appropriate to have a cascade mechanism to ensure that Affordable Housing can be delivered in the absence of grant.

**7.22** Section 106 agreements will be drafted to allow any of the three options above to be taken up in the period immediately prior to commencement of construction. Any capital contribution should be paid prior to occupation of the first open market unit.



## 7 Supplementary Affordable Housing Policies

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

**7.23** Affordable Housing contributions will be considered in the context of the commercial viability of developing the site. Some sites, such as brownfield sites, may incur additional costs of clearance and decontamination while others may incur higher levels of contributions towards other infrastructure provision. These costs and their impact on viability will be taken into account by the Council in determining the level of Affordable Housing contributions.

### Policy SAH/ 6

**In cases where the applicant has provided clear evidence that the requirements compromise site viability; the Council may consider other options in the following priority order:**

1. **A different tenure mix may be considered which is likely to involve providing a higher proportion of intermediate housing.**
2. **Fewer units (than 40% in the Cambridge Sub-Region or 29% in the rest of the District) may be provided, requiring less land for Affordable Housing. The Affordable homes should be built and transferred to a RSL at a cost that requires no grant.**
3. **In very exceptional circumstances a financial contribution in lieu of on site provision may be accepted (see SAH/10).**

only likely to be acceptable where there is convincing evidence of barriers to achieving the number of homes sought in the Council's adopted plans.

**7.25** The policy is intended to give some guidance on the extent to which there is flexibility in the application of affordable housing policies.

**7.24** These solutions will be considered as part of a close collaboration between the Council, the developer and the RSL. In considering them, and given the needs data, any options which result in a reduction of the total number of affordable homes are





# Supplementary Affordable Housing Policies 7

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## Policy SAH/ 7

**Bodies other than RSLs who wish to provide Affordable Housing should:**

- be a body which is in a position to receive grant from the Housing Corporation
- make all reasonable endeavours to secure grant and submit competitive bids from the Housing Corporation to deliver 70% social rented and 30% Intermediate Housing
- provide the housing to persons nominated by the Council
- ensure that the resultant housing is managed by a Housing Corporation accredited body

or,

if it is unable to access grant, undertake to meet the Housing Corporation requirements on standards, irrespective of the availability of subsidy. In the case of social rented housing, this will include meeting Scheme Development Standard and/or such other standards as the Housing Corporation may introduce. Such housing must be provided to

**a tenure mix of 70% social rented and 30% Intermediate or as otherwise agreed by the Council.**

**7.26** The Housing Act 2004 includes provisions to extend the Housing Corporation's grant-giving powers to unregistered bodies. This is set out in the new Section 27A introduced into the Housing Act 1996.

**7.27** The Council recognises that in the future bodies other than RSLs, including site developers, may wish to access grant from the Housing Corporation and then build and manage the Affordable Housing. Whether this is implemented with funding from the Housing Corporation or from other sources, including private finance, it is important that the proposals address the identified housing needs of Huntingdonshire and meet the Development Standards set out by the Housing Corporation.

## Policy SAH/ 8

**The Council will require Affordable Housing to be distributed throughout the site of a residential development.**

**7.28** It is essential that Affordable Housing is spread throughout a development rather than in one location within it; it is preferable to avoid large areas or pockets

within the development that constitute solely market or Affordable dwellings. This will be consistent with the principles outlined in PPS1 on creating mixed communities. Outwardly there should be little observable difference between market and Affordable homes; both should be consistent with the design principles for that site. This will help to achieve a good mix of housing types and tenures within the development and assist integration and minimise the risk of social exclusion. Affordable Housing should therefore be provided either as individual units scattered throughout the development or else in small clusters of no more than 15 dwellings made up of an agreed mix of Affordable Housing types and tenures.

**7.29** The size of the overall development should also be taken into account. 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 would be more appropriate. In some urban situations there may be a case for developing clusters of more than 15 Affordable Housing dwellings. Where such a circumstance is justified it will require a very careful approach to layout and a very high standard of design in order to achieve integration with the rest of the development.

## Policy SAH/ 9



## 7 Supplementary Affordable Housing Policies

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**The District Council will require the phasing of the development to ensure that the commencement of the Affordable Housing proceeds without unnecessary delay.**

**7.30** Given that Affordable Housing is to be spread throughout the site, phasing of the development will also need to ensure that the phasing of Affordable Housing is consistent and co-ordinated with the overall phasing of development. This is particularly important on large sites. The Council will therefore seek an element of Affordable Housing within all phases and will require the land to be transferred to the RSL at specified trigger points within each phase. Planning conditions or agreements will be used to ensure that a specified number of the market housing dwellings cannot be occupied until the Affordable Housing sites have been transferred to a RSL. For smaller sites, however, and for the first phase of larger developments, the land for the Affordable Housing should be transferred to the RSL prior to the commencement of development.

### Policy SAH/ 10

**Only in very exceptional circumstances will it be acceptable for Affordable Housing to be provided off-site or financial payments to be made in lieu of on-site provision.**

**7.31** Government guidance set out in PPS3 is that where Affordable Housing is required it should be provided on the application site as part of the development so that it contributes towards creating a mix of housing. This will ensure an integrated development with a range of dwelling types and tenures.

**7.32** Off-site provision will therefore only be appropriate where there are sound planning or Affordable Housing delivery reasons why on-site provision would be unsuitable. This may relate to the location of the site or possible extraordinary financial reasons that may make the Affordable Housing more expensive to construct than might ordinarily be expected.

**7.33** Off-site provision should preferably be on an alternative site which is suitable for the Affordable Housing requirement which is within the same local area so that it addresses the local need. There will also be a need for a financial contribution to enable the development to take place; this will be the equivalent of the cost of providing services to the plots which would normally be provided on-site. Planning permission for the development of the market-housing site will not be granted until the arrangements, including planning permission and relevant agreements, are in place for the Affordable Housing site. The alternative Affordable Housing site must have sufficient capacity to meet the required market housing/ Affordable Housing ratio. The Council will

also require the phasing of the two developments to be linked, consistent with the principles established in Policy SAH/9.

**7.34** Only in very exceptional circumstances will a general non-site related financial contribution be acceptable. The justification may be similar to 7.32 above. In such cases the Council would undertake to utilise the capital contribution for the purposes of providing Affordable Housing elsewhere in the District. The capital contribution will be equivalent to the market value (assuming private development) of the serviced land that would otherwise have been provided for Affordable Housing.



# Appendix 1

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# Appendix 1

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## Appendix 1

### National Policy

#### *Planning Policy Statement 3 (PPS3) Housing*

The Government published Planning Policy Statement on Housing (PPS3) in November 2006. The PPS reflects the Government's commitment to improving the affordability and supply of housing.

The PPS defines affordable housing as including social-rented and intermediate housing and points to Strategic Housing Market Assessments to determine the likely overall proportions of households that require affordable housing, including the size and type of affordable housing.

It states that the target should reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can realistically be secured.

It requires local authorities to set separate targets for social-rented and intermediate housing as a sufficient supply of intermediate housing can help meet the needs of key workers and those seeking to gain a first step on the housing ladder, reduce the call on

social-rented housing, free up existing social-rented homes, provide wider choice for households and ensure that sites have a balanced mix of tenures.

A companion guide is proposed but still awaited. It is likely to set out an approach that local planning authorities may use if the assumed level of finance available for affordable housing is not forthcoming and provide suggestions for delivering affordable housing where this is the case or to supplement the delivery of affordable housing.

The PPS states clearly that the presumption should be that affordable housing should be provided on the application site so that it contributes towards creating a mix of housing. However, where it can be robustly justified off-site provision or a financial contribution may be accepted as long as the agreed approach contributes towards the creation of mixed communities.

#### ***Circular 05/2005***

Government Guidance in Circular 05/2005 on planning obligations (which has replaced Circular 1/97) makes it clear that affordable housing is a material planning consideration to be taken into account in Local Development Documents (B13). Such documents are expected to identify the need for affordable housing

and set site-size related thresholds above which the provision of a specified proportion of affordable housing would be required.

The Circular states that local planning authorities should include as much information as possible in their Local Development Framework documents. It also states that general policies should be included in Development Plan Documents, including any "saved" policies under Schedule 8 of the Planning and Compulsory Purchase Act 2004. It goes on to state that more detailed policies ought to be included in SPD. Such more detailed policies might include matters such as the size and types of planning obligations likely to be sought for specific sites, sub-plan areas or windfall sites.

The presumption in the Circular is that affordable housing should be provided on-site as part of a mixed community but that in certain circumstances provision on another site or a financial contribution may be more appropriate (paragraph B14).

It also states that planning obligations need to take into account the economic viability of a development (paragraph B10). In such cases the level of contributions should be reasonable whilst still allowing development to take place.

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The Circular emphasises the need to maintain a plan-led system and that where local authorities do not have existing high level policies on planning obligations in an adopted local plan, a SPD may be used, based on the policies in the Circular, for a transitional period before policies are in place in the relevant Development Plan Document.

It also states that LDFs should identify the need for affordable housing and set size thresholds above which it would be required (paragraph B13).

## Regional Policy

The approved regional policy is set out in Regional Planning Guidance for East Anglia (2000) (RPG 6).

It sets out a vision and planning framework which includes the requirement to “provide a high quality of life and seek to avoid social exclusion, including by addressing the issue of housing affordability in the area”.

It requires local authorities to monitor housing needs, with development plans ensuring the provision of affordable housing, including policies for securing an adequate supply of affordable housing based on local housing strategies which in turn should be based on robust local assessments of need and showing how planning obligations will be used to contribute towards affordable housing.

The supporting text states that local authorities should also make use of supplementary planning guidance and site-specific development briefs to guide developers.

## ***Regional Spatial Strategy for the East of England (RSS 14)***

The East of England Regional Assembly (EERA) produced the draft East of England Plan, which has been the subject of an Examination in Public. Subsequently the Secretary of State produced Proposed Changes in December 2006 and Further Proposed Changes in October 2007 which were published by the Government Office for the East of England. When adopted in 2008 it will replace RPG 6.

In the Proposed Changes, Policy H3 requires Local Development Documents to set appropriate targets Affordable Housing taking into account:

- the objectives of the RSS;
- local assessments of affordable housing need prepared in accordance with Government guidance,
- the need where appropriate to set specific, separate targets for social rented and intermediate housing;
- housing market considerations; and
- the Regional Housing Strategy.

At the regional level, delivery should be monitored against the expectation that some 35% of housing coming forward as a result of planning permissions granted after the adoption of the RSS are affordable. The RSS policy therefore puts forward an average target for the Region, within which there will be variations which need to be addressed at a more local level.

The text of the Proposed Changes also notes that the widening of the ratio of house prices to incomes makes it increasingly difficult both for those on low incomes and many key workers to obtain decent accommodation in reasonable proximity to their workplace and that an adequate supply of good, affordable housing is essential to the quality of life of those of the region’s residents who cannot afford to compete in the open market.

## Local Policy

### ***The Huntingdonshire Local Plan Alteration 2002***

Policy AH4 sets the target that 29% of all dwellings should be affordable, on sites of 25 dwellings or more (or 1 ha regardless of the number of dwellings) in settlements larger than 3,000 population, while in settlements of 3,000 or less on all sites regardless of size, subject to the financial viability of the scheme.



# Appendix 1

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## ***The Local Development Framework – Core Strategy***

The District Council is in the process of preparing a Core Strategy as a key element of the Local Development Framework. The first stage, Issues and Options, under Regulation 25 was published for consultation in May 2007.

In the Core Strategy Issues and Options, Corporate Plan Objectives include:

- to ensure an appropriate supply of new housing
- to enable the provision of affordable housing
- to achieve a low level of homelessness.

Community Strategy Objectives include:

- ensuring the availability of a range of decent housing to meet local needs
- realising the benefits to economic, social and environmental well being from housing and employment development.

The document recognises that it has become increasingly difficult for local people on low to modest incomes to gain access to suitable housing. It notes that a growing gap between average earnings and housing costs, a limited supply of new affordable properties and the loss of existing social housing through "right to buy"/"right to acquire" provisions have all contributed to this problem and that the planning

system has a key role to play in making more affordable properties available, through securing contributions from market housing schemes as well as by enabling rural "exceptions" sites to come forward.

It also notes that Housing Needs Surveys in the District have shown a significant demand for affordable housing, far exceeding that likely to be built, and that a District-wide target should be set.

Option 30 of the document suggests a target of 40% of all housing on eligible sites throughout the District to be provided as "Affordable Housing". It suggests that targets could be set at 40% within the Cambridge Sub-Region and 30% within the rest of the District; the average of 35% included in the RSS could be used but this is an average for the region.

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## Appendix 2

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## Appendix 2

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## Appendix 2

**Huntingdonshire Town and Parish Councils in the Cambridge Sub-Region.**

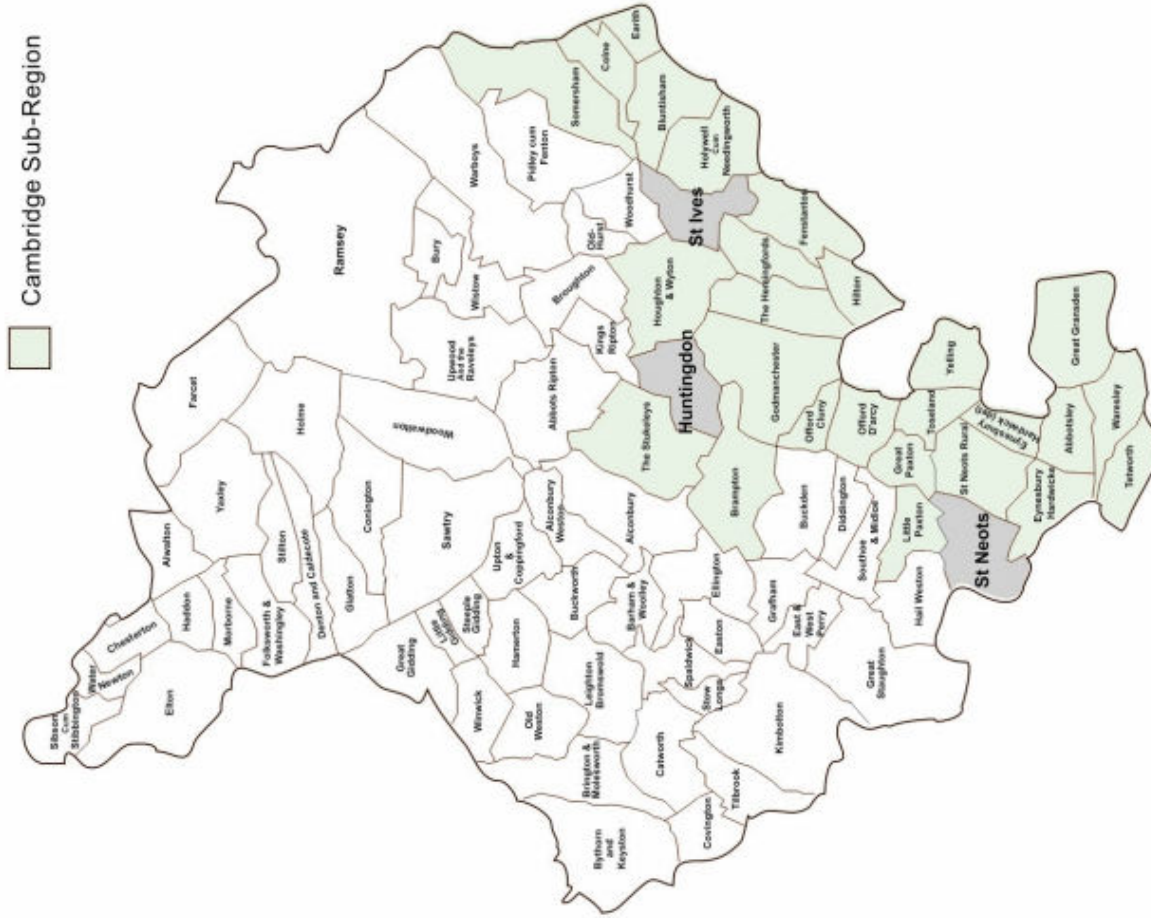
**Abbotsley, Bluntisham, Brampton, Colne, Earith, Eynesbury Hardwick (det), Eynesbury Hardwicke, Fenstanton, Godmanchester, Great Gransden, Great Paxton, Hilton, Holywell-cum-Needlingworth, Houghton and Wyton, Huntingdon, Little Paxton, Offord Cluny, Offord D'arcy, Somersham, St Ives, St Neots, St Neots Rural, Tetworth, The Hemingfords, The Stukeleys, Toseland, Waresley, Yelling.**

**Huntingdonshire Town and Parish Councils in the Peterborough and North Cambridgeshire Sub-Region.**

**Abbots Ripton, Alconbury, Alconbury Weston, Alwalton, Barham & Woolley, Brington & Molesworth, Broughton, Buckden, Buckworth, Bury, Bythorn & Keyston, Catworth, Chesterton, Conington, Covington, Denton and Caldecote, Diddington, East & West Perry, Easton, Ellington, Elton, Farcet, Folksworth & Washingley, Glatton, Grafham, Great Gidding, Great Staughton, Haddon, Hail Weston, Hamerton, Holme, Kimbolton, Kings Ripton, Leighton, Little Gidding, Morborne, Old Weston, Oldhurst, Pidley-cum-Fenton, Ramsey, Sawtry, Sibson-Cum-Stibbington, Southoe & Midloe, Spaldwick, Steeple Gidding, Stilton, Stow Longa, Tilbrook, Upton & Copingford, Upwood and the Raveleys, Warboys, Water Newton, Winwick, Wistow, Woodhurst, Woodwalton, Yaxley.**



Map showing extent of Cambridge sub-region





## Appendix 2

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## Appendix 3

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### Appendix 3

#### 2006 HOUSING NEEDS SURVEY UPDATE SUMMARY

##### *Introduction*

This report has been produced for Huntingdonshire District Council as an update to the 2002 housing needs survey. The main purpose of the update is to revise estimates of the need for affordable housing as new information has become available. The main changes made are to take account of:

1. Changes in the housing market (i.e. changes in prices/ rents)
2. Changes in local incomes
3. Changes in the supply of affordable housing
4. A re-basing of household figures drawing on information from the 2001 Census and also HSSA (Housing Strategy Statistical Appendix) data

##### *Survey and initial data*

The 2002 survey achieved 500 completed personal interviews and 1,252 returned postal questionnaires to enable accurate analysis of need across the District.

The survey data was updated to a base date of January 2006 using information from a number of sources including latest ONS household projections and HSSA data. As of 2006 it was estimated that around three quarters (77.3%) of the District's households are owner-occupiers with around 12% living in the social rented sector and around 10% living in private rented accommodation.

Number of households in each tenure group				
Tenure	Total number of households	% of households	Number of returns	% of returns
Owner-occupied (no mortgage)	18,383	27.5%	570	32.5%
Owner-occupied (with mortgage) <i>j</i>	33,335	49.8%	838	47.8%
RSL	8,298	12.4%	195	11.1%

Number of households in each tenure group				
Private rented	5,075	7.6%	113	6.4%
Other rented <i>k</i>	1,809	2.7%	36	2.1%
TOTAL	66,900	100.0%	1,752	100.0%
NOTES :				
<i>j</i> - Includes shared ownership				
<i>k</i> - Includes 'tied' accommodation and other rented accommodation				

Source: Huntingdonshire – Housing Needs Assessment 2006 update

A study of the local housing market was undertaken to establish minimum (entry level) prices of housing in Huntingdonshire (both to buy and to rent). Information was collected from two sources to inform this analysis:

- Land registry
- Survey of local estate and letting agents

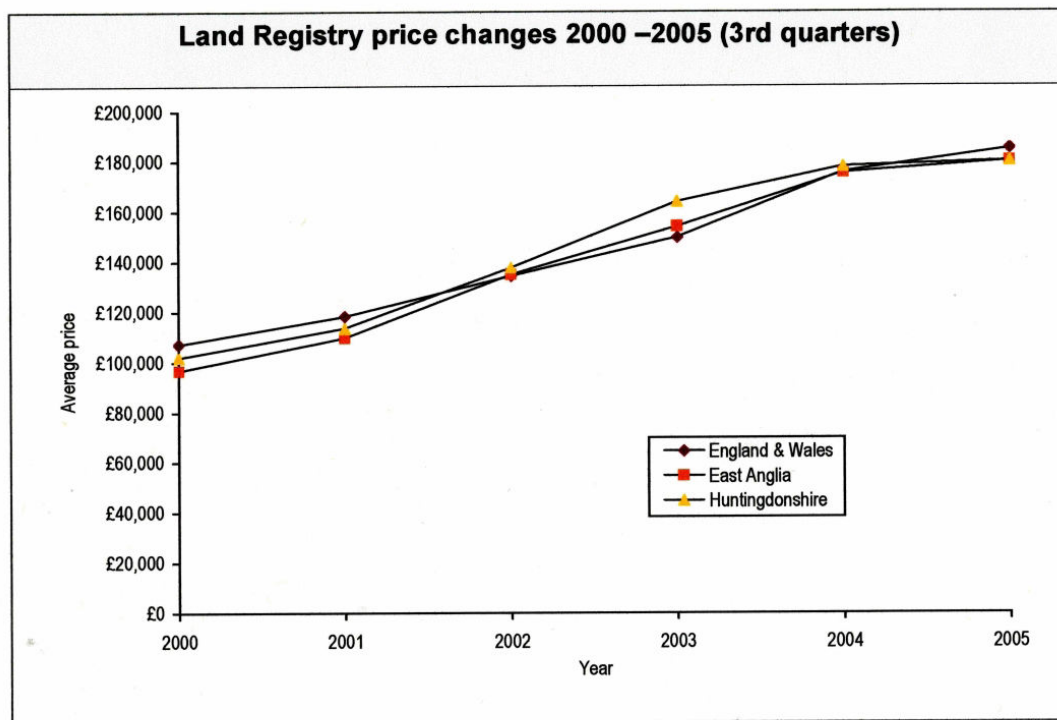
Land Registry data suggested that property prices in Huntingdonshire are marginally above the regional average but below the average for England and Wales. Between the 3rd quarter 2000 and the 3rd quarter 2005 average property prices in England and Wales rose by 82.3%. For the East Anglia region the increase was 86.2% whilst for Huntingdonshire the figure was 76.8%.

Land Registry average prices (3rd quarter 2005)		
Area	Average price	As % of E & W
England & Wales	£194,587	100.0%
East Anglia	£180,053	92.5%
Huntingdonshire	£180,124	92.5%

# Appendix 3

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

Source: HM Land Registry data



Source: HM Land Registry data

A survey of local estate and letting agents identified estimates of the minimum costs of housing to both buy and rent in the District. The minimum (entry-level) prices identified are the cheapest cost of housing that is regularly available and not needing any major repair. Due to the variety in prices across the district, prices have been split into two broad housing market areas for affordability purposes: South & East Huntingdonshire and North & West Huntingdonshire.

As the influence of Cambridge has expanded northwards, house prices in the North & West of Huntingdonshire have risen rapidly. This fast house price increase has resulted in the minimum house prices increasing quicker than the average prices in this part of the District. This has resulted in a much smaller difference in the minimum prices between the two housing market areas than the average prices.

Overall the survey suggests that entry-level property prices in South & East Huntingdonshire vary from £94,000 for a one bedroom home to £187,000 for a four bedroom dwelling. In North & West Huntingdonshire entry-level prices vary from £90,000 (one bed) to £175,000 (four beds).

Minimum prices in Huntingdonshire 2002 and 2006

Property size	South & East Huntingdonshire HMA			North & West Huntingdonshire HMA		
	July 2002	January 2006	% change	July 2002	January 2006	% change
1 bedroom	£58,000	£94,000	62.1%	£54,000	£90,000	66.7%
2 bedrooms	£74,500	£110,500	48.3%	£72,000	£112,000	55.6%
3 bedrooms	£99,500	£128,500	29.1%	£90,500	£130,500	44.2%
4 bedrooms	£153,500	£187,000	21.8%	£118,000	£175,000	48.3%

Source: Fordham Research - survey of estate agents 2002 and 2006

Minimum monthly rents in the South & East Huntingdonshire housing market area varied from £400 (one bed) to £750 (four beds). In the North & West Huntingdonshire housing market area minimum monthly rents varied from £380 (one bed) to £750 (four beds).

Minimum and average private rents in Huntingdonshire

Property size	South & East Huntingdonshire HMA		North & West Huntingdonshire HMA	
	Minimum rent (monthly)	Average rent (monthly)	Minimum rent (monthly)	Average rent (monthly)

## Appendix 3

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Minimum and average private rents in Huntingdonshire				
1 bedroom	£400	£475	£380	£430
2 bedrooms	£495	£590	£450	£520
3 bedrooms	£575	£660	£550	£600
4 bedrooms	£750	£1,020	£750	£750

Source: Fordham Research - survey of estate agents 2006

Comparisons with information collected from estate agents in 2002 suggest that property prices have increased significantly, although the cost of the rental market has not increased to the same extent.

The information about minimum prices and rents was used along with financial information collected in the survey to make estimates of households' ability to afford market housing (without the need for subsidy).

The survey estimates that average gross household income (including non-housing benefits) for households in the District is £34,924 per annum, up around 25% since 2002. The median income is noticeably lower at £30,525 per annum. The averages conceal wide variations among different tenure groups. The level of increase is a result of general wage inflation but also demographic changes since the time of the last survey (accounted for by the re-weighting of the data).

### ***The Guide model***

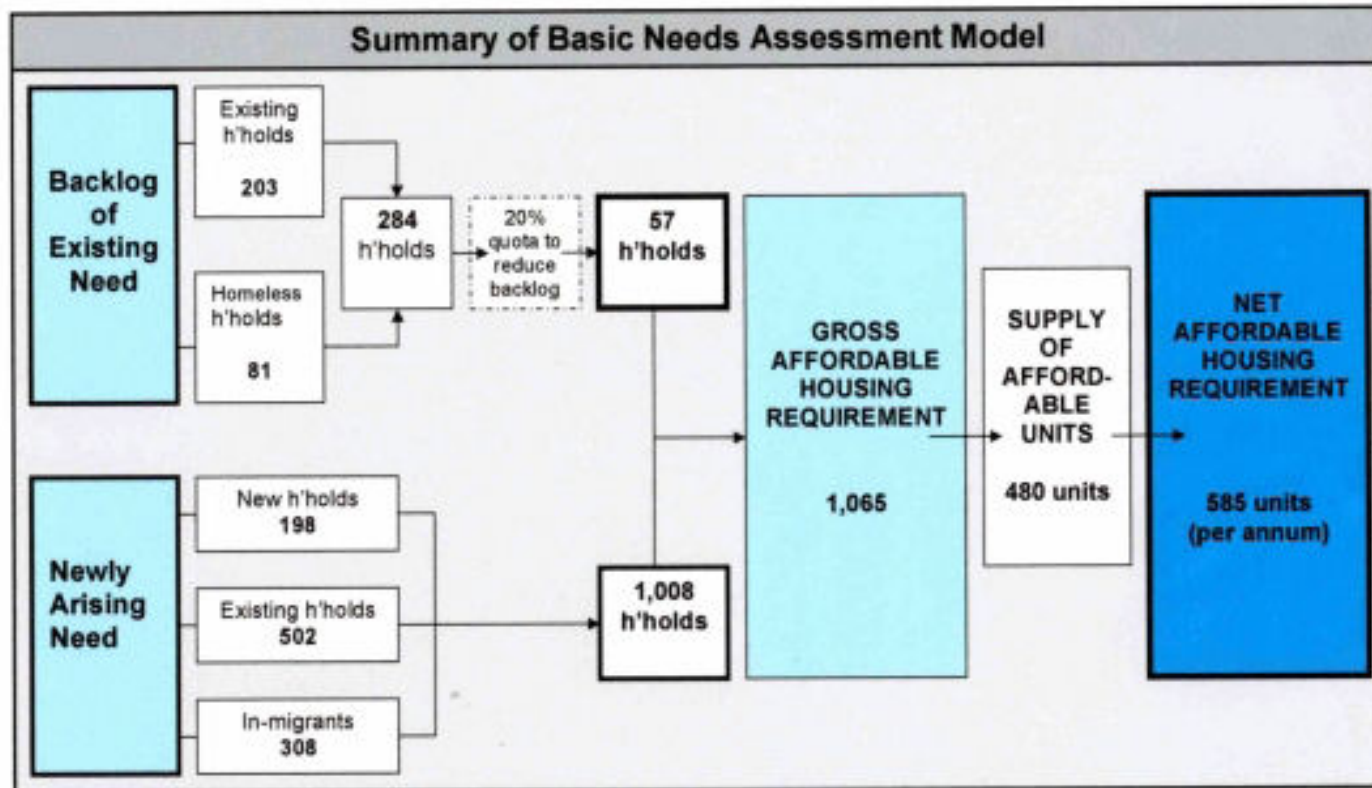
As part of the study, an estimate of the need for affordable housing was made based on the 'Basic Needs Assessment Model' (BNAM). The BNAM is the main method for calculating affordable housing requirements suggested in Government guidance *'Local Housing Needs Assessment: A Guide to Good Practice'* (Former DETR 2000).

*The BNAM sets out 18 stages of analysis to produce an estimate of the annual requirement for additional affordable housing. The model can be summarised as three main analytical stages with a fourth stage producing the final requirement figure. The stages are:*

- *Backlog of existing need*
- *Newly arising need*
- *Supply of affordable units*
- *Overall affordable housing requirement*



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Source: Huntingdonshire – Housing Needs Assessment 2006 update

## Appendix 3

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Overall, using the BNAM it was estimated that there is currently a shortfall of affordable housing in the District of around 585 units per annum. The data suggested that this shortfall is most acute for smaller (one and two bedroom) properties, although there is also a need for larger family sized (three and four bedroom) accommodation to meet the preferences of growing households. The figure of 585 is a substantial decrease from the 2002 survey of 1,013 per annum. This can be explained by the changes in the methodology (see Appendix A4).

The analysis suggests that any target of affordable housing would be perfectly justified (in terms of the needs) because the annual affordable housing requirement exceeds the level of supply of all new housing and it is necessary to maximise the supply of affordable housing.

All of the annual requirement of 585 new affordable homes should be met by social rented housing as a profile of the costs of potential intermediate housing options suggests that they are not affordable for households in need. Instead intermediate housing options (particularly shared ownership) could be used to meet the demand from the 470 households that are not in need, as they can afford private rented accommodation, but would like to access owner-occupation and cannot afford to do so. The decision on whether the Council wishes to meet the requirements of this group in addition to those households in housing need is a policy judgement for the District Council.

### Key workers

The term intermediate housing is often used with reference to specific groups of households such as key workers. The survey therefore analysed such households (the definition being based on categories of employment identified by the Housing Corporation). Analysis of survey data indicates that there are an estimated 14,100 people in key worker occupations.

Key worker categories		
Category	Number of persons	% of key workers
Health Care	5,885	41.7%
Social Services	550	3.9%
Education	7,137	50.6%
Emergency Service	538	3.8%
TOTAL	14,110	100.0%

Source: Huntingdonshire – Housing Needs Assessment 2006 update



The survey also estimated that 8,005 households are headed by a key worker, these households were subject to additional analysis. The main findings from further analysis of this group of households can be summarised as follows:

- Key worker households are more likely to have moved in the last ten years than non-key workers and are more likely to have moved from abroad
- Key worker households are slightly more likely to move within the next three years and are more likely to want to move from the District
- Key worker households have slightly higher incomes than non-key worker households (in employment)
- All households are tested to ascertain whether they can theoretically afford different forms of housing. The majority (91.4%) of key worker households can afford market housing in the District (regardless of their intention to move), of the 690 that can't afford, intermediate housing is affordable for 21.4%
- The Basic Needs Assessment Model indicates that of the annual requirement of 585 dwellings across the District, 4 units should be for key worker households

### **Conclusions**

The housing needs survey update in Huntingdonshire provides a detailed analysis of housing requirement issues across the whole housing market in the District. The study began by following the Basic Needs Assessment Model, which estimated a requirement to provide an additional 585 affordable dwellings per annum if all housing needs are to be met over the next five years.

Overall, the need for additional affordable housing represents considerably over 100% of the estimated newbuild in the District of 559 units per year between 1999 and 2016. It would be sensible to suggest that in the light of the affordable housing requirement shown, the Council will therefore need to maximise the availability of affordable housing from all available sources (including newbuild, acquisitions, conversions etc). Attention should also be paid to the cost (to occupants) of any additional housing to make sure that it can actually meet the needs identified in the survey.



## Appendix 3

Huntingdonshire District Council | Developer Contributions Towards Affordable Housing Supplementary Planning Document - November 2007

**APPENDIX 4**

*Local Development Framework*

**Developer Contributions Towards Affordable Housing SPD:  
Sustainability Appraisal Report**

*October 2007*

**Huntingdonshire**  
district council

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## **PART A SUMMARY & OUTCOMES**

### **1. Non-technical summary**

- 1.1 This report contains a sustainability appraisal of a Supplementary Planning Document (SPD) on Developer Contributions Towards Affordable Housing. The SPD provides detailed guidance on the Council's requirements for developer contributions to affordable and social housing in association with development.
- 1.2 Sustainability appraisal is a systematic process undertaken during the preparation of a plan or programme. Its role is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so it provides an opportunity to consider ways in which the plan or programme can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals might have.
- 1.3 This Sustainability Appraisal Report builds upon a 'Scoping Report' produced to underpin the appraisal of the various plans and SPDs that will comprise Huntingdonshire's Local Development Framework. The Scoping Report should be read in conjunction with the present document.
- 1.4 The appraisal considers two options: the approach taken in the Affordable Housing SPD (of providing detailed guidance on the requirements for developer contributions to affordable and social housing), or not producing an SPD along these lines at all. This limited range of options is justified because it is difficult to conceive of a realistic alternative form that the guidance in the SPD could take.
- 1.5 The options are assessed using a scoring system to gauge their potential impact upon a set of broad environmental, social and economic objectives (which were identified in the Scoping Report). The conclusion from this exercise is that producing the SPD is beneficial for the pursuit of these objectives, compared with the option of not producing guidance on this subject.

### **2. Difference made by the process**

- 2.1 As well as confirming the desirability of producing the SPD, the appraisal indicates that no significant adverse effects are likely to arise should the guidance be adopted. Consequently the appraisal has also helped to confirm that the approach employed in the SPD is appropriate, and has not resulted in any changes being made to the document.

## **PART B BACKGROUND**

### **3. Purpose of sustainability appraisal**

3.1 Sustainability appraisal is a systematic process undertaken during the preparation of a plan or programme. Its role is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so, it provides an opportunity to consider ways in which the plan or programme can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals might have.

3.2 The overall aim of the appraisal process is to help ensure that documents that will form part of Huntingdonshire's Local Development Framework make an effective contribution to the pursuit of 'sustainable development'. The most widely-used definition of this concept is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"<sup>1</sup>.

3.3 This Sustainability Appraisal Report builds upon a 'Scoping Report' produced to underpin the appraisal of the LDF<sup>2</sup>. The Scoping Report should be read in conjunction with the present document as its purpose is to:

- Identify environmental, social and economic objectives contained in other plans and programmes that are relevant to the Local Development Framework;
- Assess the broad environmental, social and economic characteristics of Huntingdonshire, and how these are changing;
- In the light of these reviews, consider key issues and problems that the LDF should address in the pursuit of sustainable development;
- Set out an appropriate framework for carrying out the remainder of the sustainability appraisal process, including objectives against which draft policies and proposals may be assessed, and indicators against which progress towards meeting those objectives can be monitored in future.

3.4 Taken together, the Scoping Report and this Sustainability Appraisal Report are intended to satisfy the requirement for an 'Environmental Report' set out in European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (the 'SEA Directive'). Appendix 1 indicates where the information required for the purpose of the Directive can be found.

### **4. Content & objectives of the SPD**

4.1 The Supplementary Planning Document contains the following elements:

- An introductory section, which sets out the document's purpose and outlines recent trends;

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<sup>1</sup> World Commission on Environment and Development, 1987.

<sup>2</sup> *Sustainability Appraisal: Scoping Report* (HDC, 2005).

- A section containing detailed policies and an explanation of and justification for these policies

4.2 The overall purpose of the guidance is to provide detailed guidance of the Council's requirements for developer contributions towards affordable and social housing in association with new development. In more specific terms the guidance seeks to:

- Set out the basis on which affordable housing contributions will be sought
- Indicate the type of affordable housing that will be provided
- Indicate how contributions towards affordable housing should be provided in terms of contributions, phasing and locations

## **5. Relationship to other plans & programmes**

5.1 The production of the Huntingdonshire Local Development Framework needs to take into account a wide range of other plans and programmes. These may contain policy objectives or specific requirements that need to be addressed through DPDs or SPDs. The Scoping Report contains an analysis of relevant documents, but this section highlights those that are most relevant to the Affordable Housing SPD.

5.2 The key policy documents can be grouped into two categories:

- Parts of the statutory Development Plan that the SPD will supplement:  
*Huntingdonshire Local Plan Alteration 2002* (Huntingdonshire District Council 2002)
- Policy documents that address affordable housing:  
*Planning Policy Guidance Note 3* (ODPM, 2000)  
*The East of England Plan (Regional Spatial Strategy 14) (Proposed Changes)* (DCLG 2006)  
*Circular 05/2005* (ODPM, 2005)

5.3 The main concern apparent in these documents is the acute shortage of affordable housing provision and the need to increase the level of provision. The documents recognise that developer contributions are an important component of this provision. In this context the Scoping Report identifies the following target that is relevant to this SPD:

- To provide a wide range of housing to meet the needs of the whole community (including at least 9,500 homes in Huntingdonshire) (PPG3, 2000 & Cambridge Structure Plan, 2003)

## **6. Baseline conditions and problems**

6.1 Part C of the Scoping Report contains an overview of baseline conditions and issues in the district. The section on inclusive communities draws upon the more detailed analysis contained in the *Housing Needs Assessment* (HDC, 2006) and on an assessment of house prices and ratio of house prices and average earnings.

- 6.2 The key issue identified is the shortage of affordable housing for both lower income and middle income groups, there is a substantial backlog of housing need of those on lower incomes and middle income groups are being priced out of the housing market.
- 6.3 The housing needs assessment identifies a shortfall of 585 affordable homes per annum which should be met by social rented housing to address the households in need. Intermediate options should also be used for households who are not in need but who cannot afford owner occupation.
- 7. Appropriate Assessment under Article 6 (3) and (4) of the Habitat Directive 92/43/EEC**
- 7.1 The Habitat Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora requires an Appropriate Assessment (AA) to be completed to assess the impacts of a land-use plan against the conservation objectives of a European Site and to assess whether it would adversely affect the integrity of that site. AA applies to Regional Spatial Strategies (RSSs), transitional plans, Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 7.2 The Affordable Housing SPD does not address the location or scale of development and relates purely to housing tenure. It is therefore considered that this document would not have an impact on the conservation objectives of any of the European Sites within or adjacent to the district and therefore does not require an Appropriate Assessment.

## **PART C APPRAISAL METHODOLOGY**

### **8. Approach to sustainability appraisal**

- 8.1 The appraisal builds upon two existing bodies of work. The first is the generic Scoping Report produced as the first stage of the appraisal of Huntingdonshire's Local Development Framework. Key parts of that document, relating to the background to sustainability appraisal and relevant issues and objectives, are summarised in this Sustainability Appraisal Report (see Parts B & D). Nonetheless the two reports should be read together, as the Scoping Report forms an integral part of the appraisal process.
- 8.2 The second body of work is the previous appraisal of planning policies on affordable housing which the SPD adds additional detail to. These include<sup>3</sup>:
- Policies P5/4 and P9/1 in the Cambridgeshire & Peterborough Structure Plan (2003)
  - Policy area H6 and H7 in the Huntingdonshire Core Strategy Submission Document (2006)
- 8.3 As the SPD develops and applies these policy approaches, the results of the previous appraisals have been drawn upon in arriving at the conclusions reached in sections 11 and 12 of the present report. It is recognised however, that the above policies are either not saved or withdrawn.
- 8.4 The appraisal methodology takes into account ODPM guidance on sustainability appraisal<sup>4</sup>. Taken together, the Scoping Report and this Sustainability Appraisal Report are also intended to satisfy the requirement for an 'Environmental Report' set out in European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (the 'SEA Directive')<sup>5</sup>. Appendix 1 indicates where the information required for the purpose of the Directive can be found.
- 8.5 The Scoping Report contains a set of high-level 'appraisal objectives' for use in assessing the potential effect of emerging policies on environmental, social and economic conditions. These were derived from existing published objectives and a review of relevant international, national, regional and local plans and strategies. The appraisal objectives are reproduced in Appendix 2. In addition, more detailed 'appraisal questions' were used to provide more specific criteria for judging emerging policies against the objectives, and these are also set out in Appendix 2.

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<sup>3</sup> For the appraisal of these policies please refer to the following:

- *Cambridgeshire & Peterborough Structure Plan Review: Sustainability Appraisal Stage 3 – Deposit Draft Plan* (Land Use Consultants et al, 2002)
- *Sustainability Appraisal / Strategic Environmental Assessment of the Preferred Options for the Core Strategy Development Plan Document: Draft Final Sustainability Report* (Scott Wilson, 2005)

<sup>4</sup> *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM, 2005) and *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim Advice Note on Frequently Asked Questions* (ODPM, 2005)

<sup>5</sup> The relationship between sustainability appraisal (SA) and SEA is explained in section 2 of the Scoping Report.

- 8.6 A scoring system has been used to record the likely nature, impact and potential significance of the SPD upon each of the appraisal objectives, and is explained in section 11. This is supported by a more generalised analysis of cumulative and other impacts.

## **9. Production and consultation**

- 9.1 The baseline methodology and tables contained in the Scoping Report were developed by the Development Plans Section of the District Council, with assistance from South Cambridgeshire District Council and Cambridgeshire County Council. The appraisal of the SPD on Affordable Housing contained in the present report was also undertaken by the Development Plans Section, and employs techniques used by Scott Wilson for the appraisal of the Core Strategy DPD.

- 9.2 Section 6 of the Scoping Report details the consultation that was carried out during its preparation. In addition, consultation on the intended approach to the preparation of this appraisal report took place with the four 'consultation bodies' named in the Regulations implementing the SEA directive during summer 2006. The agencies involved were the Environment Agency, English Nature, the Countryside Agency and English Heritage. These agencies were consulted during February 2007 as part of the preparation of the Council's Core Strategy and other documents.

- 9.3 No issues arose as a result of this consultation.

## **10. Difficulties and limitations**

- 10.1 The baseline situation is reasonably well documented in terms of identified housing need. The main difficulty in conducting the appraisal is assessing the impact of the SPD as it does not include scale or location of development. The impact of the policies will be dependent upon the number of affordable homes achieved. The SPD does not define what development will occur, where or on what timescale.
- 10.2 In view of this the appraisal adopts a qualitative approach that takes into account the likely directions of change as a result of implementing the SPD.

## **PART D SPD OPTIONS & EFFECTS**

### **11. Alternatives identified**

11.1 Only one alternative option to the approach taken in the Affordable Housing SPD has been identified, and would involve not producing an SPD at all. Within the context of the objectives that it seeks to pursue (paragraph 4.2 above), and the emphasis in other plans and programmes on Developer Contributions to Affordable Housing, it is difficult to conceive of a realistic alternative form that the guidance in the SPD could take.

### **12. Likely significant effects**

12.1 The scoring system used to assess the potential effect of the SPD (and, alternatively, of not producing the SPD) is set out in Table 1 below. This system was employed by Scott Wilson for the appraisal of the Council's Core Strategy Development Plan Document (which the SPD will supplement).

**Table 1: Assessment scoring symbols**

<b>Symbol</b>	<b>Likely effect against upon appraisal objectives</b>
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	1. Policy has no impact; or 2. Effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant (this is indicated in comments)
?	Uncertain or insufficient information on which to determine base the assessment at this stage
-	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

12.2 The result of applying this system to the options identified is set out in Tables 2A (which considers the potential effects of the SPD) and 2B (which considers the 'no SPD' alternative).

12.3 The key issue in relation to whether the SPD is produced or not is the likely effect on the provision of affordable homes. The advantage of the SPD is that it provides clear guidance on how affordable housing should be provided and in what form. The SPD will ensure that affordable housing is appropriately distributed and phased in new development and will help ensure the appropriate type of affordable housing is provided.

12.5 Tables 2A and 2B enable short, medium and long-term effects to be differentiated, although no significant variations over time have been identified. In terms of secondary, cumulative and synergistic effects, facilitating Affordable Housing should bring secondary benefits through assisting social inclusion and in improving the health of the population.

**13. Mitigation measures and monitoring**

- 13.1 The analysis in the preceding section indicates that producing the SPD is clearly more beneficial for the pursuit of environmental, social and economic objectives than not producing it. Moreover, no significant adverse effects have been identified as likely to result from this option, so no mitigation measures are required.
- 13.2 A monitoring framework has been developed to help assess the implementation and effects of the policies and proposals that form part of the Local Development Framework (including the Affordable Housing SPD). Appropriate indicators and analysis will be contained in the Annual Monitoring Report.



**Table 2A: Appraisal of SPD proposals**

<b>Option 1</b>		<b>Produce Affordable Housing SPD</b>		
<b>Summary of option: Provides guidance on the provision of affordable housing and the level of contributions required by the Council</b>				
Appraisal objectives <i>[paraphrased in some cases]</i>	Impact			Supporting comments
	Short	Med.	Long	
<i>1.1 Minimise irreversible loss of undeveloped land</i>	~	~	~	
<i>1.2 Reduce use of non-renewable energy sources</i>	~	~	~	
<i>1.3 Limit water consumption to sustainable levels</i>	~	~	~	
<i>2.1 Avoid damage to designated sites and protected species</i>	~	~	~	
<i>2.2 Maintain and enhance the viability of habitats &amp; species</i>	~	~	~	
<i>2.3 Improve opportunities for access to wild places</i>	~	~	~	
<i>3.1 Avoid damage to protected sites and historic buildings</i>	~	~	~	
<i>3.2 Maintain and enhance landscape and townscape</i>	~	~	~	It is the quality of the housing that determines this rather than the tenure
<i>3.3 Create spaces and places that work well</i>	+	++	++(+)	The policy relating to distribution of affordable housing through out the site will contribute towards creating places where people want to live and will assist social inclusion
<i>4.1 Reduce greenhouse gases and levels of other pollutants</i>	~	~	~	
<i>4.2 Minimise production of waste and support recycling</i>	~	~	~	
<i>4.3 Limit / reduce vulnerability to climate change effects</i>	~	~	~	
<i>5.1 Maintain and enhance human health</i>	+	+(+)	++	Provision of affordable housing will contribute towards human health by providing homes for those unable to access the housing market. The rate of improvement will depend upon how many homes are build
<i>5.2 Reduce crime and the fear of crime</i>	+	+	+	Contributes towards an inclusive community
<i>5.3 Improve quantity / quality of public open space</i>	~	~	~	
<i>6.1 Improve quality, range and accessibility of services, etc.</i>	~	~	~	
<i>6.2 Redress inequalities in age, gender, race, income, etc.</i>	++	+++	+++	Provision of affordable housing will contribute towards reducing inequalities, policies on the distribution of Affordable Housing within developments will help prevent divisions being created by the two types of housing (market and affordable) and will help ensure that affordable housing is not placed in the worst served parts of the site. The policy on phasing will also ensure that the provision of affordable housing is not delayed and so differences in the two types of housing are not obvious.
<i>6.3 Ensure everyone has access to affordable housing</i>	+++	+++	+++	The primary purpose of the SPD
<i>6.4 Encourage / enable active community involvement</i>	~	~	~	

<i>7.1 Help people gain satisfying work reflecting circumstances</i>	+	++	+++	Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool
<i>7.2 Appropriate investment in people, infrastructure, etc.</i>	(++)	(++)	(++)	Supportive of investment in social and physical infrastructure
<i>7.3 Improve the efficiency and vitality of the local economy</i>	+	+	+	See comments for 7.1

**Assessment summary: Producing the SPD is clearly sustainable and provides significant benefits in terms of reducing inequalities and in providing affordable housing. There are no obvious drawbacks to this approach**

**Proposed changes: None required**

Table 2B: Appraisal of potential effects of not producing the SPD

<b>Option 2</b>		<b>No SPD</b>		
<b>Summary of option: Providing no guidance on the provision of affordable housing and developer contributions other than that provided in policies AH1-4 in the Local Plan Alteration and policies P5/4 and P9/1 in the Cambridgeshire &amp; Peterborough Structure Plan</b>				
Appraisal objectives <i>[paraphrased in some cases]</i>	Impact			Supporting comments
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land	~	~	~	
1.2 Reduce use of non-renewable energy sources	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain and enhance the viability of habitats & species	~	~	~	
2.3 Improve opportunities for access to wild places	~	~	~	
3.1 Avoid damage to protected sites and historic buildings	~	~	~	
3.2 Maintain and enhance landscape and townscape	~	~	~	It is the quality of the housing that determines this rather than the tenure
3.3 Create spaces and places that work well	~	~	~	
4.1 Reduce greenhouse gases and levels of other pollutants	~	~	~	
4.2 Minimise production of waste and support recycling	~	~	~	
4.3 Limit / reduce vulnerability to climate change effects	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Provision of affordable housing will contribute towards human health by providing homes for those unable to access the housing market. The rate of improvement will depend on how many homes are built
5.2 Reduce crime and the fear of crime	~	~	~	
5.3 Improve quantity / quality of public open space	~	~	~	
6.1 Improve quality, range and accessibility of services, etc.	~	~	~	
6.2 Redress inequalities in age, gender, race, income, etc.	++/--	++/--	++/--	Existing policies for affordable housing will contribute towards redressing inequalities. Without further guidance providing the phasing and distribution of affordable housing within the site there is a risk that divisions between market and affordable housing could be created
6.3 Ensure everyone has access to affordable housing	++	++	++	The existing policies will contribute towards the provision of affordable housing
6.4 Encourage / enable active community involvement	~	~	~	
7.1 Help people gain satisfying work reflecting circumstances	+	++	+++	Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool
7.2 Appropriate investment in people, infrastructure, etc.	(++)	(++)	(++)	Supportive of investment in social and physical infrastructure
7.3 Improve the efficiency and vitality of the local economy	+	+	+	See comments for 7.1
<b>Assessment summary: This approach would be less sustainable than producing the SPD as the</b>				

**impact on the provision of affordable housing and on reducing inequalities would be less positive without the additional policies provided in the SPD**

**Proposed changes: Not applicable; option should not be pursued**

**Appendix 1: Compliance with the requirements of the SEA Directive**

The table below indicates where the material required for the purposes of Article 5(1) of the SEA Directive (2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment') may be found within the present document and the Scoping Report that supports it.

<b>Requirement of SEA Directive</b>	<b>Location in SA report</b>	<b>Location in Scoping Report</b>
Contents and main objectives of the plans or programme, and relationship with other relevant plans/programmes	Sections 4 & 5	N/A
Relevant aspects of the current state of the environment and its likely evolution without the implementation of the plan	Section 6	Part C & Appendix 6
The environmental characteristics of the areas likely to be significantly affected	Section 6	Part C & Appendix 6
Any existing environmental problems, in particular those relating to areas of particular environmental importance	Section 6	Part C & Appendix 6
Relevant environmental protection objectives established at international, EU or national levels, and how they have been taken into account	Section 5	Appendices 2 & 5
The likely significant effects on the environment [of the plan or programme], including secondary and cumulative effects	Section 12	N/A
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment	Section 13	N/A
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken, including any problems encountered	Sections 8-11	N/A
A description of the measures envisaged concerning monitoring	Section 13	N/A
A non-technical summary of the above	Section 1	N/A

**Appendix 2: Sustainability appraisal objectives and appraisal questions**

<b>Sustainability appraisal topic</b>	<b>Sustainability appraisal objectives</b>	<b>Appraisal questions (decision-making criteria)</b>
Land and water resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	Will it use land that has been previously developed? Will it use land efficiently? Will it protect the best and most versatile agricultural land?
	1.2 Reduce the use of non-renewable energy sources	Will it reduce emissions of greenhouse gases by reducing energy consumption? Will it lead to an increased proportion of energy needs being met from renewable sources?
	1.3 Limit water consumption to levels supportable by natural processes and storage systems	Will it reduce water consumption? Will it conserve ground water resources?
Biodiversity	2.1 Avoid damage to designated sites and protected species	Will it protect sites designated for their nature conservation interest? Will it help achieve Biodiversity Action Plan targets?
	2.2 Maintain and enhance the range and viability of characteristic habitats and species	Will it conserve species, reverse their decline, and help to enhance diversity? Will it reduce habitat fragmentation?
	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	Will it improve access to wildlife, and wild places? Will it maintain and, where possible, increase the area of high-quality green space in the district? Will it promote understanding and appreciation of wildlife?
Landscape, townscape and archaeology	3.1 Avoid damage to protected sites and historic buildings	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, historic parks and gardens and scheduled ancient monuments)?

<b>Sustainability appraisal topic</b>	<b>Sustainability appraisal objectives</b>	<b>Appraisal questions (decision-making criteria)</b>
	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character?  Will it protect and enhance open spaces of amenity and recreational value?  Will it maintain and enhance the character of settlements?
	3.3 Create places, spaces and buildings that work well, wear well and look good	Will it improve the satisfaction of people with their neighbourhoods as places to live?  Will it lead to developments built to a high standard of design?
Climate change and pollution	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Will it reduce emissions of greenhouse gases?  Will it improve air quality?  Will it reduce traffic volumes?  Will it reduce levels of noise or noise concerns?  Will it reduce or minimise light pollution?  Will it reduce diffuse and point source water pollution?
	4.2 Minimise waste production and support the recycling of waste products	Will it reduce household waste?  Will it increase waste recovery and recycling?
	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	Will it minimise risk to people and property from flooding, storm events or subsidence?  Will it improve the adaptability of buildings to changing temperatures?
Healthy communities	5.1 Maintain and enhance human health	Will it reduce death rates?  Will it encourage healthy lifestyles, including travel choices?

<b>Sustainability appraisal topic</b>	<b>Sustainability appraisal objectives</b>	<b>Appraisal questions (decision-making criteria)</b>
	5.2 Reduce and prevent crime, and reduce the fear of crime	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it contribute towards an inclusive community?
	5.3 Improve the quantity and quality of publicly accessible open space	Will it increase the quantity and quality of publicly accessible open space?
Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve the availability of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc.)? Will it improve accessibility by means other than the car? Will it support and improve community and public transport?
	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups? Will it reduce poverty and social exclusion for those areas and groups most affected? Will it promote accessibility for all members of society, including the elderly and disabled?
	6.3 Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of house types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? Will it reduce the number of unfit homes? Will it address the particular needs of the travelling community?
	6.4 Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions? Will it encourage engagement with community activities?



Sustainability appraisal topic	Sustainability appraisal objectives	Appraisal questions (decision-making criteria)
Economic activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage businesses development? Will it support the growth of sectors that offer scope to reduce out-commuting? Will it improve access to employment, particularly by means other than the private car? Will it encourage the rural economy and support farm diversification?
	7.2 Support appropriate investment in people, places, communications and other infrastructure	Will it assist the provision of appropriate land and premises for business activity? Will it support provision of key communications infrastructure? Will it improve access to education and training, and support provision of skilled employees to the economy?
	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Will it facilitate business development and enhance competitiveness? Will it enable tourism opportunities to be exploited? Will it support the vitality and viability of market town centres?

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## **APPENDIX 5**

### **HUNTINGDONSHIRE DISTRICT COUNCIL**

#### ***Planning and Compulsory Purchase Act 2004***

#### **Supplementary Planning Document: Developer Contributions Towards Affordable Housing**

### ***Statement of Consultation***

Huntingdonshire District Council has prepared a Supplementary Planning Document (SPD) on Developer Contributions Towards Affordable Housing.

Regulation 17(1)(b) of the Town and County Planning (Local Development) (England) Regulations 2004 requires that a statement be made available summarising consultation undertaken during the preparation of the document.

The SPD draws strongly upon the work undertaken by consultants for the District Council for the District Housing Needs Survey. The 2003 Survey involved both an interview survey and self completion postal questionnaires and was designed to cover all tenure groups and all areas within the District to assess the need for additional affordable housing. An Update to this Survey was published in June 2006 which included a survey of local estate and letting agents. The Update takes into account changes in market prices/rents and income levels which have occurred since the original Housing Needs Survey, changes in the supply of affordable housing (relets excluding transfers within the social rented sector), re-basing of household figures to take full account of information from the 2001 Census and also the latest HSSA data and improvements to the methodology used to assess housing need.

Informal discussions were also held with Registered Social Landlords operating within the District on the scope of the SPD.

A first draft of the SPD was the subject of extensive public participation from 25<sup>th</sup> September 2006 to 6<sup>th</sup> November 2006. This involved the draft document being sent to a wide range of consultees including planning consultants and agents and registered social landlords. A public notice was published in local newspapers to advise the wider public and copies were placed in all libraries and public access points in the District.

There was a good response to this consultation and a number of changes were made to take them into account. These included:

- Determining the threshold for providing contributions towards Affordable Housing as the net increase in dwellings which takes into account any loss through demolition or conversion.
- Clarification that the policy on site-size thresholds by the artificial subdivision of sites would apply to sites allocated in the Development Plan but that where development is proposed on a "windfall site" the site would be defined as that which would form part of a natural planning unit and is within the applicant's control.

- Amending the text on the size of clusters of Affordable Housing dwellings to note that in some urban situations there may be a case for developing clusters of more than 15 units subject to a very careful approach to layout and a high standard of design in order to achieve integration with the rest of the development.
- A strengthening of the point on viability to take account of the costs on some sites, especially brownfield sites, which may incur additional costs of clearance, decontamination etc., while other sites may incur higher levels of contributions for other infrastructure provision.

The document was also revised to take account of recently published Government guidance, particularly Planning Policy Statement 3 (Housing), dated December 2006.

Given the extent of changes, a second draft was released for public consultation from Friday 15<sup>th</sup> June to Friday 27<sup>th</sup> July 2007.

Few additional matters were raised in representations from this second round of consultation. However following the close of representations, there were a number of government announcements pertinent to the document. In particular, the announcement by Go East of the policies saved beyond 27 September 2007 excluded a number of policies that the SPD had been drafted in respect of. Further amendments were therefore made to reflect these changes.

October 2007

**OVERVIEW & SCRUTINY  
CABINET**

**13<sup>TH</sup> NOVEMBER 2007  
22<sup>ND</sup> NOVEMBER 2007**

**LOCAL DEVELOPMENT FRAMEWORK  
THE CORE STRATEGY -  
PREFERRED OPTIONS  
(Report by Head of Planning Services)**

**1. INTRODUCTION**

- 1.1 The purpose of the report is for the Cabinet to agree the Preferred Options for the Core Strategy so that they can be then subject to pre-submission public participation under Regulation 26.

**2. BACKGROUND INFORMATION**

- 2.1 The Core Strategy is the primary document of the Local Development Framework (LDF). As a Development Plan Document, it will need to be submitted to the Secretary of State and then be subject to examination by an independent Inspector to assess whether it meets the tests of soundness. It will be supported by the related Development Control Policies Development Plan Document that will also be coming forward to Cabinet shortly.
- 2.2 The Council consulted on Issues and Options (the Regulation 25 stage) for the Core Strategy during May, June and July 2007. In addition to engaging with stakeholders (such as Parish Councils, the County Council, Primary Care Trust, Highways Agency, Environment Agency etc), the general public were also invited to comment. The Document was made available at Pathfinder House and in libraries and local access points across the District and through an interactive on-line version on the Council's website. The representations made on the Issues and Options Document have been taken into account in coming to the Preferred Options.
- 2.3 In respect of the Core Strategy, a major issue has been the development of a Spatial Strategy for Huntingdonshire and this led to the production of an additional document 'Towards a Spatial Strategy'. This was the subject of further engagement with key stakeholders. Again, the comments made on this document have assisted in the production of the Preferred Options for the Core Strategy.
- 2.4 The Core Strategy specifically takes account of the existing Community Strategy and its emerging replacement, the Sustainable Community Strategy. The Core Strategy also has been prepared taking into account the emerging policies in the East of England Plan which is close to adoption and current Government Guidance.

- 2.5 The Preferred Options have been set out in two volumes. **Volume 1** takes the form of a draft strategy outlining the key policies and their reasoned justification. **Volume 2**, the development of Preferred Options, records how each Preferred Option was assessed and evaluated and thus forms the necessary audit trail for the development of the policies. This includes the Options which have been the subject of consultation, any further Options arising (this is only in respect of the Spatial Strategy), a summary of the results of Community Involvement, a summary of the Initial Sustainability Appraisal of the Options, the Council's response and how it performs against the Tests of Soundness as set out by Regulations. Appropriate Assessment as required by the European Directive on Habitats will be undertaken to test the Document when it is submitted to the Secretary of State.
- 2.6 The Preferred Options are to be the subject of Pre-Submission public participation from December to mid January. Representations will be invited, either in support or objection to the draft policies set out in Volume 1. Volume 2 assists consultees by providing details of the process by which the Council has developed the preferred options. These documents are set out as an Appendix to this report.

### **3. SUPPORTING DOCUMENTS**

- 3.1 The Core Strategy has been informed by various supporting technical documents including the Housing Land Availability Study and an Employment Land Review, both of which have been the subject of consultation, an Update to the Retail Study and the Strategic Flood Risk Assessment.

### **4. THE CORE STRATEGY**

- 4.1 The Preferred Option is in essence a combination of two of the draft options as set out in 'Towards a Spatial Strategy' – Option C (St Neots area growth focus) with additional growth in the Huntingdon area (but not up to the same level as Option B, Huntingdon area growth focus) which will deliver at least 5500 new dwellings, 82 ha of employment land and up to 2200sq m of retail development during the period 2006 - 2021.
- 4.2 The Preferred Option has been formulated taking into account the following:
- Both the St Neots and Huntingdon Spatial Planning Areas score highly on sustainability grounds in view of their good access to employment and major services and facilities.
  - Large sites are available in these locations that can provide essential new infrastructure through planning obligations. In the case of St Neots a large scale urban extension east of the railway offers a unique opportunity to create a truly sustainable community with the building of a secondary school, a higher level of related employment than was envisaged in the Employment Land Review and the construction of a viable district centre which will complement the town centre.
  - The large sites in these locations will be able to integrate more easily with the existing urban communities.

- The Huntingdon area can provide a variety of sites on brownfield land and maintain a good proportion of total sites being brought forward on previously developed land in accordance with key Government guidance.
- A major constraint to development of sites in St Ives is the presence of the flood plain which affects potential sites closer to the town centre where retail and other services are on offer. The other option in St Ives is to consider further growth to the west of the town where the issue of maintaining green-space separation between St Ives and Houghton is a significant issue.
- In the Huntingdon area another significant spatial issue is the considerable distance from the town centre of potential sites to the north of the town.
- The need to now make provision for a 15 year supply of available land will require land to be provided in a variety of different locations.
- The provision and the timing of major infrastructure (e.g. the A14 and improvements to the A428) will potentially dictate the application of a phasing policy to be applied to land in the Huntingdon area and therefore delaying its release until after potentially earlier available land in St Neots.

## **5. RECOMMENDATION(S)**

- 5.1 Cabinet is recommended to approve the Preferred Options for the Core Strategy as set out in the Appendix (as Volume 1 and Volume 2) for public participation under Regulation 26 and to agree that any minor additional editing and updating which may be needed prior to publication be delegated to Executive Councillor for Planning Strategy, Environment and Transport.

## **BACKGROUND INFORMATION**

Core Strategy Issues & Options Report HDC  
 Towards a Spatial Strategy HDC  
 Housing Land Availability Study  
 Employment Land Review  
 Huntingdonshire Retail Study Up-date 2007  
 Huntingdonshire Strategic Flood Risk Assessment  
 Green Infrastructure Strategy – Cambridgeshire Horizons

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*Local Development Framework*  
**Draft Final Sustainability Report: Core Strategy 2007**

*November 2007*

**Huntingdonshire**  
district council

**Steve Ingram BA(Hons), BTP, DMS, MRTPI**  
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## **1. Summary and Outcomes**

### **Non technical summary**

- 1.1 This report documents the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the Huntingdonshire Core Strategy 2007 Preferred Options report as required by planning legislation<sup>1</sup> and Government guidance (Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005 hereafter referred to as SA guidance). SA and SEA assist the Council through helping to integrate sustainability considerations into the Core Strategy. The purpose of the Core Strategy is to set out the long term spatial vision for Huntingdonshire and the strategic policies to deliver that vision.

### **Purpose of Sustainability Appraisal**

- 1.2 Huntingdonshire District Council's Core Strategy 2007 Preferred Options Report forms the lead document in the Huntingdonshire Local Development Framework (LDF). The Council is required, by law, to carry out a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) of local development documents which comprise the LDF. SA guidance recommends that the two requirements are met through one process. This SA incorporates both the SA and SEA requirements, and throughout the document these two processes will be referred to as 'Sustainability Appraisal' (SA). Its overarching aim is to achieve sustainable development.
- 1.3 The most widely used definition of this concept is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs<sup>2</sup>."
- 1.4 The purpose of the SA was to assist Huntingdonshire District Council's Development Plan Team prepare its Core Strategy 2007 Preferred Options for consultation by carrying out the following:
- Identifying the key sustainability issues facing the District
  - Assessing the likely effects on the Preferred Options on these issues
  - Putting forward recommendations that might mitigate against these effects
- 1.5 The SA aims to ensure that the Preferred Options report has as many positive effects as possible, and that negative effects are avoided.

1. Sections 18 & 19 Planning and Compulsory Purchase Act 2004  
2. World Commission on Environment and Development, 1987

**How was the SA carried out?**

- 1.6 The draft Final SA was undertaken in house by members of the Development Plans Team.
- 1.7 SA guidance sets out the various stages and tasks involved in completing the SA process. To date, three main phases have been carried out by Huntingdonshire District Council including:
- Scoping Report for SA (Stages A1-A4)
  - Initial SA of Issues and Options paper
  - Initial SA *Towards a Spatial Strategy for Huntingdonshire* (hereafter both Initial SAs will be referred to jointly as ISA)
  - SA of Core Strategy Preferred Options Report
- 1.8 The Council, in partnership with South Cambridgeshire District Council and Scot Wilson Ltd produced a Scoping Report in 2005. This Scoping Report has recently been up-dated and revised to be in accordance with SA guidance. The Scoping Report sets out the following:
- Stage A1: Review of plans, policies and programmes**
- 1.9 Relevant international, national, regional and local documents were identified within this review, with the regional and local documents reviewed in more detail in terms of identifying key objectives or strategies. This review led to the development of key themes for which baseline data (Stage A2) was required.
- Stage A2: Baseline data**
- 1.10 Data was collated according to the themes identified in A1. This led to an understanding of key issues (Stage A3).
- Stage A3: Key issues**
- 1.11 A description of the key issues in the District was given with consideration of how the LDF could address the issues. Indicators from the A2 baseline data were identified which were considered appropriate to measure sustainability of the LDF.
- Stage A4: SA objectives**
- 1.12 From the key issues, SA objectives were developed which provide the main tool for assessing the Preferred Options Report.
- 1.13 The Initial SA of the Core Strategy Issues and Options paper used the SA Framework set out in the Scoping Report 2005. It suggested a series of mitigation measures for policy areas where needed in order to mitigate or limit the anticipated affects of particular emerging policies. These mitigation measures or recommendations (for example preferred options or revisions/additions to the wording of objectives and policies) have been incorporated into the Preferred Options Report.
- 1.14 The revised Scoping Report (2007) sets out a SA Framework based on that in the 2005 Report however, minor modifications have been made to reduce the number of SA

Objectives and simplify the process. The revised SA Framework has been used in the Initial SA of *Towards a Spatial Strategy* and this draft Final SA. Table 1 presents the SA Objectives and Appendix 1 sets out the SA Framework.

**Key sustainability issues facing the District**

1.14 The key sustainability issues identified in section 4 of the Scoping Report (2007). The following section summarises these issues:

**Land, water and resources**

- Growth pressures on Greenfield land
- Strain placed on water supply by additional development

**Biodiversity**

- The impact of new development on biodiversity

**Landscape, townscape and archaeology**

- New development needs to maintain and enhance the District's historic and architectural heritage

**Climate change and pollution**

- High risk of flooding in some areas
- Pattern of development has encouraged car usage leading to pollution being a problem in some areas
- Development will place increased demand on existing landfill sites and household waste processing centres
- Development will increase the demand on energy from non renewable energy sources

**Healthy communities**

- Need to reduce health inequalities across the District
- Pressure put on existing open space by new development

**Inclusive communities**

- High average house prices are pricing key workers/first time buyers out of the area
- Limited access to services and facilities in some rural areas

**Economic activity**

- High incidence of out commuting

**SA Objectives**

1.15 At stage A4 of the Scoping process, SA objectives were developed which will be used to assess all local development documents. The SA Objectives are:

<b>Sustainability Topic</b>	<b>SA Objective</b>
Land, water and resources	1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value
	2. Minimise the use of water
Biodiversity	3. Protect, maintain and enhance biodiversity & green infrastructure and maximise opportunities for biodiversity & green infrastructure
Landscape, townscape and archaeology	4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historic landscape character
	5. Creation of an attractive environment through high quality design and use of sustainable construction methods
Climate change and pollution	6. Manage and minimise flood risk taking into account climate change
	7. Reduce emissions of greenhouse gases and other pollutants (for example air, water, soil, noise, vibration and light)
	8. Reduce waste and encourage re-use and recycling
	9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways)
	10. Maximise the use of renewable energy sources and technologies
Healthy communities	11. Encourage healthy lifestyles
	12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife
	13. Reduce and prevent crime, anti-social behaviour

	and the fear of crime
Inclusive communities	14. Improve the quality, range and accessibility of local services and facilities including education, health, training and leisure opportunities
	15. Redress inequalities related to gender, age, disability, race, faith, sexuality, location and income
	16. Ensure all groups have access to decent, appropriate and affordable housing
Economic activity	17. Improve access to satisfying work, appropriate to skills, potential and place of residence
	18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy

### **Plan Objectives and Outline of Contents**

- 1.16 The Core Strategy DPD will set the framework for how Huntingdonshire will develop up to 2026. The Core Strategy DPD will contain strategic policies to manage growth and guide new development. It will also help provide a framework for developing appropriate indicators and targets for monitoring purposes.
- 1.17 The Preferred Options Report sets out the Council's Preferred Options and policies; it is the culmination of continuous stakeholder engagement. The Preferred Options Report has been set out in two volumes – volume one takes the form of a draft plan with policies and their reasoned justification and volume two records the development of policies, including results from public participation and conclusions drawn from the Initial SAs. This second volume comprises the audit trail of plan development.
- 1.18 The Initial SA of the Issues and Options paper informed preparation of Preferred Options. Refinement of the Preferred Options report has also had regard to the Initial SA of *Towards a Spatial Strategy*. This additional consultation document formed part of Regulation 25 pre-submission consultation<sup>3</sup> and was produced in light of responses to the Issues and Options paper. It set out a revised spatial vision, objectives and options for strategic growth as well as an option for Gypsies and Travellers.
- 1.19 This draft Final SA report documents the appraisal of the Preferred Options and will inform the development of the Core Strategy DPD as it moves towards Submission (Regulation 28) stage<sup>4</sup>.

<sup>3</sup>The Town and Country Planning (Local Development) (England) Regulations 2004

<sup>4</sup>The Town and Country Planning (Local Development) (England) Regulations 2004



**How the process of SA influenced the Core Strategy Preferred Options**

- 1.20 The baseline data assembled as part of the Scoping process has provided a useful analytical resource which has recently been updated and will be used to assess all DPDs and SPDs in a consistent manner.
- 1.21 The SA of the Core Strategy Issues and Options paper highlighted certain policy areas which may require mitigation measures, such as policy re-wording. Areas that were highlighted included affordable housing thresholds and targets, energy use and the settlement hierarchy. This has fed into and influenced the preparation of the Preferred Options Report. Initial SA consultation was undertaken with specific consultation bodies.<sup>5</sup>
- 1.22 The Initial SA of *Towards a Spatial Strategy* identified a number of issues relating to the spatial strategy and, alongside consultation responses, contributed to the development of a Preferred Option for strategic growth

**What alternatives to the Core Strategy were considered?**

- 1.23 The Core Strategy Preferred Options Report is the outcome of evidence gathering and continuous stakeholder engagement, through the publication of two consultation documents and a stakeholder presentation and meeting. The following section provides a summary of the alternatives considered and is derived from the Initial SA of the Core Strategy Issues and Options paper (summaries of which are provided in appendix 4). The Initial SA indicated that the use of spatial planning areas would be the most sustainable option for use when identifying strategic directions of growth. It also suggested that the use of a settlement hierarchy based on settlement size and access to facilities would be the most sustainable way in which to locate growth. The alternative option to spatial planning areas, that development should be located only within the four market towns, and the alternative to the settlement hierarchy, that additional layers added to focus development, were not taken forward into the Preferred Options Report.
- 1.24 In terms of distributing strategic growth within the Key Service Centres, the option that was considered most sustainable was distributing development according to the size and level of facilities. The option not taken forward into the Preferred Options proposed limiting growth to those settlements which have recently received growth.
- 1.25 For employment options for growth the SA identified the most sustainable as being a higher target for employment land based on projection trends since 2002. The alternative option taken forward proposed a lower target which acknowledged the constraints on availability of labour and climate change. This has been informed by the Employment Land Review (2007).

<sup>5</sup> As listed in Annex E of PPS12

- 1.26 For the scale of housing growth, the option that was assessed to be most sustainable defines a scale in terms of major, moderate, minor or infill. The alternative that has not been carried forward into the Preferred Options Report proposed a more limited number of categories. For the location of housing growth the Initial SA indicated that the most sustainable option was to define spatial priorities for unallocated housing growth opposed to allowing a more dispersed distribution of growth.
- 1.27 Additional options for strategic growth were identified in section 3 of the consultation document *Towards a Spatial Strategy*. These additional options were based on achieving a higher level of growth than that proposed in the emerging East of England Plan. None of these options have been taken forward into the Preferred Options report.
- 1.28 Further recommendations were made which have been tabulated for ease of reference in Table 4. The commentary above covers the options which will be used for deciding strategic levels of growth and the location and scale of housing growth for unallocated residential development. These policy areas were identified as potentially raising issues within the Initial SA.

### **Conclusions**

- 1.29 The Preferred Policies have been assessed using the SA Framework and, have been found to be sustainable. The key area – the spatial strategy – has been influenced by consultation and accompanying ISAs. The preferred approach is one that identifies spatial planning areas for accommodating housing, employment and retail growth in the most sustainable locations and concentrates the majority of growth within the St Neots and Huntingdon spatial planning areas.
- 1.30 There is a tangible commitment to manage growth in a sustainable manner that respects the characteristics of the District and promote environmental issues and a number of policies and objectives reflect this. Environmental concerns are balanced against economic interests with the preferred policy for employment scale acknowledging the challenge posed by climate change and the distribution accommodated in the most sustainable locations.
- 1.31 Throughout the draft plan there is an emphasis on improving the quality of life for residents and visitors to the District. Key to this is the provision of adequate housing that meets local needs, a number of policies and objectives reflect this.
- 1.32 The draft Final SA is structured as shown below:
- Section 1: Non Technical Summary
  - Section 2: Methodology
  - Section 3: Sustainability Objectives, Baseline and Context
  - Section 4: Plan Issues and Policies
  - Section 5: Implementation
  - Section 6: Conclusions

**How to comment on this report**

You can comment on this document using the response forms available on our website [www.huntsdc.gov.uk](http://www.huntsdc.gov.uk) or you can download and send a copy of the response form to us at the following address:

Planning Division  
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## **2. Methodology**

### **Purpose of Sustainability Appraisal**

- 2.1 Huntingdonshire District Council's Core Strategy 2007 Preferred Options Report forms the lead document in the Huntingdonshire Local Development Framework (LDF). The Council is required, by law<sup>6</sup>, to carry out a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) of local development documents which comprise the LDF. Government guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005) (hereafter referred to as SA Guidance) recommends that the two requirements are met through one process. This SA incorporates both the SA and SEA requirements, and throughout the document these two processes will be referred to as 'Sustainability Appraisal' (SA). Its overarching aim is to achieve sustainable development.
- 2.2 The most widely used definition of this concept is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs<sup>7</sup>."
- 2.3 The purpose of the SA was to assist Huntingdonshire District Council's Development Plans Team prepare its Core Strategy 2007 Preferred Options for consultation by carrying out the following:
- Identifying the key sustainability issues facing the District
  - Assessing the likely effects on the Preferred Options on these issues
  - Putting forward recommendations that might mitigate against these effects
- 2.4 The SA aims to ensure that the Preferred Options Report has as many positive effects as possible, and that negative effects are avoided.

### **Legislative context**

- 2.5 European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly referred to as 'Strategic Environmental Assessment' (SEA) and covers relevant plans and programmes whose formal preparation began after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the Huntingdonshire Local Development Framework.

<sup>6</sup> Section 19(5) of the Planning and Compulsory Purchase Act 2004

<sup>7</sup> World Commission on Environment and Development, 1987

- 2.6 At the same time the Planning and Compulsory Purchase Act 2004 requires sustainability appraisal (SA) of all emerging Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) which form the Huntingdonshire LDF.
- 2.7 The difference between SA and SEA, lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters. SA guidance incorporates the requirements of the SEA Directive, and therefore a single appraisal process can be carried out. However, the SA Report must clearly show that the Directive's requirements have been met by sign posting the places in the SA Report where the information required by the Directive is required.
- 2.8 The term Sustainability Appraisal is used in the context of meaning compliance with both sets of requirements.
- 2.9 This report does not represent an Appropriate Assessment under Article 6(3) and 6(4) of the Habitats Directive 92/42/EEC. A separate report will be compiled by Scott Wilson Ltd, on behalf of the Council, to meet the requirements of the aforementioned legislation.

#### **Relationship between Sustainability Appraisal and the Development Plan**

- 2.10 The production of a Scoping Report is the first stage in incorporating the Sustainability Appraisal process within the Huntingdonshire Local Development Framework. The full process varies for the production of Development Plan Documents (DPD) or Supplementary Planning Documents (SPD). However for both of these processes, sustainability appraisal is an integral part of the plan preparation process. SA Guidance sets out guidance on how to carry out SA as an integral part of plan making. The stages involved in carrying out a sustainability appraisal of a DPD is set out in Table 1.
- 2.11 The purpose of the Scoping Report was to set the context and objectives, and decide on the scope of the sustainability appraisal. This process generated a set of sustainability appraisal (SA) objectives that form the Sustainability Appraisal (SA) Framework used to appraise the policies contained in the Core Strategy Preferred Options Report.
- 2.12 The preparation of this draft Final SA report is covered by Stage C and consultation on the Report covered under Stage D. It should be stressed that this is an iterative process and the tasks and stages overlap and inform each other.

**Table 1: Stages involved in the SA of a DPD**

<b>DPD Stage 1: Pre-production – Evidence gathering</b>	
<b>SA stages and tasks</b>	
<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>	
	<ul style="list-style-type: none"> <li>• A1: Identifying other relevant policies, plans and programmes and sustainable development objectives</li> <li>• A2: Collecting baseline information</li> <li>• A3: Identifying sustainability issues and problems</li> <li>• A4: Developing the SA framework</li> <li>• A5: Consulting on the scope of the SA</li> </ul>
<b>DPD Stage 2: Production</b>	
<b>SA stages and tasks</b>	
<b>Stage B: Developing and refining options and assessing effects</b>	
	<ul style="list-style-type: none"> <li>• B1: Testing the DPD objectives against the SA framework</li> <li>• B2: Developing the DPD options</li> <li>• B3: Predicting the effects of the draft DPD</li> <li>• B4: Evaluating the effects of the draft DPD</li> <li>• B5: Considering the ways of mitigating adverse effects and maximising beneficial effects</li> <li>• B6: Proposing measures to monitor the significant effects of implementing the DPD</li> </ul>
<b>Stage C: Preparing the Sustainability Appraisal Report</b>	
	<ul style="list-style-type: none"> <li>• C1: Preparing the SA Report</li> </ul>
<b>Stage D: Consulting on preferred options of the DPD and SA Report</b>	
	<ul style="list-style-type: none"> <li>• D1: Public participation on the preferred options of the DPD and the SA report</li> <li>• D2(i): Appraising significant changes</li> </ul>
<b>DPD Stage 3: Examination</b>	
<b>SA stages and tasks</b>	
	<ul style="list-style-type: none"> <li>• D2(ii): Appraising significant changes resulting from representations</li> </ul>
<b>DPD Stage 4: Adoption and monitoring</b>	
<b>SA stages and tasks</b>	
	<ul style="list-style-type: none"> <li>• D3: Making decisions and providing information</li> </ul>
<b>Stage E: Monitoring the significant effects of implementing the DPD</b>	
	<ul style="list-style-type: none"> <li>• E1: Finalising aims and methods for monitoring</li> <li>• E2: Responding to adverse effects</li> </ul>

**Preparation of the Core Strategy Preferred Options SA**

- 2.13 Preparation of the SA process, including producing the Scoping Report and the two Initial SAs carried out as part of Issues and Options consultation has been completed in house by members of the Development Plans Team.
- 2.14 The formal consultation process for Issues and Options involved the consultees listed in table 2

**Table 2: Issues and Options consultees**

<b>Statutory consultees and other agencies</b>	<b>Health care and welfare bodies</b>
Environment Agency	Cambridgeshire Primary Care Trust
English Heritage	East of England Strategic Health Authority
Highways Agency	Cambridgeshire ACRE
Natural England	<b>Other national or regional bodies</b>
<b>Regional governmental bodies</b>	East of England Tourist Board
Government Office for the East of England	Sport England
East of England Development Agency	Sustrans
East of England Regional Assembly	The Gypsy Council
East Midlands Assembly	Citizens Advice Bureau
<b>Local authorities</b>	<b>Infrastructure and service providers</b>
South Cambridgeshire District Council	Cambridge Water Company
Fenland District Council	Anglian Water Services
Peterborough City Council	Network Rail
Cambridgeshire County Council	TRANSCO
Northamptonshire County Council	National Grid
East Northamptonshire District Council	Mobile Operators Association
Bedford Borough Council	<b>Housing associations and other bodies</b>
Bedfordshire County Council	Cambridge Housing Society
Mid Bedfordshire District Council	Luminus
Parish and Town Councils in Huntingdonshire	Bedfordshire Pilgrims Housing Association
Cambridgeshire Association of Local Councils	Muir Group Housing Association
<b>Biodiversity and rural affairs</b>	Nene Housing Association
CPRE Cambridgeshire	Granta Housing Society
The British Horse Society	The Guinness Trust
Wildlife Trust	CABE
Cambs and Peterborough Biodiversity Partnership	<b>Other local groups and bodies</b>
The Ramblers Association	Huntingdon Town Centre Partnership
	St Neots Town Centre Initiative
	Ramsey Town Centre Initiative
	St Ives Town Centre Initiative
	Civic Trust
	Cambridgeshire Horizons

- 2.15 The draft Final SA has been produced alongside preparation of the Preferred Options Report and has informed development of the Preferred Options. The SA process was

carried out during November 2007. The draft Final SA report accompanies the Core Strategy Preferred Options Report and forms pre-submission public participation under Regulation 26 of the Local Development Regulations<sup>9</sup>.

- 2.16 The Planning Officer responsible for carrying out the SA appraised the policies in the Preferred Options Report against the SA framework developed in the Scoping process (see Appendix 1) and produced a number of detailed appraisal matrices (see Appendix 2) from which conclusions were drawn (see section 6). Once complete, the draft report was reviewed in house by other officers before undergoing consultation alongside the Core Strategy Preferred Options Report.

#### **Difficulties encountered in writing the SA**

- 2.17 Timing and resources have been significant challenges throughout the SA process, from beginning the Scoping process to writing the draft Final SA report. The baseline data collated as part of the Scoping process presented specific problems as, in some cases, data was simply not available. The recent update of the Scoping Report has made the baseline data more reliable, but there still remain gaps in data collection which present challenges when carrying out SA of local development documents.
- 2.18 A particular difficulty encountered when carrying out the Initial SA as part of Issues and Options consultation on the Core Strategy, was that options presented were deliberately not specific. This made carrying out the SA, specific by its nature, difficult. The subsequent recommendations or mitigation measures offered within the ISA were often very broad. This was less of an issue when carrying out the ISA of *Towards a Spatial Strategy for Huntingdonshire*. However, lack of information on the exact type of location of development presented problems, particularly when assessing impacts on, for example, biodiversity. Similar issues have been encountered when carrying out this draft Final SA however, as the policy becomes more detailed so too can the SA process. Issues surrounding gaps in data collection still presented challenges.

#### **Judgements and assumptions**

- 2.19 Throughout the SA judgements of the effects have had to be made. Attempts to remedy this have been made by ensuring an external review of the Scoping process and ensuring an internal review was carried out for the draft Final SA.
- 2.20 This draft Final SA has been undertaken on the basis of the likely effects of the implementation of the Council's Preferred Options. Judgements have therefore been made on the basis of:
- The current sustainability issues and trends facing the region
  - The likely influence of the Preferred Options on these trends compared to other factors such as government policies, market forces and funding priorities
  - The powers available to the planning system to achieve what the Preferred Options DPD sets out to achieve

<sup>9</sup>The Town and Country Planning (Local Development) (England) Regulations 2004



- 2.21 Throughout the SA process, the cumulative and synergistic effects have been looked at in accordance with government SA guidance. Where reference is made to 'long term effects,' this is assumed to cover the lifespan of the plan period. Short and medium timescales will vary according to particular types of effect, but are assumed to occur within the plan period and approximately take effect during the first 5-10 years (short term) and during years 10-15 (medium) with long term effects assumed to occur thereafter.

**Outline of Core Strategy content and objectives**

- 2.22 The Core Strategy will set the framework for how Huntingdonshire will develop up to 2026. It will contain strategic policies to manage growth and guide new development. The Core Strategy forms the lead document in Huntingdonshire's Local Development Framework which will comprise a suite of Development Plan Documents and Supplementary Planning Documents. These all have to be consistent with the Core Strategy once it is adopted.
- 2.23 Having undertaking Issues and Options consultation with key stakeholders earlier in the summer, the Core Strategy is now at Regulation 26 pre-submission public participation<sup>10</sup>. This means that the emerging policies presented in the Report are those preferred by the Council and have been informed by the responses received to previous consultation and the ISA of the Issues and Options paper and *Towards a Spatial Strategy for Huntingdonshire*.
- 2.24 The Preferred Options Report comprises a number of thematic chapters in which the preferred spatial vision for the LDF is given followed by a chapter on sustainable development which is the overarching principle underpinning the DPD. Chapter 3 of the Preferred Options Volume One sets out the preferred spatial strategy for the District. The remaining chapters look at other strategic issues and a monitoring framework. The final chapter deals with monitoring and review and lists suggested indicators for monitoring the effectiveness of Huntingdonshire's LDF.
- 2.25 The Spatial Vision is made up of a number of constituent parts which should all be read together. It contains a Spatial Portrait which describes the key characteristics of the District, then sets out the Planning Context in which the plan has to operate and is followed by the Spatial Vision which develops the key characteristics identified in the Spatial Portrait and the challenges set out in the Planning Context. This is followed by the Spatial Objectives which articulate how the Vision can be achieved a set of Spatial Principles which indicate the direction that more detailed policy will take.

<sup>10</sup> The Town and Country Planning (Local Development) (England) Regulations 2004

- 2.26 The Spatial Vision set out in the Preferred Options which derives from the Spatial Portrait and Planning Context is:

'In 2026, Huntingdonshire will have retained its distinct identity as a predominantly rural area of villages and market towns whilst accommodating the development of homes and jobs required as part of a major growth area, taking advantage of the economic vitality of the Cambridge Sub Region, in a sustainable manner which respects, maintains and enhances the special characters of its towns, villages and countryside. Its residents will have an improved quality of life with increased access to local jobs, housing and high quality services, facilities and green infrastructure.'

- 2.27 The Spatial Principles are:

Huntingdonshire will play a proactive role in accommodating future growth in the Cambridge-sub region. The majority of growth will be concentrated in the most sustainable locations of Huntingdon, St Neots and St Ives where there is access to existing and improving public transport, new road infrastructure and where the use of amenities and facilities can be maximised.

RAF Brampton and the industrial area west of Huntingdon town centre will provide significant opportunities for development on previously developed land within the District. Further opportunities to maximise the use of previously developed land on a smaller scale will be encouraged within the market towns of the Cambridge-Sub region.

The visual quality, viability and vitality of the four market town centres in Huntingdonshire will be enhanced by identifying and implementing appropriate development opportunities and opportunities to improve the public realm. Improvements to the public realm, improving the quality of both place and culture, will encourage local people to use local facilities and will attract visitors.

The regeneration of run down areas will be encouraged with particular attention paid to areas of deprivation within St Neots, Huntingdon and Ramsey through neighbourhood management and regeneration projects.

Opportunities for retail growth will be encouraged within all market towns and in larger villages which are identified as key service centres in order to respond to competitive pressure from other centres and further strengthen the District's economy. A large proportion of future retail growth will be accommodated within the town centre of Huntingdon, with additional, complementary development to the west of the town centre facilitated through an Area Action Plan. Further growth will be accommodated in St Neots where a large scale urban extension to the east of the town will require a district centre which will complement the town centre. There will be a lesser scale of growth in St Ives and Ramsey.

Future employment development will mostly be located in the most sustainable locations of the market towns and will be commensurate with housing growth to ensure the creation of balanced communities. The provision of a wider range of local employment opportunities will help limit levels of out commuting to London, Peterborough and Cambridge and ensure the continued success of the District's economy.

Development in most of the key service centres outside the Spatial Planning Areas will be restricted to a level that will help sustain the existing facilities and amenities, without encouraging growth in these less sustainable locations. In smaller settlements future housing will be restricted to small scale development and that necessary to meet local housing needs.

The further expansion of Peterborough will respect the separate identities of Yaxley, Facet, Folksworth, Stilton and Alwalton by maintaining green separation. However, it is important to ensure those settlements enjoy the benefits of future of development within Peterborough through improved access to a greater range of amenities and facilities. The areas of greenspace around those settlements close to the boundary with Peterborough will also be important areas of open space resource for the expanded population of Peterborough.

The landscape and countryside of Huntingdonshire will be protected and enhanced. Areas identified for enhancement include the Ouse Valley from St Neots to Earith, the woodlands around Grafham Water and Brampton and the wetland and woodlands of the Great Fen Project. These areas will also have improved access for informal recreation. Further opportunities for improved recreation and biodiversity/green infrastructure will be identified. The growth in the Huntingdon and St Neots areas will reinforce the need to protect and enhance areas of greenspace around them.

The A14 improvements will create significant opportunities for new development in the Huntingdon area. The changes will improve access problems to the town centre and facilitate the extension of the town centre in a westerly direction. Other improvements to the transport network will also influence the delivery of housing and employment growth in more sustainable locations. Projects with particular importance include the Cambridge to St Ives Guided Bus, the A428 road improvements and High Quality Public Transport Corridor and the A15 improvements at Hampton near Peterborough. Improvements in public transport will enable the promotion of sustainable travel options.

Any redundant military bases in Huntingdonshire will need careful consideration to ensure that any potential re-use or redevelopment maximises the economic benefit to the District. RAF Brampton, subject to its release by the MoD, offers the opportunity for mixed use development on an appropriate scale in a sustainable location within the plan period. The future potential of Alconbury Airfield and Wyton Airfield will need to be considered in the longer term as part of the next review of the Regional Spatial Strategy. That review will need to take into account wider strategic issues for the region and the range of sustainable options available.

2.28 The Core Strategy Preferred Spatial Objectives are as follows:

1. To enable required growth to be accommodated in locations which limit the need to travel, while catering for local needs
2. To ensure that the types of dwellings built are suited to the requirements of the local population, and that an appropriate proportion is 'affordable' to those in need
3. To enable specialist housing needs of particular groups to be met in appropriate locations
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting

5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping and leisure
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and avoids adverse environmental impacts
7. To maintain and enhance the availability of key services and facilities including communications services
8. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species
9. To identify opportunities to increase and enhance major strategic greenspace
10. To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns
11. To ensure that design of new development integrates effectively with its setting and promotes local distinctiveness
12. To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste
13. To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change
14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling
15. To provide a framework for securing adequate land and infrastructure to support business and community needs

**Requirements of the SEA Directive**

2.29 Annex 1 of the SEA Directive<sup>11</sup> sets out the information that must be provided in the Environmental Report. This is set out in the table below and the information which has been included within this SA Report has been identified.

<b>Environmental Requirements (as set out in Annex I of the SEA Directive)</b>	<b>Where covered in the SA Report / Scoping Report (2007)</b>
(a) an outline of the contents, main objectives of the plan or programmes and relationship with other relevant plans and programmes;	Section 2 outlines the content of the Core Strategy , Table 3 lists relevant programmes and Appendix 2 of the Scoping Report (2007) details the relationship to the Plan
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Detailed in Section 4 Scoping Report with main aspects summarised in Table 4 in this report

(c) the environmental characteristics of areas likely to be significantly affected;	Detailed in Section 4 in Scoping Report and summarised in Table 4 of this report
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (The Habitats Directive)	Detailed in Section 4 in Scoping Report and summarised in Table 4 of this report
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Identified during the context review of the baseline data and reflected in the plan objectives (section 2)
(f) the likely significant effects <sup>12</sup> on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Appendix 2 with summary provided in Section 4 of this report, including Table 7
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Appendix 2 of this report
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 3 of this report
(i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Section 5 and Appendix 5 of this report
(j) a non-technical summary of the information provided under the above headings	Section 1 of this report

<sup>11</sup> Directive 2001/42/EEC

<sup>12</sup> These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects

### 3. Sustainability Objectives, baseline and context

#### Review of relevant plans, programmes and policies (Stage A1)

- 3.1 The Core Strategy needs to take into account a wide range of other plans, policies and programmes. These may contain policy objectives or specific requirements that need to be addressed through the new plan. Identifying and reviewing these documents is an important element of the SA process, as it can help to shape the objectives against which emerging policies should be appraised, as well as pointing to particular issues and problems that need to be tackled.
- 3.2 The review of plans and programmes are relevant in setting the context for the Core Strategy Preferred Options – table 3 lists the relevant plans and policies and appendix 2 of the Scoping Report (2007) contains a detailed review of these.
- 3.3 The findings of the review of relevant plans and programmes carried out for the Scoping Report (2007) has informed the identification of key sustainability issues, a summary of which are presented in the following sections.

**Table 3 – Relevant Plans and Programmes**

<b>Plan/Programme</b>
<b>International</b>
Commitments arising from the World Summit on Sustainable Development, Johannesburg (2002)
Water Framework Directive 2000/60/EC (2002)
European Strategy on Sustainable Development (2001)
Directive on Electricity Production from Renewable Energy Sources 2001/77/EC (2001)
The Sixth Environmental Action Programme of the European Community 1600/2002/EEC
The UN Millennium Declaration and Millennium Development Goals (2000)
European Spatial Development Perspective (May 1999)
EC Council Directive 99/31/EC on the Landfill of Waste (1999)
European Biodiversity Strategy (1998)
Kyoto Protocol (1992)
EC Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)
Air Quality Framework Directive 96/92/EC (1996)
EC Council Directive 85/337/EEC & 97/11/EC on the Assessment of the Effects of certain Public and Private Projects in the Environment (1985)
EC Council Directive 79/409/EEC on the Conservation of Wild Birds (1979)
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
Bonn Convention the Conservation of Migratory Species of Wild Animals (1979)
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)
<b>National</b>
Homes for the Future: more affordable, more sustainable, DCLG (July 2007)
Eco Town Prospectus, DCLG (July 2007)
Building a Greener Future: Towards Zero Carbon Development, DCLG (2006)
Natural Environment and Rural Communities Act (2006)
The Disability Discrimination Act, DDA (2005)
Securing the Regions' Future – Strengthening the Delivery of Sustainable Development in the English Regions, DEFRA (2006)
Local Quality of Life Indicators – A Guide to Local Monitoring to Complement the Indicators in the UK Government Strategy, The Audit Commission (Aug 2005)
Securing the Future – Delivering UK Sustainable Development Strategy, DEFRA (March 2005)
One Future Different Paths – the UK's Shared Framework for Sustainable Development, DEFRA

(March 2005)
Working with the Grain of Nature – A Biodiversity Strategy for England, DEFRA (2002)
Planning Policy Statement 1: Creating Sustainable Communities, ODPM, (2005)
Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1) (DCLG, 2006)
Planning Policy Statement 3: Housing, DCLG (2006)
Planning Policy Guidance Note 4: Industrial and Commercial Development and Small Firms, DoE (1992)
Planning Policy Statement 6: Planning for Town Centres, ODPM (2005)
Planning Policy Statement 7: Sustainable Development in Rural Areas
Planning Policy Guidance Note 8: Telecommunications, DETR (2001)
Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM (2005)
Planning Policy Statement 10: Planning for Sustainable Waste Management, ODPM (Aug 2005)
Planning Policy Statement 12: Local Development Frameworks, ODPM (2004)
Planning Policy Guidance Note 13: Transport, DETR (2001)
Planning Policy Guidance Note 15: Planning and the Historic Environment, DoE, (1994)
Planning Policy Guidance Note 16: Archaeology and Planning, DoE (1993)
Planning Policy Guidance Note 17: Planning For Open Space, Sport and Recreation, ODPM (2002)
Planning Policy Guidance Note 19: Outdoor advertisement control, DoE (1992)
Planning Policy Guidance Note 21: Tourism, DoE (1992)
Good Practice Guide on Planning for Tourism, DCLG (2006)
Planning Policy Statement 22: Renewable Energy, ODPM (2004)
Planning for Renewable Energy A Companion Guide to PPS 22 ODPM (2004)
Planning Policy Statement 23: Planning and Pollution Control, ODPM (2004)
Planning Policy Guidance Note 24: Planning and Noise, ODPM (2001)
Planning Policy Statement 25: Development and Flood Risk, DCLG (2006)
Development and Flood Risk A Companion Guide to PPS25 'Living Draft'
Transport Ten Year Plan, Department of Transport (2000)
The Future of Transport: A Network for 2030 White Paper, DfT (July 2004)
Climate Change, the UK Programme 2006, HM Government (2006)
Energy White Paper: Our Energy Future – Creating a Low Carbon Economy, DTI (2003)
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, DETR (2000)
UK Waste Strategy, DEFRA (2000)
Choosing Health: Making Healthier Choices White Paper, DoH (Nov 2004)
Delivering Choosing Health: Making Healthier Choices Easier, DoH (March 2005)
Sustainable Communities Plan: Building For The Future, ODPM (2003)
Sustainable Communities: Homes for All, ODPM (2005)
Sustainable Communities: People, Places and Prosperity, ODPM (2005)
ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites, ODPM
<b>Regional</b>
Sustainable Communities in the East of England, ODPM (2003)
A Sustainable Development Framework for the East of England, EERA (2001)
Our Environment, Our Future: Regional Environment Strategy for the East of England, EERA (2003)
A Better Life: The role of Culture in the sustainable development of the East of England, Living East (Sept 2006)
A Shared Vision The Regional Economic Strategy for the East of England, EEDA (2004)
EEDA Corporate Plan 2005/06-2007/08, EEDA (Aug 2005)
Regional Planning Guidance for the East of England, RPG6, GO-East (2000)
Regional Spatial Strategy 14: The East of England Plan – The Secretary of State's Proposed Changes to the Draft Revision of the Regional Spatial Strategy, GO-East (Dec 2006)
East of England Regional Waste Management Strategy, East of England Waste Technical Advisory Body (2002)
Sustainable Tourism Strategy for the East of England, East of England Tourist Board (March 2004)
Framework for Regional Employment and Skills Action, (FRESA) EEDA (2003)
Regional Social Strategy, EERA (2004)

Woodland for Life: The Regional Woodland Strategy for the East of England, EERA and The Forestry Commission, (2003)
Regional Housing Strategy 2005-2010, EERA (July 2005)
Affordable Housing Study: The Provision of Affordable Housing in the East of England 1996-2021 (2003)
East of England Affordable Housing Study Stage 2: Provision for Key Workers and Unmet Housing Need. Cambridge Centre for Housing and Planning Research (2005)
Water Resources for the Future: A Strategy for the Anglian Region, Environment Agency (2001)
Towns and Cities Strategy and Action Plan, EEDA (2003)
Towards Sustainable Construction, A Strategy for the East of England, EP, CE, GO-East, PECT (2003)
Living with Climate Change in the East of England, East of England Sustainable Development Roundtable (2003)
Healthy Futures- A Regional Health Strategy for the East of England 2005-2010, EERA (Dec 2005)
Great Ouse Catchment Flood Management Plan, Summary of Draft Plan, Environment Agency (Feb 2007)
<b>County/Cambridge Sub-Region</b>
Cambridgeshire and Peterborough Structure Plan, 2003 CCC & PCC (2003)
Cambridgeshire and Peterborough Waste Local Plan, CCC & PCC (2003)
Cambridgeshire and Peterborough Minerals and Waste, Core Strategy Development Plan Document Preferred Options, CCC & PCC (Nov 2006)
Cambridgeshire and Peterborough Minerals and Waste, Site Specific Proposals Development Plan Document Preferred Options, CCC & PCC (Nov 2006)
Cambridgeshire Local Transport Plan 2006-2011, CCC (March 2006)
Environment Strategy and Action Plan CCC (2002)
Cambridgeshire and Peterborough Joint Waste Management Strategy 2002-2022, CCC & PCC (2002)
A County of Culture – A Cultural Strategy for Cambridgeshire 2002-2005, CCC
Cambridgeshire Landscape Guidelines, CCC 1991
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough, CCC (2001)
Cambridgeshire Biodiversity Action Plan, CCC (2004)
Delivering Renewable Energy in the Cambridge Sub-region, Cambridge Sub-Regional Partners (2004)
Balanced and Mixed Communities – A Good Practice Guide, Cambridgeshire Horizons (March 2006)
Sustainable Construction in Cambridgeshire – A Good Practice Guide, Cambridgeshire Horizons (March 2006)
Major Sports Facilities Strategy for the Cambridge Sub-Region, Cambridgeshire Horizons (2006)
The Green Infrastructure Strategy for the Cambridge Sub-Region, Cambridgeshire Horizons (2006)
Cambridgeshire Local Area Agreement 2006-2009
Tackling Climate Change in Cambridgeshire, CCC (2005)
Cambridgeshire Environment Report 2005, CCC (2005)
Cambridgeshire Horizons Business Plan 2004/07 (2004)
A Rural Strategy for Cambridgeshire 2006-2010 (Cambridgeshire ACRE)
Public Library Position Statement 2003 (CCC 2003)
Prospects for Learning (CCC, 2001)
<b>District</b>
Aging Well in Hunts, NHS, HDC (2005)
Cambridgeshire Sub-Regional Housing Strategy (CCC, ECDC, FDC, FHDC, HDC, StEDC, SDCD,) 2004
Children and Young People's Interim Plan 2005-2006 CCYPSP, (2005)
Community Safety Strategy 2005-2008 HCSP (2005)
Draft Access Strategy, Huntingdonshire PCT (2002)
Draft Strategic Service Development Plan, Huntingdonshire PCT, (2002)
Huntingdonshire Community Strategy, HDC, (2004)
Huntingdonshire District Council Housing Strategy 2006-2011, HDC (2006)
Huntingdonshire Local Delivery Plan, PCT. (2003)



Local Economic Strategy, Medium Term, 2002-2007, HDC (2002)
Equality and Inclusion Strategy, HDC (2005)
Tourism Strategy for Huntingdonshire 1999-2004, HDC (1999)

**Collection of baseline data and description of the social, environmental and economic baseline characteristics likely to be effected (stage A2)**

- 3.4 Collection of baseline information is fundamental to the SA process to provide a background to and evidence base for identifying both sustainability problems in Huntingdonshire and alternative ways of dealing with them. The baseline information has informed the development of the SA Framework and provides the basis for monitoring effects of plans.
- 3.5 Appendix 3 sets out the baseline information that has been collected. The baseline data is presented in the form of indicators and identifies the current situation for the District and also a comparator – usually Cambridgeshire or the Structure Plan area of Cambridgeshire and Peterborough, or the East of England and was collated from district, county and regional monitoring.

**Difficulties and limitations in collecting and analysing the data**

- 3.6 The Council's difficulties in collecting the baseline data are consistent with those of other authorities and reflect some deep-rooted problems with the reliability of information sources informing this process. A number of specific problems were identified:

*Data availability / applicability*

- Data for some indicators is not available because it is derived from external sources which do not monitor it, or which have not yet established monitoring systems. (The same limitation applies to government sustainability targets, many of which are not yet defined.)
- The same issue affects data at sub-District level and their absence may reflect the high cost of data collection and / or monitoring to the Council or to other bodies such as the Environment Agency.
- Boundaries of natural features (landscape areas; river catchments) extend beyond the administrative boundaries so that data on some larger contiguous features is difficult to collect

*Data quality / comparability*

- Data on the same topic area are often calibrated in different ways, the calibration system has been changed in the last 10-15 years, or the way a parameter is defined has been changed creating difficulties in drawing comparisons between past and current performance
- Time series data are very limited, and if they exist often only a couple of data points are available
- The best or most consistently monitored data is for contextual indicators, whereas recent LDF monitoring guidance identifies the need to prioritise local outcome indicators which monitor the impacts of the DPD as directly as possible.

**Summary of information collected and reviewed**

- 3.7 Key information in relation to social, economic and environmental issues that are likely to be affected is presented in Table 4. A full commentary can be found in Section 4 of the Scoping Report (2007). The review of relevant plans and programmes highlighted a number of key characteristics and sustainability issues facing Huntingdonshire.

**General**

- 3.8 Huntingdonshire remains a predominantly rural district in character with an area of approximately 350 square miles. The estimated population in of the District in 2006 was 160,813<sup>13</sup> people with approximately half living in the four market towns of Huntingdon, St Neots, St Ives and Ramsey and Bury. The residents of Huntingdonshire are predominantly white. Life expectancy is high in the District with both males and females living on average a year and a half longer than the national average. The level of educational attainment is close to the national average.

<sup>13</sup> County Council Research Group

**Table 4: Key sustainability issues in Huntingdonshire (Stage A3)**

Sustainability Issue	Implications for Local Development Documents	Evidence base	Policy Context
<b>Land, water and resources</b>			
Growth pressures will put increased demands on Greenfield land.	Need to prioritise development on previously developed land (PDL) and ensure that where necessary only the most sustainable Greenfield sites are developed	For Huntingdonshire the percentage of housing completed on PDL was 55.3% for 2005/06	PPS3: Housing (2006) states that the national annual target that at least 60% of new housing should be provided on PDL.
Development needs to make efficient use of land.	Need make sure the density of development makes efficient use of land.	In 2005/06 the average density of residential development in Huntingdonshire was 36.33	PPS3: Housing sets a national indicative minimum of 30dph.
Development may put an additional strain on water supply	Future development will need to be underpinned by adequate infrastructure and measures taken to ensure the efficient use of resources incorporated through sustainable design	In 2002/03 159 litres were consumed in unmetered households in the Anglian region and 123litres per head per day in metered households.	Water Framework Directive 2000/60/EC (2002)  Water Resources for the Future: A Strategy for the Anglian Region, Environment Agency (2001)  Policies relating to water in Proposed Changes to the Draft East of England Plan (2006)
<b>Biodiversity</b>			
The impact of new development on biodiversity needs to be considered.	New developments should maximise the potential for biodiversity and reconnecting habitats that have become fragmented	86.2% of SSSI's across the District are in a favourable or unfavourable recovering condition	PPS9: Biodiversity and Geological Conservation, ODPM (Aug 2005)  Proposed Changes to the draft East of England Plan (2006)  Cambridgeshire Biodiversity Action Plan, Cambridgeshire County Council (2004)

Sustainability Issue	Implications for Local Development Documents	Evidence base	Policy Context
<b>Landscape, townscape and archaeology</b>			
<p>New development needs to maintain and enhance the District's historic and architectural heritage</p>	<p>National policy will be used to protect listed buildings, conservation areas and sites of archaeological interest.</p>	<p>In the District 13.1% of Listed Buildings were at risk in 2005/06.</p> <p>21% of the Conservation Areas in the District were covered by an up-to-date character assessment in 2005/06.</p>	<p>PPS15: Planning and the Historic Environment, DoE (1994)</p> <p>Policy on protected and enhancing the historic environment in the Proposed Changes to the draft East of England Plan (2006)</p> <p>Huntingdonshire Conservation Area Statements</p> <p>Huntingdonshire District Council's Corporate Plan 2007/08 -Growing Success stresses that heritage assets and conservation areas need to be maintained and enhanced</p> <p>The Huntingdonshire Community Strategy emphasizes the need to improve the quality and distinctiveness of the local environment and protect historic sites as well as understand the heritage of the landscape</p>
<b>Climate change and pollution</b>			
<p>There is a high risk of flooding in some areas of the District and new development may put additional pressure on land drainage systems and lead to an increase in flooding. Flooding is likely to increase as a result of</p>	<p>Need to ensure that new developments incorporate methods/solutions in their design to reduce the risk of flooding, for example the use of sustainable drainage systems where appropriate</p>	<p>In 2005/06 there was one instance of planning permission being granted contrary to the advice of the Environment Agency on either</p>	<p>Water Framework Directive 2000/60/EC (2002)</p> <p>PPS25 Development and Flood Risk, DCLG (2006)</p> <p>Flood risk management policy in Proposed Changes to the draft East</p>

climate change		flood defence grounds or water quality	of England Plan (2006)
The pattern of development in the District has encouraged private car use leading to congestion and air pollution being problems in some areas. New development will need to be accommodated in sustainable locations to minimise the need to travel	Need to ensure that development is accommodated in sustainable locations to reduce the need to travel and promote sustainable travel modes	In 2005/06 76.8% of completions were in Market Towns and Key Service Centres	PPG13 Transport, DETR, (2001)  Transport Ten Year Plan, DfT (2000)  The Future of Transport: A Network for 2030 White Paper, DfT (July 2004)  Proposed Changes to the draft East of England Plan (2006)  Cambridgeshire Local Transport Plan 2006-11 Cambridgeshire County Council, (March 2006)  Huntingdonshire District Council Travel Plan, HDC
Development will place increased pressure on existing landfill sites and household waste processing centres	Need to ensure that new developments make adequate provision for recycling facilities	In 2005/06 48.8% of household waste collected in the District was recycled	EC Council Directive 99/31/EC on the landfill of Waste (1999)  PPS10: Planning for Sustainable Waste Management, ODPM (July 2005)  UK Waste Strategy, DEFRA (2000)  Waste management policies in the Proposed Changes to the draft East of England Plan, (2006)  East of England Regional Waste Management Strategy, East of England Waste Technical Advisory Body, (2002)  Cambridgeshire and Peterborough Waste Local Plan,

			<p>Cambridgeshire County Council (2003)</p> <p>Cambridgeshire and Peterborough Minerals and Waste LDF – Preferred Options (November 2006)</p>
<p>Development will increase the demand for energy from non-renewable energy sources and increase carbon dioxide emissions</p>	<p>Opportunities for renewable energy sources should be encouraged and used to their full potential. Developments should make provision to provide a percentage of on-site energy requirements from renewable sources</p>	<p>There is currently no data available for the % of predicted energy requirements from on-site renewable energy technologies on major developments</p>	<p>Kyoto Protocol</p> <p>Directive on Electricity Production from Renewable Energy Sources 2001/77/EEC (2001)</p> <p>PPS22: Renewable Energy, ODPM (2004)</p> <p>PPS: Planning and Climate Change, Supplement to PPS1 (consultation draft) DCLG, (2006)</p> <p>Climate Change, the UK Programme 2006, HM</p> <p>Energy White Paper: Our Energy Future</p> <p>Proposed Changes to draft East of England Plan, (2006)</p> <p>Living with Climate Change in the East of England Sustainable Development Roundtable (2003)</p> <p>Delivering Renewable Energy in the Cambridge Sub-region, Cambridge Sub-regional Partners (2004)</p> <p>The Huntingdonshire Community Strategy (2004) identifies increasing sources of</p>

			renewable energy as a key objective
<b>Healthy Communities</b>			
Need to reduce health inequalities across the District	Need to ensure equal access to facilities for all members of the community across Huntingdonshire. Some urban areas of market towns, in particular Huntingdon North Ward and Eynesbury Ward in St Neots both experience higher levels of relative deprivation and are in the 10% most deprived wards in Cambridgeshire. (Although these wards are less deprived than the most deprived areas nationally.)	Across the District in 2005/06 there were 36 urban wards with a primary school and 18 with a doctor's surgery	Saving Lives: Our Healthier Nation White Paper, DoH (1999)  Healthy Futures – A Regional Health Strategy for the East of England 2005-2010, EERA (Dec 2005)
New development will put pressure on existing open space in some settlements	Need to ensure that existing open space is protected and enhanced, and adequate and readily accessible open space is provided through new development	In 2005/06 in Huntingdonshire there was 1.61ha of sports pitches available for public use per 1000 population	PPG17: Planning for Open Space, Sport and Recreation, ODPM (2002)  Huntingdonshire District Council Open Space, Sports and Recreation Needs Assessment and Audit, PMP, (2006)
<b>Inclusive Communities</b>			
High average house prices are pricing key workers/first time buyers out of the area	Future development must include adequate affordable housing	In Huntingdonshire 50.4% of housing completions on eligible sites within the Cambridge Sub region were affordable and 42.8% of housing completions on eligible sites outside the Cambridge Sub region were affordable in	PPS3 (2006) states that local development documents should set a plan wide target for the amount of affordable housing to be provided  Proposed Changes to the draft East of England Plan (2006) sets out the regional housing provision. In Huntingdonshire the minimum additional number of homes to be achieved during April 2006 to March 2021 is 8,310. In order to be consistent with PPS3

		2005/06	<p>local planning authorities need to plan for a continuous supply of housing for at least 15 years from the date of adoption of housing allocation DPDs. It also stresses that opportunities for maximising higher growth rates should be taken.</p> <p>Huntingdonshire District Council Housing Strategy 2006-2011, HDC, (2006)</p> <p>Huntingdonshire Community Strategy (2004) stresses the need to provide housing that meets local needs</p>
New development will need to be accommodated in sustainable settlements with good access to facilities and services	Need to ensure that access to facilities and services is taken into account when considering the scope for development in different locations	34.9% of rural households within Cambridgeshire were located within 13 minutes walk of an hourly or better public/community service in 2005/06	<p>PPG13: Transport, DETR, (2001)</p> <p>Regional Transport Strategy, Proposed Changes to draft East of England Plan, (2006)</p> <p>Regional Transport Strategy, Development of Options Report, Faber Maunsell, EERA (2002)</p> <p>Huntingdonshire Community Strategy (2004) sets out a priority to work towards easy and affordable access to services and facilities</p>



<b>Sustainability Issue</b>	<b>Implications for Local Development Documents</b>	<b>Evidence base</b>	<b>Policy Context</b>
<b>Economic Activity</b>			
There is a high incidence of out commuting across the district and identified skills shortages among skilled and basic occupations.	Need to ensure employment provision is accommodated in sustainable locations and meets the needs of all groups	The 2001 Census results show that 35.3% of employed people living in the District commute out of the District to work	PPG13: Transport, DETR (2001)  Cambridgeshire Local Transport Plan, 2006-2011 (CCC)  Huntingdonshire Community Strategy (2004) recognises the challenge of out commuting
The provision of employment development will need to be sustainably located so as to reduce the need to travel between work and home and provide local employment opportunities to help limit out commuting	Need to ensure employment provision is accommodated in sustainable locations and meets the needs of all groups	Across Huntingdonshire 529.87ha of employment land was available in 2005/06	PPG4: Industrial, commercial development and small firms, ODPM  Huntingdonshire Community Strategy identifies measures to help strengthen the vitality and viability of Huntingdonshire's economy through increasing investment and creating local employment opportunities  Huntingdonshire Employment Land Review (2007)

#### **The SA Objectives (Stage A4)**

- 3.9 The SA Objectives are separate to the Spatial Objectives of the Core Strategy although some overlap may occur and make up part of the SA Framework. Table 5 sets out the topic, sustainability appraisal objectives and decision aiding questions which are used when appraising options.
- 3.10 The SA Framework developed as part of the Scoping process (Appendix 1) has been used to assess the sustainability of each option. This Framework includes the SA objectives along with targets and indicators that make up part of the monitoring and review process.

3.11 It is important that the SA Framework reflects local circumstances that can be influenced by the new development planning system. The SA Objectives are used to appraise each policy or option, the detailed matrices for which can be found in Appendix 2 and summaries in section 4.

**Table 5: Sustainability Appraisal Objectives**

<b>Sustainability Topic/ SEA topic</b>	<b>SA Objective</b>	<b>Decision aiding questions</b>
Land, water and resources  <i>Soil and water</i>	1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	<ul style="list-style-type: none"> <li>▪ Will it use land that has been previously developed?</li> <li>▪ Will it use land efficiently?</li> <li>▪ Will it protect the best and most versatile agricultural land?</li> </ul>
	2. Minimise the use of water	<ul style="list-style-type: none"> <li>▪ Will it reduce water consumption?</li> <li>▪ Will it conserve ground water resources?</li> </ul>
Biodiversity  <i>Biodiversity fauna and flora</i>	3. Protect, maintain and enhance biodiversity & green infrastructure and maximise opportunities for biodiversity & green infrastructure	<ul style="list-style-type: none"> <li>▪ Will it help achieve Biodiversity Action Plan targets?</li> <li>▪ Will it conserve species, reverse their decline, and help to enhance diversity?</li> <li>▪ Will it reduce habitat fragmentation?</li> <li>▪ Will it protect sites designate for their nature conservation interest?</li> </ul>
Landscape, townscape and archaeology  <i>Cultural heritage and landscape</i>	4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historic landscape character	<ul style="list-style-type: none"> <li>▪ Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, historic parks and gardens and scheduled ancient monuments)?</li> <li>▪ Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character?</li> <li>▪ Will it maintain and enhance the character of settlements?</li> </ul>
	5. Creation of an attractive environment through high quality of design and use of sustainable construction methods	<ul style="list-style-type: none"> <li>▪ Will it improve the satisfaction of people with their neighbourhoods as places to live?</li> <li>▪ Will it lead to developments built to a high standard of design?</li> </ul>
Climate change and pollution	6. Manage and minimise flood risk taking into account climate change	Will it minimise risk to people and property from flooding, storm events or subsidence?

<i>Climate factors &amp; Air</i>		<ul style="list-style-type: none"> <li>▪ Will it improve the adaptability of buildings to changing temperatures?</li> </ul>
	7. Reduce emissions of greenhouse gases and other pollutants (for example air, water, soil, noise, vibration and light)	<ul style="list-style-type: none"> <li>▪ Will it reduce emissions of greenhouse gases?</li> <li>▪ Will it improve air quality?</li> <li>▪ Will it reduce traffic volumes?</li> <li>▪ Will it reduce levels of noise or noise concerns?</li> <li>▪ Will it reduce or minimise light pollution?</li> <li>▪ Will it reduce diffuse and point source water pollution?</li> </ul>
	8. Reduce waste and encourage re-use and recycling	<ul style="list-style-type: none"> <li>▪ Will it reduce household waste?</li> <li>▪ Will it increase waste recovery and recycling?</li> </ul>
	9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways)	<ul style="list-style-type: none"> <li>▪ Will it increase accessibility to cycle routes, footpaths and bridleways?</li> <li>▪ Will it help improve the quality of cycle routes, footpaths and bridleways?</li> </ul>
	10. Maximise the use of renewable energy sources and technologies	<ul style="list-style-type: none"> <li>▪ Will it lead to an increased proportion of energy needs being met from renewable sources?</li> </ul>
<i>Healthy communities</i>  <i>Population and human health</i>	11. Encourage healthy lifestyles	<ul style="list-style-type: none"> <li>▪ Will it encourage healthy lifestyles, including travel choices?</li> </ul>
	12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	<ul style="list-style-type: none"> <li>▪ Will it increase the quantity and quality of publicly accessible open space?</li> <li>▪ Will it maintain and, where possible, increase the area of high quality green space in the district?</li> <li>▪ Will it protect and enhance open spaces of amenity and recreational value?</li> </ul>
	13. Reduce and prevent crime, anti-social behaviour and the fear of crime	<ul style="list-style-type: none"> <li>▪ Will it reduce actual levels of crime?</li> <li>▪ Will it reduce the fear of crime?</li> <li>▪ Will it contribute towards a</li> </ul>

		cohesive community?
<p>Inclusive communities</p> <p><i>Population and human health</i></p>	<p>14. Improve the quality, range and accessibility of local services and facilities including education, health, training and leisure opportunities)</p>	<ul style="list-style-type: none"> <li>▪ Will it improve the availability of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc.)?</li> <li>▪ Will it encourage engagement with community activities and increase the ability of people to influence decisions?</li> <li>▪ Will it improve accessibility by means other than the car?</li> <li>▪ Will it support and improve community and public transport?</li> </ul>
	<p>15. Redress inequalities related to gender, age, disability, race, faith, sexuality, location and income</p>	<ul style="list-style-type: none"> <li>▪ Will it improve relations between people from different backgrounds or social groups?</li> <li>▪ Will it reduce poverty and social exclusion for those areas and groups most affected?</li> <li>▪ Will it promote accessibility for all members of society, including the elderly and disabled?</li> </ul>
	<p>16. Ensure all groups have access to decent, appropriate and affordable housing</p>	<ul style="list-style-type: none"> <li>▪ Will it support the provision of a range of house types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?</li> <li>▪ Will it reduce the number of unfit homes?</li> <li>▪ Will it address the particular needs of the travelling community?</li> </ul>
<p>Economic activity</p> <p><i>Economic development</i></p>	<p>17. Improve access to satisfying work, appropriate to skills, potential and place of residence</p>	<ul style="list-style-type: none"> <li>▪ Will it encourage businesses development?</li> <li>▪ Will it support the growth of sectors that offer scope to reduce out-commuting?</li> <li>▪ Will it improve access to employment, particularly by means other than the private car?</li> <li>▪ Will it encourage the rural economy and support farm diversification?</li> </ul>

	<p>18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy</p>	<ul style="list-style-type: none"> <li>▪ Will it facilitate business development and enhance competitiveness?</li> <li>▪ Will it enable tourism opportunities to be exploited?</li> <li>▪ Will it support the vitality and viability of market town centres?</li> </ul>
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## 4. Plan issues and options

### Main strategic options and policies considered and how they were identified

- 4.1 The range of options and alternative approaches was determined by the Council during plan development. The Council identified options considered relevant and appropriate, however the detailed content of the plan and its position in the wider plan structure limited the number of alternatives that were proposed. Specific constraints were:
- Strategic policy in the emerging East of England Plan eg housing targets
  - National planning guidance (PPSs, PPGs and Circulars) – it was considered inappropriate to propose options that deviated from current practice
  - Other plans and strategies which influenced the production of the Core Strategy (eg Sustainable Community Strategy – a full list of the review of relevant plans and policies can be found in Appendix 1).
- 4.2 The Council considered that these conditions therefore limited the number of policy areas for which it was possible to define relevant and appropriate alternative options. The development of policies (including alternative options considered and the results of public participation) is recorded in Volume Two of the Preferred Options report and should be read alongside this SA. The Initial SA of the Issues and Options paper assessed the reasonable alternatives considered appropriate at that stage of plan development and included in Appendix 4 is a summary of these assessments. The assessments of additional options from the Initial SA considered in *Towards a Spatial Strategy for Huntingdonshire* are included in Appendix 5. How the ISA informed the Preferred Options is included in Table 6 of this draft Final Sustainability Report.

### Spatial Strategy Options

- 4.3 Following analysis of the responses made during the Core Strategy Issues and Options consultation, it was decided that further engagement with key stakeholders was required in light of specific issues that were identified from the consultation responses – namely the vision, spatial strategy and the inclusion of an option for Gypsies, Travellers and Travelling Show people. Subsequently, another consultation document entitled *Towards a Spatial Strategy for Huntingdonshire* was produced and consulted on with key stakeholders during

September 2007 in order to help the Council develop and refine its Preferred Spatial Strategy.

- 4.4 *Towards a Spatial Strategy For Huntingdonshire* set out a revised, more locally specific, Spatial Vision (including Spatial Principles) and Spatial Objectives (set out in Section 2 above) and outlined four spatial options based on the growth requirements set out in the draft East of England Proposed Changes and the requirements of PPS3<sup>12</sup>:
- Option A: Cambridge Sub Region focus
  - Option B: Huntingdon area focus
  - Option C: St Neots area focus
  - Option D: Dispersed
- 4.5 Three additional options for growth were set out based on achieving a higher level of growth than the minimum allocation in the Proposed Changes draft East of England Plan
- Option 1: Enhanced Growth in the St Neots area
  - Option 2: Enhanced Growth for the Cambridge Sub Region
  - Option 3: A New Eco Town
- 4.6 These Additional Options were proposed on the basis of government guidance encouraging Local Authorities to “consider the case for higher growth in their areas.”<sup>13</sup> In identifying these additional options, the Council is demonstrating its commitment to tackle affordability problems for the benefit of existing and future residents of Huntingdonshire.
- 4.7 The Spatial Options presented in the document were worked out according to the District’s available land supply as set out in the Housing Land Availability Study (2007).
- 4.8 An option for Gypsies, Travellers and Travelling Show people was also included in the document and will be included as a policy in future stages of the Core Strategy 2007 development as recommended in Circular 01/06.
- 4.9 The spatial options were the culmination of evidence gathering, continued stakeholder engagement and the results of the Initial SA. All of the options have been subject to an Initial SA.

<sup>12</sup> Proposed Changes to the draft East of England Plan (policy H1, GO- East 2006) sets, for Huntingdonshire, a minimum allocation of 11,200 homes to be built in the period 2001-2021 (of which 8,500 have already been built or committed). This equates to 560 homes per year. PPS 3 (para 53, DCLG, 2006) sets a requirement for Local Authorities to provide a housing supply for at least 15 years from the date of DPD adoption (which the Council anticipate to be 2009). The Proposed Changes advises that the annual housing requirement be used for the early years after 2021. The four Spatial Options (A-D) are therefore based on the requirement of 5450 homes to be built before 2026.

<sup>13</sup> Paragraph 30, Eco Town Prospectus, DCLG 2007

### **Preferred Spatial Strategy Option**

- 4.10 On the basis of the ISA and following analysis of consultation responses for *Towards a Spatial Strategy for Huntingdonshire* the Preferred Option for the Spatial Strategy forms a hybrid of two options – Huntingdon area focus and St Neots focus. This option has been taken forward into the Preferred Options report. It ensures a continual housing supply and maximises all available brownfield land around the Huntingdon area. Housing growth directed towards St Neots – the large scale Greenfield extension – will be of a sufficient scale to generate substantial benefits for the communities of St Neots, not just the development area. Although this relies on Greenfield development, it is in a highly sustainable location, adjacent to the railway line and near to the proposed High Quality Public Transport Corridor along the A428. It also makes best use of all available brownfield land within the built up framework of St Neots. Growth in Key Service Centres is limited to that which is considered the most sustainable and accessible, with the most development being directed towards Fenstanton.
- 4.11 The Preferred Option identifies four spatial planning areas which are made up of market towns and nearby settlements with which they have a close functional relationship:
- Huntingdon Spatial Planning area – Huntingdon, Brampton and Godmanchester
  - St Neots Spatial Planning area – St Neots and Little Paxton
  - St Ives Spatial Planning area – the town of St Ives and development south of London Road, St Ives
  - Ramsey and Bury Spatial Planning area – Ramsey, Bury and RAF Upwood
  - Key service centres capable of accommodating a proportion of strategic growth are also identified including Fenstanton, Sawtry and Yaxley
  - In other key service centres, outside of Spatial Planning areas – namely Buckden, Kimbolton, Little Paxton, Somersham and Warboys - moderate development will be acceptable on appropriate sites within built up areas.
- 4.12 The Preferred Spatial Strategy, in terms of identifying spatial priorities for employment and retail development, has largely been dictated by the Employment Land Review and Retail Assessment Study. These studies both contain rational evidence based on assessments of market demand and spare capacity. The Preferred Option concentrates the majority of employment growth towards:
- Huntingdon spatial planning area – primarily accommodated through mixed use development in brownfield locations, some Greenfield development is directed towards Godmanchester.
  - St Neots spatial planning area – Greenfield development as part of large scale, mixed use development to the east of the town.
  - St Ives spatial planning area – no strategic growth identified. Instead there will be a reliance on existing commitments and windfalls.

- Ramsey and Bury spatial planning area – primarily provided through mixed use developments on brownfield land.
- Key service centres outside spatial planning areas – growth proposed for Yaxley on brownfield land.

The majority of retail development (comparison floorspace) is distributed evenly between Huntingdon and St Neots, to be accommodated within the town centres and as mixed use Greenfield development for St Neots. A lesser degree of comparison floorspace is directed towards St Ives, to be accommodated within the town centre and some convenience floorspace to be accommodated in town centres across the District.

#### **Rejection of spatial options**

- 4.13 The appraisal process can only give an indication of likely effects and therefore can only present a limited judgement on the sustainability of each option. However, from the appraisal process of *Towards a Spatial Strategy for Huntingdonshire*, Options B (Huntingdon area focus) and Option C (St Neots focus) scored consistently well throughout the appraisal compared to Option A and Option D both of which scored less well; the latter of these was considered to be the least sustainable option.
- 4.14 Each option makes the best use of brownfield land available in the District, as identified in the Housing Land Availability Study (2007). It is recognised that in all options there is a reliance on Greenfield sites to some degree, with this being most prevalent in Option C. Nevertheless, only the most sustainable Greenfield sites are proposed and, in the case of Option C, Greenfield development may bring significant benefits in terms of providing opportunities to improve green infrastructure and biodiversity as well as community benefits.
- 4.15 Options B and C are the options which set out growth that minimises flood risk. Other options are very reliant on a high proportion of growth in high flood risk areas, particularly St Ives.
- 4.16 Growth in the District will help facilitate provision of affordable housing – the large scale of growth proposed in Option C will be important to ensuring affordable housing provision as well as community benefits as well for the people of St Neots. Despite other options being reliant on smaller sites coming forward, it is considered that the thresholds for affordable housing provision will be such that all options could contribute to the provision of affordable housing.
- 4.17 The options presented in *Towards A Spatial Strategy for Huntingdonshire* all included diagrams which were intended to indicate the scale and distribution of housing, employment and retail growth. The scale and distribution of employment and retail development were based on the results of the Employment Land Review (ELR) (2007) and Retail Assessment Study 2005 and Update 2007. Both documents carried out very thorough and rational assessments of the employment and retail markets in the District.
- 4.18 For the reasons outlined above, the Preferred Spatial Strategy comprises a hybrid of Option B (Huntingdon area focus) and Option C (St Neots area focus) and ensures growth will be accommodated in the most sustainable way for the District.



**How the SA process influenced the Preferred Options DPD**

4.19 The SA process has had an ongoing input to the development of the Core Strategy Preferred Options Report since the SA Scoping consultation. The following table sets out how the mitigation measures that were proposed in the Initial SA of the Core Strategy Issues and Options have been taken into account in the Preferred Options Report.

**Table 6: How the ISA influenced development of the Preferred Options DPD**

Findings of ISA			
Policy Area	Proposed Mitigation Measure	Incorporated into Preferred Options Y/N? (Where in Preferred Options?)	Commentary
Spatial Vision	Suggests additional wording to including minimising flood risk, promoting renewable energy use and the need to improve cycle routes, footpaths and bridleways.	Y (Spatial Vision)	The Spatial Vision included in <i>Towards a Spatial Strategy for Huntingdonshire</i> has been taken forward into the Preferred Options report. The vision was revisited in light of consultation response to Issues and Options. The vision proposed is more locally distinctive. The suggestions made in the ISA for <i>Towards a Spatial Strategy</i> have not been included in the preferred approach as they are too specific to be incorporated into a high level, strategic spatial vision.
Spatial Principles	These were not included in the Issues and Options paper but were included in <i>Towards a Spatial Strategy for Huntingdonshire</i> . The ISA suggests that reference should be given to minimising flood risk, maximising renewable energy	Y (Spatial Principles)	The Spatial Principles indicate the direction that more detailed policies of the Core Strategy will take. They were included in <i>Towards a Spatial Strategy</i> in light of responses received from

	sources and improving cycle routes, footpaths and bridleways.		Issues and Options consultation. The principles should be read alongside the vision as they provide spatial detail. To clarify the relationship between the vision and principles the document was reordered so that they followed on from each other.
Spatial Objectives	The ISA of <i>Towards a Spatial Strategy</i> suggested that there may be possible compatibility issues raised between some of the Plan Objectives and some of the SA Objectives. Overall the assessment was largely positive.	Y (Spatial Objectives)	The Spatial Objectives have been carried forward into the Preferred Options report. The order of the objectives presented in the Issues and Options paper has been changed to reflect local conditions and additional objectives added than those included in <i>Towards a Spatial Strategy</i> .
Sustainable development	Suggests the careful wording of policy will be required in order to maximise benefits.	Y (P1)	The policy wording has been made substantially more detailed and clearly sets out how development proposals will be expected to achieve sustainable development – it covers the three pillars of sustainable development – social, environmental and economic issues.
<b>Distribution and scale of unallocated housing growth</b>			
Settlement hierarchy	The appraisal implied that the preferred policy should be taken from either option 9 (outlines a settlement hierarchy based on current size and accessibility to services) or contain additional layers in which development could be focused. It identified the	Y (P2)	Although no specific mitigation measure was referred to, the appraisal intimated that the settlement hierarchy should be based on current size and accessibility as it

	reasonable alternative based on the physical capacity of settlements to accommodate growth as being the least sustainable.		presents the most sustainable option. This has been taken forward into the preferred option and the hierarchy is clearly set out identifying market towns, key service centres and smaller settlements as well as the scale of growth that will be permitted in each category of the hierarchy
Scale of housing growth	Suggests that the favoured approach should define the scale of unallocated housing growth in terms of major, moderate, minor or infill	Y (P2)	Taken forward into the Preferred Options. Policy clearly sets out definitions for each category. The reasonable alternative presented in the ISA proposed more restrictive categories of growth which would result in less flexibility in relating the scale of growth to the settlement hierarchy.
<b>Distribution of allocated housing growth</b>			
Spatial planning areas	Identification of spatial planning areas for allocated growth	Y (P3)	The use of spatial planning areas was favoured over allocations focused only in market towns. The spatial planning areas are clearly described and scale of growth anticipated for each area clearly set out
Key service centres	Suggests that development should be distributed across all key service centres opposed to limiting development to settlements which have recently received high levels of growth	Y (P3)	Distributing growth across key service centres in proportion to their size and facilities is the most sustainable policy approach as it reduces the need for people to travel

<b>Affordable housing provision</b>			
Targets	Identifies the 40% target for affordable housing provision across the District as being a realistic target that could contribute significantly to the provision of affordable housing.	Y (P4)	Taken forward as the Preferred Option in combination as well as identifying thresholds on which affordable housing provision will be sought
Thresholds	Doesn't identify any one threshold above another but suggests that there are a number of viability issues with having a threshold of 3 in areas outside Market Towns and Key Service Centres.	Y (P4)	Threshold of 15 dwellings taken forward into Preferred Option. Preferred approach combines the affordable housing target and thresholds which includes provision for affordable housing on sites of 3 or more dwellings in areas outside of the market towns and key service centres in order to reflect the need and type of development likely to take place in rural areas.
Rural exceptions housing	Identifies that such a policy offers flexibility in affordable housing provision and benefits to offering opportunities for local people to remain in their local communities rather than having to move away as they can't afford to live in their local community.	Y(P5)	Policy has been taken forward into the Preferred Options. Policy approach clearly sets out the exceptional circumstances in which rural exceptions housing will be permitted.
<b>Employment growth</b>			
Overall scale and distribution of employment growth	Identifies the favoured policy approach as planning for a lower scale of employment land provision which acknowledges the constraints of climate change and availability of local labour	Y (P7)	The policy approach taken forward into the Preferred Options report is the result of evidence provided from the Employment Land Review. This indicates that Huntingdonshire should plan for 82ha of employment land before 2026. The policy clearly sets out where this

			development will take place using the spatial planning areas identified in P3. It is consistent with both the settlement hierarchy and housing distribution policies (P2 and P3).
<b>Retail development</b>			
Retail Scale	Suggests that there may not be the market demand for a higher target than that identified in the Study and, although a lower target would place less development pressure on open space, it would not sustain a buoyant, competitive economy. The targets for floorspace provided in the Retail Assessment Study are considered the most accurate on which to plan for.	Y (P8)	The target of 20,000sqm <sup>2</sup> comparison and 4,000sqm <sup>2</sup> convenience is taken forward into the Preferred Options.
Retail Distribution	No real indication given. Suggests that distributing the majority of growth towards Huntingdon (option 24) will meet market preference and enhance its competitiveness against higher order centres, yet distributing growth more evenly between Huntingdon, St Neots and St Ives (option 25) the resulting benefits will be distributed more evenly.	Y (P8)	A permutation of Option 25 was taken forward into the Preferred Options. Comparison floorspace is distributed evenly between Huntingdon and St Neots with a lesser scale towards St Ives and convenience to be distributed towards town centres across the District. The policy clearly sets out where growth will be concentrated and directs it in most instances towards town centres.
<b>Other strategic areas</b>			
Areas of Strategic Greenspace Enhancement	Identifies the option as being sustainable.	Y (P9)	Taken forward into Preferred Options. Policy defines specific areas and action to promote biodiversity and

			landscape and recreational value. Reinforced by the inclusion of a diagram illustrating the main green infrastructure areas and corridors across the District.
Infrastructure requirements	Indicates that the option is sustainable and socially just. However, suggests that the policy will need to be carefully worded to ensure it is clear what contributions will be required and to ensure these maximise the impact in SA objectives.	Y (P10)	Taken forward into Preferred Options. The policy approach clearly identifies types of infrastructure on which contributions may be sought. To be supported by a Planning Contributions SPD.
Energy use	Suggests that the viability of measures will need to be carefully considered	N	Not considered to be a strategic level policy consistent with other Core Strategy policies. Refinement of this policy and its future development will occur within the Development Control policies DPD.
Re-using military sites	Proposals for the re-use of military sites will need to take into account how accessible these are and the impact development would have on features within the site and on the surrounding area	N	The re-use of military sites as potential eco-towns was taken forward into <i>Towards a Spatial Strategy for Huntingdonshire</i> . This option has been deferred until the review of the East of England Plan is underway
Gypsies, Travellers and Travelling Show people	Following an analysis of consultation responses and government guidance this policy has been transferred from the Development Control Policies DPD into the Core Strategy.	N/A	Including a policy for Gypsies, Travellers and Travelling Showpeople in the Core Strategy is consistent with government guidance. Further guidance will be given in a Gypsy and Traveller Sites DPD.

**Comparison of the social, environmental and economic effects of the Preferred Policies:**

- 4.20 Each policy carries with it social, environmental and economic effects, some of which may be similar and overlap, and others may differ considerably. Appendix 2 provides a detailed matrix which appraises the social, environmental and economic effects of each policy. Each effect has been assessed using the SA Framework, in particular the decision aiding questions. The following section provides a summary of the main social, environmental and economic effects and how they compare.
- 4.21 In summary the assessments of each policy are overwhelmingly positive and no draft policy is considered unsustainable. It is recognised that in absolute terms any form of development will have impacts upon some of the SA Objectives – primarily minimising the use of water and reducing waste generation, throughout the assessments these have been assessed as having a largely neutral effect as to some degree they can be mitigated and addressed by implementation of emerging Development Control Policies DPD and other Council initiatives.
- 4.22 The Preferred policies have been formulated from extensive consultation and assessment. The mitigation measures proposed in the ISA of the Issues and Options have largely been taken forward into each policy through re-wording. The detailed assessments of the Preferred Policies (Appendix 2) in some cases require only minor policy wording changes. There is a section in volume one of the Preferred Options report which details the proposed Implementation and Monitoring Framework.
- 4.23 The following table summaries the main social, environmental and economic effects identified through detailed assessment of each policy.

**Table 7: Main social, economic and environmental effects of draft policies**

Policy approach	Effects		
	Social	Environmental	Economic
<i>Spatial Vision</i> Provides the overarching goals that the Core Strategy policies will contribute to and sets out how the District will change till 2026	Seeks to improve the quality of life for residents and improve access to jobs and housing	Sets out a commitment to retain the predominantly rural identity of the District and improve green infrastructure	Looks to take advantage of the economic vitality of the Cambridge Sub Region
<i>Spatial Principles</i> Indicate the direction more detailed policy will take – are locally distinct	Sets spatial priorities for concentrating the majority of growth in the most sustainable market towns of St Neots, Huntingdon and St Ives and ensuring any growth	Concentrates growth towards brownfield locations  Where Greenfield development is necessary, directs	Identifies opportunities for maximising retail development in the market towns and key service centres to strengthen the economy

	<p>in key service centres is sustainable and proportionate to size and facilities available</p> <p>Identifies opportunities for regeneration on St, Neots, Ramsey and Huntingdon</p>	<p>growth towards the most sustainable locations</p> <p>Emphasises the commitment to protecting and enhancing the countryside of the District and identifies specific areas for enhancement</p>	<p>Sets out priorities for employment development</p>
<p><b>Spatial Objectives</b></p> <p>Summarise key policy directions and provides the basis for monitoring framework</p>	<p>Emphasises the need to provide housing to meet local needs including affordable housing</p> <p>Emphasises the need to encourage healthy lifestyles through providing improved recreation opportunities and improvements to cycle routes and footpaths</p> <p>Emphasises the need for development to integrate with its setting and promotes local distinctiveness</p>	<p>Sets out objectives relating to conservation and enhancement of landscapes, habitats and species; conserving natural resources and reducing waste</p> <p>Emphasises the need to minimise flood risk and the effects caused by climate change</p>	<p>Includes objectives which emphasise the vitality and viability of the District's town centres</p> <p>Promotes rural development to provide local jobs</p> <p>Emphasises the need to facilitate local job creation to limit out commuting</p>
<p><b>Sustainable development</b></p> <p>Sets out criteria, against which proposals will be assessed, to promote achievement of sustainable development</p>	<p>Promotes social cohesion and the creation of attractive places that are accessible and safe</p> <p>Emphasises the need to limit travel and increase opportunities for sustainable modes of transport as part of promoting healthy lifestyles</p>	<p>Promotes the need to protect and enhance the natural and built environment to reflect local distinctiveness</p> <p>Seeks to reduce green - house gas emissions; make efficient use of land; preserve diversity of the District's towns and villages and promote the vitality of habitats and species</p>	<p>Reflects economic priorities set out in the spatial vision, principles and those in the SA Framework</p>
<p><b>Settlement Hierarchy:</b></p> <p>Sets out a framework to manage the scale of unallocated growth which</p>	<p>Concentrates development in larger settlements offering the best levels of services – this will help reduce the</p>	<p>Seeks to maximise brownfield development as far as possible by directed growth towards larger settlements</p>	<p>Enhances the vitality and viability of sustainable centres across the District</p> <p>Encourages employment</p>



	need to travel and ensure development is accessible		development in the most sustainable and accessible locations to help minimise out commuting
<p><i>Housing growth: distribution</i></p> <p>Defines spatial planning areas and where strategic growth will be accommodated across the District</p>	<p>Identifies spatial planning areas on the basis of relationships between settlements. This areas are the most sustainable locations in which to accommodate growth and have the best level of services and facilities which will help reduce the need to travel</p> <p>Strategic growth in each of the spatial planning areas will contribute to the provision of affordable housing, with development in the St Neots spatial planning area likely to facilitate provision of the highest level of affordable housing. Similarly, development in this spatial planning area will also create significant opportunities for contributions towards provision of infrastructure, although development in all the areas identified will facilitate contributions</p>	<p>In each of the spatial planning areas identified there are brownfield opportunities. Proposed growth in the St Neots spatial planning area has a high reliance on Greenfield development but also uses all available brownfield opportunities within St Neots</p> <p>Huntingdon spatial planning area makes the best use of land and uses all available brownfield opportunities within this area although does rely on a level of Greenfield development</p>	<p>The spatial planning areas facilitate the provision of retail and employment development in the most sustainable and accessible locations</p>
<p><i>Affordable housing</i></p> <p>Defines affordable housing, sets the target to be achieved across the District and the categories where it will be required</p>	<p>Primary objective – promotes the creation of diverse and mixed communities</p>	N/A	<p>Enables more people to live in the District which will help to sustain the economy (eg through Council Tax paid, monies spent)</p>
<p><i>Rural exceptions</i></p>	<p>Enables local people to</p>	<p>Scale of development is</p>	<p>Promotes the rural</p>

<p><i>housing</i></p> <p>Provides for affordable housing development in small rural communities subject to criteria</p>	<p>remain in their community</p> <p>Generates critical mass to sustain local services</p>	<p>likely to be small therefore environmental impacts are reduced</p>	<p>economy as it enables local people to work and live in their local community</p> <p>Helps to sustain local services</p>
<p><i>Gypsies, Travellers and Travelling showpeople</i></p> <p>Defines criteria to guide the provision of sites for this community</p>	<p>Prevents social exclusion of Gypsies and Travellers by providing pitches in appropriate locations</p> <p>Recognises the need to promote good relationships between settled communities and Traveller community</p> <p>Ensures provision of pitches in sustainable locations with good access by foot, cycle or public transport to services</p>	<p>Protects against inappropriate provision of pitches in areas of flood risk and on adjoining land uses/landscape value</p>	<p>Promotes opportunities for the traveller community to contribute to the economy</p>
<p><i>Employment growth</i></p> <p>Identifies the scale of employment growth to be achieved and defines spatial priorities for its provision</p>	<p>Directs employment provision to the most sustainable and accessible locations in the District (concentrating growth in St Neots and Huntingdon spatial planning areas) thereby limiting out commuting</p> <p>Encourages creation of sustainable, mixed communities – majority of growth is to be provided as part of mixed use development within St Neots and Huntingdon spatial planning areas</p> <p>Provides opportunities</p>	<p>Promotes brownfield employment development . Where Greenfield development is necessary it's directed towards the most sustainable and accessible locations</p>	<p>Primary objective – provision of local employment opportunities strengthens the District's economy and helps limit out-commuting</p>

	for regeneration		
<i>Retail growth</i> Identifies the scale of comparison and convenience floorspace and determines spatial priorities for distribution	Directs development towards town centres which will enhance the diversity of uses and contribute to the creation of sustainable, mixed communities	Minimises Greenfield development as growth is directed towards town centres – where Greenfield development will occur it is in the most sustainable and accessible locations	Enhances the vitality and viability of town centres and increases competitiveness (of Huntingdon) against other higher order centres eg Cambridge
<i>Areas of Strategic Greenspace Enhancement</i> Identifies areas for enhancement and determines the action to promote landscape, ecological and recreational value in these areas	Provides recreational opportunities to promote healthy lifestyles  Enhances areas of Greenspace and improves accessibility which contributes to physical and psychological well being	Primary objective – promotes habitat creation, biodiversity and green corridors	Provides opportunities for tourism
<i>Infrastructure Requirements</i> Identifies appropriate forms of infrastructure for which contributions may be sought as part of development	Primary objective	Primary objective	N/A

## 5. Implementation

### Monitoring proposals

- 5.1 Current government guidance requires the draft Sustainability Report to make proposals for monitoring to detect the effects of plan policies. In practice the Council retains responsibility for monitoring the LDF and also the effect of individual DPD policies. Its monitoring plan cannot be finalised until the DPD has been adopted, and therefore our contribution at this stage is to propose an outline monitoring programme (see Appendix 6) based on the indicators listed in the Scoping Report, adapted to reflect any issues identified during the SA.
- 5.2 The initial monitoring framework relates to the Core Strategy only. A separate framework will be developed for the Development Control Policies DPD .

- 5.3 Separately, the Council is responsible for developing an Annual Monitoring Report (AMR) which monitors the extent to which local development documents are being achieved and targets being met. The SA Framework will be monitored through the AMR, thus the targets and indicators in the SA Framework are largely derived from the AMR.

## **6. Conclusions**

- 6.1 The key tensions revealed from the SA process to date is the need to accommodate growth that is sustainable in economic, social and environmental terms. The SA process has attempted to highlight particular areas where tensions may arise, such as the need to make efficient use of land and minimise Greenfield development against the fact that the District, due to its predominantly agricultural history, has a limited number of sustainable brownfield sites available.
- 6.2 The Preferred Policies have been assessed using the SA Framework and, taking account of the judgements and assumptions that are inherent in such assessments, have been found to be sustainable. The key area – the spatial strategy – has been influenced by consultation and accompanying ISAs. The preferred approach is one that identifies spatial planning areas for accommodating housing, employment and retail growth in the most sustainable locations and concentrates the majority of growth within the St Neots and Huntingdon spatial planning areas.
- 6.3 Throughout the plan there is a tangible commitment to manage growth in a sustainable manner that respects the characteristics of the District and promotes environmental issues. There is a policy which addresses Strategic Greenspace Enhancement as well as a strong commitment to protect and enhance the built and natural environment in the Sustainable Development policy. The Spatial Vision and a number of spatial objectives reflect strong environmental concerns. The environmental concerns are balanced against the economic vitality and opportunities that strategic growth can bring about. The preferred policies seek to manage these competing interests in a sustainable manner and reflect economic strategies at other local levels. Employment growth is directed towards the spatial planning areas of St Neots and Huntingdon which provide accessible locations that reduce the need to travel and can help limit the incidence of out commuting.
- 6.4 Finally, the Plan seeks to promote a high quality of life for residents and visitors to the District. The provision of affordable housing promotes diverse and mixed communities. This is a key priority of the Council identified in the emerging Sustainable Community Strategy (SCS). The Core Strategy, once adopted, will implement the spatial elements of the SCS. Concentrating strategic growth in sustainable settlements will facilitate the provision of affordable housing and also ensure that the need to travel is limited. The provision of affordable housing in rural areas is a key issue for the District and is promoted through the Rural Exceptions Policy.

Appendix 1: SA Framework

SEA/SA Topic	Sustainability Objectives	Indicators	Target
Land, water and resources	1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	% dwellings completed on previously developed land	↑
		Net density of dwellings completed on major sites	↑
	2. Minimise the use of water	Water use per household	No data available at present therefore no target can be set
Biodiversity	3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure	% SSSIs in favourable or unfavourable recovering condition	↑
		Progress in achieving priority BAP targets	No data available at present therefore no targets can be set
Landscape, townscape and archaeology	4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historic landscape character	a) % listed buildings at risk all grades	↓
		b) % grade I and II* listed buildings and scheduled monuments at risk	
	5. Creation of an attractive environment through high quality design and use of sustainable construction methods	% of major housing sites meeting local 'Building for Life' standards	No data at present therefore targets cannot be set
Climate change and pollution	6. Manage and minimise flood risk taking into account climate change	Number of planning permissions granted contrary to advice of EA on either defence grounds or water quality	↓
	7. Reduce emissions of greenhouse gases and other pollutants (for example air, water, soil, noise, vibration and light)	Air Quality a) Annual average concentration of Nitrogen Dioxide (ug/m3) b) Days when fine particle concentration found to be in bandings 'moderate' or higher (days)	↓

	8. Reduce waste and encourage re-use and recycling	% household waste collected which is recycled	↑
		Household waste collected per person per year (kg)	
Climate change and pollution (cont)	9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways)	Vehicle flows across urban boundaries	↓
	10. Maximise the use of renewable energy sources and technologies	% of predicted energy requirement from on site renewable energy technology on major developments	Data not currently available therefore targets cannot be set at present
Healthy communities	11. Encourage healthy lifestyles	% of residents with limiting long term illness	↓
	12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	Ha of strategic open space per 1,000 people	↑
	13. Reduce and prevent crime, anti-social behaviour and the fear of crime	% crime per 1000 population	↓
		% of residents feeling safe or fairly safe outside in local area after dark	↑
Inclusive communities	14. Improve the quality, range and accessibility of services and facilities (including, education, health, transport and leisure opportunities)	% parishes (or urban wards) with access to: (a) general store; (b) surgery; (c) primary school	↑
		% of rural households within 800 meters of an hourly or better bus service	↑
		% adults who feel they can influence decisions affecting their local area	↑
		Pupil teacher ratios	↑

	15. Redress inequalities related to age, gender, disability, race, faith, location and income	% residents who feel the local community is somewhere where people from different backgrounds can live harmoniously	↑
		a) % population in wards within most deprived 25% nationally b) Average IMD score 2004	↓
	16. Ensure all groups have access to decent, appropriate and affordable housing	% dwellings completed that are 'affordable'	↑
Economic activity	17. Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Unemployment rate, % (male & female)	↓
		% residents aged 16-74 in employment working within 5km of home, or at home	↑
	18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Annual net increase (or decrease) in VAT registered firms, %	↑
		Economic activity rate, % (male & female)	↑

Appendix 2: Detailed assessment sheets: Draft Policies

Key:

- + Positive effect
- Negative effect
- ? Uncertain effect
- ~ Neutral

An indication of whether the effect may be short, medium or long term (as defined in section 1) is given in the commentary where appropriate.

Detailed assessment sheets for Spatial Vision and Spatial Principles

Policy: Spatial Vision		
Summary of policy approach: Taking account of challenges and opportunities for the District the vision sets out how the District will change up to 2026.		
	Vision Principles and	Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	The spatial vision states that development will be incorporated in a sustainable manner. The spatial principles reinforce this by specifying that the majority of development will be directed towards the market towns and opportunities to maximise use of PDL will be encouraged.
2. Minimise use of water	~	No reference is made to minimising the use of water in either the vision or principles. It is considered that meeting this SA Objective will be dependent upon pursuing a coordinated programme of measures (e.g. changes to the Building Regulations) as well as implementation of emerging Development Control policies.
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	A commitment to enhance green infrastructure and opportunities to promote biodiversity is made within the Vision and is supported by the Principles which sets out how this may be achieved. The need to improve opportunities for green infrastructure and biodiversity is a key priority of the Core Strategy and will be supported by emerging Development Control policies.

300



4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Reference is made to the need to retain the predominantly rural identity of the District in the Vision; this is supported, in part, by the Spatial Principles which identify a need to improve the quality of place in the District and protect separate identities of villages.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	No explicit reference is given to ensuring the use of sustainable construction methods. However, the importance of the public realm and the need to improve quality of place is recognised.
6. Manage and minimise flood risk taking into account climate change	~	No reference is made to managing and minimising flood risk in either the Spatial Vision or Spatial Principles. Reference is made to accommodating growth in a sustainable manner and sustainable locations, which would include minimising flood risk. There is a specific Spatial Objective relating to the need to minimise flood risk.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	There is an emphasis on reducing the need to travel by locating development in sustainable locations and improving public transport which may help reduce associated air pollution. However, there is no reference to improvements to cycle routes, footpaths and bridleways which also have associated benefits for green infrastructure in tackling habitat fragmentation as well as health benefits by encouraging people to exercise. No mention of other pollutants eg water or soil.
8. Reduce waste and encourage re-use and recycling	~	No reference is made to reducing waste and encouraging re-use and recycling in either the vision or principles.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Emphasis is placed on the need to reduce the need to travel by locating development in sustainable locations and improving public transport in the Spatial Principles. The extent to which making improvements to public transport is within the remit of planning at District level is questionable. No reference is made to improving cycle routes, footpaths or bridleways.
10. Maximise the use of renewable energy sources and technologies.	~	No reference is made to renewable technologies in either the Spatial Vision or Spatial Principles.
11. Encourage healthy lifestyles	+	There is a clear emphasis on improving the quality of life for residents in Huntingdonshire, as well as a commitment to improving opportunities for recreation and green infrastructure/biodiversity which impacts upon health in the Spatial Principles. Additional emphasis on improving cycle routes, footpaths and bridleways will also promote healthy lifestyles and help encourage sustainable

		travel choices.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	There is a clear commitment to improving opportunities for people to access through wildlife, particularly through improving green infrastructure and areas of enhancement. Improving opportunities for recreation (including publicly open space) are also emphasised in the Spatial Principles.
13. Reduce crime, anti-social behaviour and the fear of crime	~	No reference is made to reducing crime, anti-social behaviour and fear of crime. However, there are limited opportunities to achieve this within the planning system.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	There is a clear commitment to improving accessibility to services, and facilities in the Spatial Vision. This is reinforced in the Spatial Principles by promoting growth in the market towns (well serviced by facilities and existing infrastructure) and key service centres with a good level of services.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	By promoting sustainable growth consideration is given to redressing a number of inequalities that are in the remit of the planning system eg provision of affordable housing and ensuring adequate access for all.
16. Ensure all groups have access to decent and affordable housing	+	This is a key priority for the Council as emphasised in the Spatial Principles and emerging Sustainable Community Strategy as well as Growing Success the Council's Corporate Plan.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Key priority for the Council which is reinforced within the Spatial Vision and Spatial Principles.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Improving the economic vitality is a key priority and is emphasised in both the Spatial Vision and Spatial Principles.
<p><b>Summary:</b> The spatial vision and spatial principles are sustainable and reflect local context. They set out the key challenges posed to the District and the opportunities that may arise till 2026 and sets out a sustainable way in which to accommodate the growth whilst protecting and enhancing the District's landscape character and ecology. The economic opportunities arising from growth are identified. However, no reference is made to the need to manage flood risk, the need to improve cycle routes, footpaths and bridleways, promote renewable technologies, reduce waste and encourage recycling and reduce crime.</p>		
<p><b>Proposed changes:</b> Include reference to managing flood risk, improving cycle routes, footpaths and bridleways, reducing crime and waste in the Spatial Principles.</p>		

Compatibility matrix SA Objectives and Core Strategy Spatial Objectives

✓ Potentially compatible  
 ✗ Potentially incompatible  
 ? Uncertain – potentially compatible or incompatible  
 ~ No links

<b>SA Objectives</b>	1	?	~	~	~	✓	?	~	✓	✓	✓	~	✓	✓	~	~
	2	?	~	~	?	~	?	~	~	~	~	~	✓	~	~	~
	3	?	~	~	~	~	?	~	✓	✓	~	~	✓	~	✓	~
	4	✓	~	~	~	✓	?	?	✓	✓	✓	✓	~	~	~	~
	5	~	✓	~	~	✓	~	?	✓	~	✓	✓	✓	✓	~	~
	6	?	~	~	~	~	?	~	~	~	~	~	~	✓	~	~
	7	✓	~	✓	✓	✓	✓	✓	~	~	~	~	✓	✓	✓	~
	8	?	~	~	?	~	?	~	~	~	~	~	✓	~	~	~
	9	✓	~	✓	✓	✓	✓	✓	~	~	~	~	~	~	✓	~
	10	~	~	~	~	~	~	~	~	~	?	~	✓	~	~	~
	11	✓	~	~	~	✓	~	~	~	✓	~	~	~	✓	✓	~
	12	✓	~	~	~	~	~	~	✓	✓	✓	~	~	~	✓	✓
	13	~	~	~	~	~	~	~	~	~	~	~	~	✓	~	~
	14	✓	~	~	✓	✓	✓	✓	~	~	~	~	~	~	~	✓
	15	~	✓	✓	✓	~	✓	✓	~	~	~	~	~	✓	~	✓
	16	~	✓	✓	~	~	~	~	~	~	~	~	~	~	~	✓
	17	~	~	~	✓	✓	✓	✓	~	~	~	~	~	~	~	✓
	18	~	~	~	✓	✓	✓	✓	~	~	~	~	~	~	~	~
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Core Strategy Preferred Options Spatial Objectives</b>																

**Commentary:**  
 The compatibility matrix revealed that, overall, the objectives have a positive relationship or no identified links. However, a number of questions regarding compatibility may arise between certain objectives. These relate primarily to minimising water, reducing waste and energy consumption. Although these aspects will be mitigated against through the emerging Development Control policies, all development will result in an increase for each area.

Other uncertain effects relate to facilitating business development in rural areas against the objective to minimise Greenfield development. Rural development implies use of Greenfield land however, the scale will be small and potential impacts reduced. Uncertain relationships have also been identified between enhancing key services, including communications and protecting the built environment and creating an attractive environment. Balancing this relationship will depend upon the type of services – in particular communications – to be developed.

**SA Objectives**

1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value
2. Minimise use of water
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure
4. Maintain, protect and enhance the distinctiveness of the built environment (inc archaeological heritage) and historic landscape character
5. Creation of an attractive environment through high quality of design and use of sustainable construction methods
6. Manage and minimise flood risk taking into account climate change
7. Reduce emissions of greenhouse gasses and other pollutants
8. Reduce waste and encourage re-use and recycling
9. Reduce the need to travel and promote sustainable modes of transport
10. Maximise the use of renewable technologies
11. Encourage healthy lifestyles
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife
13. Reduce crime, anti-social behaviour and fear of crime
14. Improve the quality, range and accessibility of services and facilities
15. Redress inequalities, related to age, gender, disability, race, faith, location and income
16. Ensure all groups have access to decent and affordable housing
17. Improve access to satisfying work appropriate to skills, potential and place of residence
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy

**Core Strategy Preferred Options Spatial Objectives**

1. To enable required growth to be accommodated in locations which limit the need to travel, while catering for local needs
2. To ensure that the types of dwellings built are suited to the requirements of the local population, and that an appropriate proportion is 'affordable' to those in need
3. To enable specialist housing needs of particular groups to be met in appropriate locations
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting
5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping and leisure
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and avoids adverse environmental impacts
7. To maintain and enhance the availability of key services and facilities including communications services
8. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species
9. To identify opportunities to increase and enhance major strategic greenspace
10. To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns
11. To ensure that design of new development integrates effectively with its setting and promotes local distinctiveness
12. To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste
13. To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change
14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling
15. To provide a framework for securing adequate land and infrastructure to support business and community needs

<b>Policy 1: Sustainable Development</b>		
<b>Summary of Option:</b> Plan policies will conform to a set of stated sustainable development policies.		
	<b>P1: Sustainable development</b>	<b>Commentary</b>
<b>SA Objective</b>	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	
2. Minimise use of water	+	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Green infrastructure or biodiversity not explicitly mentioned but assumed to be supportive as enhancing the range of characteristic habitats and species is linked.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	
6. Manage and minimise flood risk taking into account climate change	+	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	
8. Reduce waste and encourage re-use and recycling	+	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	

10. Maximise the use of renewable energy sources and technologies.	?	Not specifically mentioned, assumed to be implicitly supportive as minimising the use of non-renewable energy sources and curtailing greenhouse gas emissions are key priorities.
11. Encourage healthy lifestyles	?	Not specifically mentioned however, increasing opportunities to make journeys by foot or cycle is a key priority which would also help encourage healthy lifestyles.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	?	Not specifically mentioned but 'creating places that are attractive' is implicitly assumed to include open and green spaces as well. Open space is an important element in maintaining health and wellbeing so contributes directly to the social and environmental dimensions of sustainable development.
13. Reduce crime, anti-social behaviour and the fear of crime	+	Ensuring places are safe and accessible for all is linked to the need to reduce crime, anti-social behaviour and fear of crime.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Increasing the diversity of towns and villages will ensure a range of services and facilities.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	?	Not mentioned explicitly but delivered through support for social cohesion.
16. Ensure all groups have access to decent and affordable housing	?	Not mentioned specifically but assumed to be delivered through support for social cohesion.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	?	No specific mention of sustainable economic growth including access to work or improving the competitiveness and vitality of the economy.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	As above.
<p><b>Summary:</b> The policy is strongly sustainable in areas of protection of the natural and built environment and these will contribute to other objectives of creating more sustainable communities. However, social cohesion is mentioned only in brief without any support statement as to how this should be achieved and no mention is given to promoting economic growth. The difference in assessment relates to the extent the policy directly quotes or is linked to the objective. The policy is therefore explicitly sustainable in the majority of areas – specifically those relating to environmental objectives however, is less so in terms of social or economic objectives, some of which are not explicitly referenced.</p>		
<p><b>Proposed changes:</b> Consideration should be given to ensuring criteria relating to social and economic objectives are more explicit, reflecting the wording of the SA objectives to ensure that there is more consistency which better reflect the three areas of sustainable development.</p>		

<b>Policy 2: Settlement Hierarchy</b>		
<b>Summary of option:</b> Proposes a hierarchy of settlements based on current size and ease of access to existing services and amenities, and establishes priorities for the expansion of unallocated housing and employment within the District.		
	<b>Policy 2: Settlement Hierarchy</b>	<b>Commentary</b>
<b>SA Objective</b>	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	In supporting text it is recognised that concentrating development in larger settlements will help minimise Greenfield development in unsustainable locations. Specific mention is made of other areas classified as countryside which will be severely restricted in terms of development and which is deemed essential only.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	Not a primary aim of this objective.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	?	Impact depends on design and location of development with respect to protecting and enhancing the distinctiveness of the built environment.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	Not a primary aim of this objective. However, this policy will direct development to create a critical mass of services making communities more self sustaining. Meeting this SA Objective will also be dependent upon policy relating to sustainable development and emerging development control policy relating to design. Effects should build in the long term as communities become established although the supply of brownfield land (already limited) will decrease over time.
6. Manage and minimise flood risk taking into account climate change	~	Managing and minimising flood risk will be dependent upon implementation of emerging Development Control policy on flood risk and having regard to national and regional policy.

7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Cumulative benefit if amenities and services are available centrally and in easy reach of more of the population, reducing trips between towns in the district, and to Peterborough and Cambridge. Effect will improve over time as improvements are made to the District's town centres (particularly Huntingdon as the principal centre) which may help obviate the need to travel to higher order centres eg Bedford.
8. Reduce waste and encourage re-use and recycling	~	(Development will increase waste though this policy primarily defines location.)
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	As for SA Objective 7.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	?	Directing development into existing towns may create pressure to meet open space targets while also achieving (for example) housing densities. Needs to be addressed in negotiations over infrastructure requirements and design detail.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Aims to improve local access to services and amenities for those without a car by concentrating development in settlements with a good range of services.
16. Ensure all groups have access to decent and affordable housing	+	Housing type and price not addressed directly but in conjunction with emerging policies on thresholds, it is likely that a proportion of affordable housing can be achieved as development is concentrated in settlements where large and moderate schemes will be permitted.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Supports sustainability of market towns which should help to attract new employment while also reducing commuting journeys. Smaller centres probably will not benefit in the same way due to their size, though new employment in nearby market towns could reduce out-



		of-district commuting.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Aims to support vitality of market towns and also other settlements on a smaller scale.
<b>Summary:</b> This policy approach aims to steer development towards those locations where it will improve the sustainability and vitality of communities in proportion to their size and accessibility. Implicitly it aims to improve the attractiveness of the largest centres to reduce the loss of services and employment to Peterborough and Cambridge.		
<b>Proposed changes:</b> None – the negative effects can be addressed in planning controls particularly by the emerging development control policies.		

<b>Policy 3: Housing growth: distribution</b>										
<b>Summary of option:</b> defines spatial planning areas and where allocated growth will be accommodated across the District.										
	Huntingdon Spatial Planning Area	Commentary	St Neots Spatial Planning Area	Commentary	St Ives Spatial Planning Area	Commentary	Ramsey and Bury Spatial planning area	Commentary	Key Service centres	Commentary
<b>SA Objective</b>	Impact		Impact		Impact		Impact		Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental /amenity value	+	Brownfield development is maximised within the Huntingdon are. The reliance on brownfield sites may mean development is more complex and delivery difficult due to constraints associated with brownfield development. There remains a reliance on Greenfield	+	High reliance on Greenfield development. However, this Greenfield development is considered to be highly sustainable and this option Provides suitable land for long term development which covers the plan period and beyond. Makes best use of all available brownfield opportunities in St	+	Fewer opportunities for brownfield development due to physical (smaller settlement) and environmental constraints (flooding) on St Ives. Makes best use of available brownfield land in sustainable locations. Greenfield development is directed towards very sustainable	+	Makes best use of available brownfield land in the most sustainable locations possible.	+	Makes the best use of brownfield land available in Key Service Centres. Greenfield development is limited to that which is considered to be in sustainable locations.

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		development in order to achieve the RSS requirements and all known capacity is used in Huntingdon.		Neots.		locations – being on the route of the Guided Bus and close to the town centre.				
2. Minimise use of water	~		~		~		~		~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	?	Levels of growth proposed for Brampton may affect County Wildlife Sites particularly Grafham Water and/or Brampton Woods. Growth may impact upon a number of green infrastructure initiatives eg Godmanchester to Cambourne corridor as well Grafham Water to Abbots Ripton Corridor. Development may present opportunities to improve biodiversity value and green infrastructure (as cycle routes and footpaths are created alongside development all of which are important aspects of green infrastructure	?	The majority of growth is directed towards an area of low agricultural, ecological and landscape value. It is therefore unlikely that development would impact greatly upon areas of biodiversity. Nevertheless, the large scale development proposed to the east of the town is near to an existing Green corridor initiative (no 22) as well as the Ouse Valley to Cambourne Corridor and mitigation measures would need to be implemented to limit the impact upon these corridors. In this option there is still a fairly high proportion of growth proposed for the Huntingdon	?	Development in St Ives may have implications for the Ouse Valley area, as well as Fen Edge Project. However, growth in St Ives is limited due to environmental constraints on the settlement, therefore the impacts on green infrastructure will be reduced. Opportunities presented by development result in an improvement in biodiversity value and green infrastructure (as cycle routes and footpaths are created alongside development). These could be integrated into existing green infrastructure areas.	?	Growth proposed for Ramsey and Bury is limited; therefore effects on surrounding green infrastructure will be reduced. Important green infrastructure initiatives near to Ramsey and Bury include the Great Fen Project and the Fen Edge Project. Development does impact upon biodiversity and it is important that appropriate measures are taken to ensure any negative effects are limited and, where possible, benefits can be achieved through design and management of the area.	?	Effects are assumed to be reduced due to the limited levels of growth proposed. Development is also more dispersed which will reduce the effects on one particular area. Areas of green infrastructure that may be most impacted upon is the Ouse Valley and the Great Fen Project. However, there may be opportunities to enhance green infrastructure and biodiversity through development by, for example, creating cycle routes and

		and can help reduce habitat fragmentation).		area, particularly for Brampton, which may affect County Wildlife Sites in this area. The opportunities presented by development may in fact result in an improvement in biodiversity value and green infrastructure (as cycle routes and footpaths are created alongside development all of which are important aspects of green infrastructure and can help reduce habitat fragmentation).						footpaths as part of new development which is important to help reduce habitat fragmentation.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.
5. Creation of an attractive environment through high		Achievement of this SA objective is more dependent upon		Achievement of this SA objective is more dependent upon the		Achievement of this SA objective is more dependent upon the		Achievement of this SA objective is more dependent upon the		Achievement of this SA objective is more

quality design and use of sustainable construction methods	~	the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.
6. Manage and minimise flood risk taking into account climate change	+	Development is directed away from areas of high flood risk.	+	Development is directed away from areas of high flood risk.	+	Although very constrained by flood risk, which limited the levels of growth that can occur in St Ives, development is directed away from areas of high flood risk.	+	Development is directed away from areas of high flood risk.	+	Development is directed away from areas of high flood risk.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Development is centrally located, in highly sustainable locations well served by transport infrastructure. Most development is located on or near to the long term the Guided Busway which may help reduce congestion, encourage sustainable travel modes and reduce associated air pollution. Consideration will need to be	+	The majority of development is directed towards a sustainable location adjacent the railway line and near to the proposed A428 High Quality Public Transport Corridor. In the long term this may help encourage use of public transport and reduce congestion and air pollution. Consideration will need to be given to potential effects of development on the Air Quality Management	+	Development is located in sustainable locations on the route of the Guided Busway. In the medium and long term, once complete including on road priority measures to Huntingdon, this may help reduce traffic generation and air pollution.	?	Although development is directed towards the most sustainable locations in Ramsey and Bury, the town is relatively remote compared to other market towns in the District which may increase trip generation and associated air pollution.	?	Development is directed towards the most sustainable key service centres in terms of size and facilities. All the key service centres with growth allocated are served by transport links, albeit not as well serviced compared to market towns. Due to the limited transport infrastructure development

		given to potential effects of development on the Air Quality Management Areas in Huntingdon and Brampton.		Areas in St Neots.						may serve to increase dependency on the car and result in a potential increase in air pollution, although the scale of development proposed is limited. Consideration will need to be given to any potential effects on the Air Quality Management Area in Fenstanton.
8. Reduce waste and encourage re-use and recycling	~		~		~		~		~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Development centrally located on or near to the route of the Guided Busway. In the medium term, once complete, this may encourage people to use sustainable modes of travel and reduce car dependency and traffic generation. Improved cycle,	+	Development located adjacent the railway line and, near to the proposed High Quality Public Transport Corridor along the A428. In the long term this may encourage people to use sustainable modes of travel and reduce car dependency and traffic generation. Improved cycle,	+	Development located on or near to the route of the Guided Busway. In the medium term, once complete, this may encourage people to use sustainable modes of travel and reduce car dependency and traffic generation. Improved cycle, footpath and bridleway links will also be	?	Despite development being directed towards the most sustainable locations in Ramsey and Bury, the town is relatively remote and has fairly poor transport infrastructure and services and facilities compared to other market towns.	?	Development is directed towards the most sustainable key service centres in terms of size and facilities. All the key service centres with growth allocated are relatively well served by transport links, particularly

		footpath and bridleway links will also be encouraged through development.		footpath and bridleway links will also be encouraged through development.		encouraged through development.				Fenstanton which is near to the Guided Busway. However, development may serve to increase dependency on the car and result in a potential increase in air pollution, although the scale of development proposed is limited.
10. Maximise the use of renewable energy sources and technologies.	~		~		~		~		~	
11. Encourage healthy lifestyles	+	The majority of growth is located near to or on the Guided Busway. In the medium and long term this may help encourage people to make sustainable travel choices and contribute to a reduction in trip generation by private car and air pollution which may reduce congestion and	~	Although located close to the East Coast Mainline railway, accessibility to health services, particular secondary services, is reduced as there are no secondary services, such as a hospital within the town and pressure may be exerted on existing health care services (eg GPs). However,	+	Accessibility to key destinations, such as the hospital will be improved in the long term once the Guided Busway is complete. Development will present opportunities to improve cycle routes, footpaths and bridleways as well as create new ones which may encourage healthier lifestyles.	?	Due to the remoteness of Ramsey and Bury accessibility to key destinations such as hospitals is poor. The scale of development proposed may also place pressure on existing primary care services. Opportunities may be provided through development, to improve cycle routes, footpaths	?	Accessibility to key destinations such as hospitals is reduced due to growth being dispersed. However, the levels of growth proposed for key services are limited. Pressure may be exerted on existing primary care

		improve health for those living close to busy roads. It makes use of existing infrastructure such as cycle routes, footpaths and bridleways and new development will provide opportunities to improve these and create new pedestrian routes. Much of the growth is proposed near to existing health services such as Hinchingbrooke Hospital and new development may offer opportunities to provide additional primary care services and improve existing services.		opportunities to incorporate new primary services will be provided by new development. The majority of growth is located near to the railway station which may encourage people to make sustainable travel choices and, in the longer term, near to the proposed High Quality Public Transport corridor along the A428 to Cambridge which may encourage use of public transport once proposals are confirmed. Development will also bring about opportunities to enhance existing cycle routes, footpaths and bridleways and create new ones.				and bridleways.		services.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions,

		additional and enhanced open space can be brought forward with development		space can be brought forward with development		space can be brought forward with development		space can be brought forward with development		opportunities for additional and enhanced open space can be brought forward with development
13. Reduce crime, anti-social behaviour and the fear of crime	~		~		~		~		~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Development is centrally located close to a wide range of services. Development may also bring opportunities to provide additional services.	+	Development is centrally located close to a wide range of services. Development will bring opportunities for additional services to be provided and a district centre is proposed which will improve accessibility to services for residents.	+	Development is centrally located close to a wide range of services. It is also located on the route of the Guided Busway which, in the medium term, will further improve accessibility to higher order centres with a greater range of facilities such as Huntingdon and Cambridge. Development may also bring opportunities to provide additional services.	+	Developed located near to existing services and may also bring opportunities to provide additional services.	+	Developed located near to existing services and may also bring opportunities to provide additional services
15. Redress inequalities related to age, gender, disability, race, faith, location and		Makes use of existing social infrastructure. Long and medium term mitigation measures may involve the		The scale of development proposed and presence of physical barriers (eg railway) may create problems for integrating		Development in St Ives will be located on the route of the Guided Busway. In the medium term this will improve accessibility to key destinations and		Development may provide opportunities to help regenerate areas of Ramsey and Bury which have been a key priority of the		Higher levels of growth in key service centres across the district may help to combat the prevalence of rural



income	+	provision of additional services alongside development (particularly where new development is located adjacent existing areas of inequality). As growth is proposed on or near to Guided Busway this will improve accessibility to key destinations (eg health care) for those without a car.	~	residents of the new development into existing communities. This could be mitigated ensuring there are good physical access routes (eg cycle routes, footpaths and bridleways) over the railway as well as providing community benefits for the existing communities through developer contributions. There may be further issues arising from the proximity of the Gypsy and Traveller site to areas where development may be proposed.	+	employment for those without a car.	+	Ramsey Area Partnership.	+	inequalities by providing opportunities to improve range of services and accessibility to services
16. Ensure all groups have access to decent and affordable housing	+	Key priority	+	Key priority	+	Key priority	+	Key priority	+	Key priority
17. Improve access to satisfying work appropriate to their skills, potential and place of	~		~		~		~		~	

residence										
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~		~		~		~		~	
<p><b>Summary:</b> All spatial planning areas are considered sustainable with the majority of the SA Objectives being met in a positive way. Growth is directed towards the most sustainable locations, with all available brownfield land used and where Greenfield development is necessary, it is achieved in the most sustainable locations in the District. Strategic growth in any of the spatial planning areas will impact upon biodiversity and green infrastructure. Any form of development will have an impact on biodiversity – even in brownfield locations which often sustain high levels of biodiversity. It will be important to ensure that any potential negative impacts are minimised and mitigated against. However, development will also provide opportunities to enhance biodiversity through, for example, design and landscaping. Similarly, the provision of cycle routes, footpaths and bridleways is an important part of Green infrastructure and provides ways to mitigate against habitat fragmentation. Accessibility to key destinations such as a hospital is slightly reduced in the St Neots Spatial Planning area as the town does not have its own hospital, similarly, St Ives does not have a hospital although in the medium term, once the Guided Busway is complete, accessibility to Hinchingsbrooke Hospital will be improved. Pressure may be placed on existing primary services, in all scenarios, although if development is of a sufficient scale it will generate the provision of additional services.</p>										
<p><b>Proposed changes:</b> None – the issues raised can be addressed by emerging development control policies relating to design and biodiversity and emerging Core Strategy policies relating to Greenspace enhancement which will help protect the green infrastructure areas that may be affected by development.</p>										

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Policy 4: Affordable Housing		
<p><b>Summary of policy approach:</b> defines affordable housing and the categories where affordable housing provision will be appropriate. The policy also sets the affordable housing target for the District.</p>		
		<b>Commentary</b>
<b>SA Objective</b>	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	

3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	By providing opportunities for diverse, mixed communities the vibrancy and vitality of an area will be enhanced. Protecting against segregation or clustering of affordable housing will be important to ensuring the creation of a high quality attractive environment.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	Incorporation of energy saving and efficient devices may raise build costs, which may impact on provision of affordable housing. However, it is assumed that in the long term the cost of technologies will decrease and, coupled with increased incentives as the house building industry moves towards provision of carbon neutral homes by 2016, should not affect affordable housing provision.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	~	As for SA Objective 7.
11. Encourage healthy lifestyles	+	Provision of a mix of housing, affordable to those on low incomes will improve living conditions and corollary health benefits for this sector of the population.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	Neutral provided development conditions require provision of affordable housing and open space.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	

15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Primary objective.
16. Ensure all groups have access to decent and affordable housing	+	Primary objective.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
<b>Summary:</b> Addresses one of the key component of the government's policy on sustainable communities whilst reflecting local conditions. Further guidance is available in the SPD Developer Contributions Towards Affordable Housing.		
<b>Proposed changes:</b> None.		

**Policy 5: Rural Exceptions Housing**

**Summary of policy approach:** provides for affordable housing development in small rural communities subject to strict criteria including sustainability and need.

		<b>Commentary</b>
<b>SA Objective</b>	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	Suggests development may be permitted in Greenfield locations, although the scale is anticipated to be small and effects limited.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	Effect assumed to be neutral as scale of development anticipated to be small and other control policies will promote high design, to ensure development is sympathetic to its surroundings.

5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	As above.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	?	Small scale benefit if helps to ensure local people can work in the local area. However, it may have a very slight effect on increasing trip generation by private car if residents work outside of the local community. Scale of development is likely to be very small so this effect will be limited.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	?	See SA Objective 7.
10. Maximise the use of renewable energy sources and technologies.	~	Cost of providing affordable housing and the small size of developments expected may impact upon the viability of developers using renewable energy sources and technologies. This issue is likely to decrease in the long term as the cost of technologies reduces.
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Potentially positive effect as development may provide the critical mass required to sustain and maintain provision of local services.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Key objective of this policy is to reduce rural inequalities.
16. Ensure all groups have access to decent and affordable housing	+	Primary objective.

17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	May have a slightly positive effect if local residents are able to access local employment opportunities within or very near to their local community.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	As above – also development may generate the critical mass needed to improve and sustain local services thereby improving vitality and viability of small rural village services.
<b>Summary:</b> This policy approach is sustainable and reflects local conditions. By providing opportunities for local people to live in affordable houses and work in rural communities it will reduce the need for people to live in larger settlements away from their family and employment opportunities. Provision of affordable housing based on need may also help generate the critical mass needed to sustain local services thereby improving the vitality of the rural economy.		
<b>Proposed changes:</b> None.		

**Policy 6: Gypsies, Travellers and Travelling Showpeople**

**Summary of policy approach:** Defines criteria to guide the provision sites for Gypsies, Travellers and Travelling Showpeople

		<b>Commentary</b>
<b>SA Objective</b>	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	The accommodation of Gypsies and Travellers in sustainable locations and protecting the environment is a priority. However, it is recognised that Gypsies and Travellers often prefer rural locations which may reduce capacity for maximising use of brownfield sites to accommodate the community.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historical landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	

6. Manage and minimise flood risk taking into account climate change	+	The approach proposes that pitches will not be allowed in areas where there is unacceptable flood risk.
7. Reduce emissions of greenhouse gasses and other pollutants (for example air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling.	-	No mention is made of the need to ensure access to recycle or waste facilities.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	One of the primary objectives.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles.	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife.	~	
13. Reduce crime, anti-social behaviour and the fear of crime.		
14. Improve the quality, range and accessibility of services and facilities (including education and health).	+	Approach emphasises the need to accommodate pitches in sustainable locations with good access by foot, cycle and public transport to services eg health and education.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Approach recognises the importance of preventing social exclusion of Gypsy and Travellers by providing pitches in appropriate locations.
16. Ensure all groups have access to decent and affordable housing	+	Key priority of this option.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Summary: Approach is sustainable and consistent with government guidance. Although no reference to the provision of waste or recycling this is considered to be too specific		

for a strategic policy. Due to the relatively small number of pitches the District needs to accommodate may effects are assumed to be neutral. This approach meets a significant proportion of the social objectives, for example, reducing inequalities. Further guidance will be provided in the forthcoming Gypsies& Traveller Sites DPD.

Proposed mitigation measures: None.

**Policy 7: Employment growth: scale & distribution**

**Summary of policy approach:** identifies the scale of employment growth to be achieved during the plan period and defines spatial priorities for its provision

	Huntingdon Spatial Planning Area	Commentary	St Neots Spatial Planning area	Commentary	St Ives Spatial Planning area	Commentary	Ramsey and Bury Spatial planning area	Commentary	Key Service centres	Commentary
<b>SA Objective</b>	Impact		Impact		Impact		Impact		Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental /amenity value	+	Brownfield employment development is maximised within the Huntingdon area including a proportion to be provided west of town centre as mixed use redevelopment and at the RAF base in Brampton as mixed use development. In the longer term Greenfield employment development is proposed for Godmanchester.	+	High reliance on Greenfield employment development. However, this Greenfield development is considered to be highly sustainable and provides suitable land for long term development which covers the plan period and beyond.	~	No employment growth proposed beyond existing commitments and windfalls.	+	Proposed employment development is on brownfield land.	~	Employment growth is limited in Key Service Centres with Yaxley providing the only sustainable brownfield employment opportunity.

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2. Minimise use of water	~		~		~		~		~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	?	Growth proposed is limited in the short term to brownfield locations as part of mixed use developments where housing is already proposed. Appropriate mitigation measures will need to be considered in sensitive areas – particularly around Brampton and north of Huntingdon. Development may also bring forward opportunities to improve biodiversity and enhance existing green corridors through providing cycle routes, footpaths and bridleways.	?	Greenfield employment development will occur as part of a mixed use scheme alongside housing development. The majority of development is directed towards areas of low ecological, landscape or agricultural value. However, appropriate mitigation measures will need to be considered as development is proposed close to a number of green infrastructure initiatives. Development may also bring forward opportunities to improve biodiversity and enhance existing green corridors through providing cycle routes, footpaths and bridleways.	~		?	All employment development is to be directed towards brownfield sites, the majority of which will be part of a mixed use scheme at RAF Upwood. However, appropriate mitigation measures will need to be considered as development is proposed close to a number of green infrastructure initiatives. Development may also bring forward opportunities to improve biodiversity and enhance existing green corridors through providing cycle routes, footpaths and bridleways.	?	Minimal employment development is proposed for key service centres. 2ha will be directed towards brownfield locations within Yaxley. Potential effects on biodiversity are assumed to be minimal. Development may also bring forward opportunities to improve biodiversity and enhance existing green corridors through providing cycle routes, footpaths and bridleways.
4. Maintain, protect and enhance the distinctiveness of the built environment		Achievement of this SA objective is more dependent upon the implementation of emerging		Achievement of this SA objective is more dependent upon the implementation of emerging Development				Achievement of this SA objective is more dependent upon the implementation of emerging Development		Achievement of this SA objective is more dependent upon the implementation of emerging Development

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(including the archaeological heritage) and historic landscape character	~	Development Control policies relating to Landscape Character, Design Quality and Conservation.	~	Control policies relating to Landscape Character, Design Quality and Conservation.	~		~	Control policies relating to Landscape Character, Design Quality and Conservation.	~	n of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~		~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.
6. Manage and minimise flood risk taking into account climate change	+	Development is directed away from areas of high flood risk.	+	Development is directed away from areas of high flood risk.	~		+	Development is directed away from areas of high flood risk.	+	Development is directed away from areas of high flood risk.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and	+	Development is centrally located, in highly sustainable locations well served by transport infrastructure. Most development is located on or	+	The majority of development is directed towards a sustainable location adjacent the railway line and near to the proposed A428 High Quality Public Transport Corridor. In the	~		?	Although development is directed towards the most sustainable locations in Ramsey and Bury, the town is relatively remote compared to other market towns in	?	Development is directed towards the most sustainable location in Yaxley. However, development may serve to increase

light)		near to the long term the Guided Busway which may help reduce congestion, encourage sustainable travel modes and reduce associated air pollution. Consideration will need to be given to potential effects of development on the Air Quality Management Areas in Huntingdon and Brampton.		long term this may help encourage use of public transport and reduce congestion and air pollution. Consideration will need to be given to potential effects of development on the Air Quality Management Areas in St Neots.				the District which may increase trip generation and associated air pollution.		dependency on the car and result in a potential increase in air pollution, although the scale of development proposed is limited.
8. Reduce waste and encourage re-use and recycling	~	All development will increase waste generation, particularly employment development.	~	All development will increase waste generation, particularly employment development.	~		~	All development will increase waste generation, particularly employment development.	~	All development will increase waste generation, particularly employment development.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Development centrally located on or near to the route of the Guided Busway. In the medium term, once complete, this may encourage people to use sustainable modes of travel and reduce car dependency and traffic	+	Development located adjacent the railway line and, near to the proposed High Quality Public Transport Corridor along the A428. In the long term this may encourage people to use sustainable modes of travel and reduce car dependency and	~		?	Despite development being directed towards brownfield locations the town is relatively remote and has fairly poor transport infrastructure and services and facilities compared to other market towns. However, the provision of employment	?	As for SA Objective 7.

		generation. Improved cycle, footpath and bridleway links will also be encouraged through development.		traffic generation. Improved cycle, footpath and bridleway links will also be encouraged through development.				opportunities may help reduce the level of out commuting from Ramsey and Bury, thereby reducing air pollution and may help regenerate the area and facilitate the provision of improved transport infrastructure.		
10. Maximise the use of renewable energy sources and technologies.	~		~		~		~		~	
11. Encourage healthy lifestyles	+	The majority of growth is located near to or on the Guided Busway. In the medium and long term this may help encourage people to make sustainable travel choices. Makes use of existing infrastructure such as cycle routes, footpaths and bridleways and new development will provide opportunities to improve these and create new pedestrian	+	Development is located near to the railway station which may encourage people to make sustainable travel choices and, in the longer term, near to the proposed High Quality Public Transport corridor along the A428 to Cambridge which may encourage use of public transport once proposals are confirmed. Development will also bring about opportunities to enhance existing cycle routes,	~		?	There are limited opportunities to promote sustainable travel choices as Ramsey and Bury is relatively remote and served by poor transport infrastructure. However, by providing employment opportunities within the town it may reduce the need for residents to travel to work elsewhere in the District or outside of the District. Development may also present opportunities to improve existing	?	By providing additional employment opportunities in Yaxley it may reduce the need for residents to travel to work elsewhere in the District or outside of the District. Development may also present opportunities to improve existing cycle routes, footpaths and bridleways which may encourage sustainable

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		routes.		footpaths and bridleways and create new ones.				cycle routes, footpaths and bridleways which may encourage sustainable travel choices through, for example, Green Travel Plans.		travel choices, through, for example, Green Travel Plans.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open space can be brought forward with development.	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open space can be brought forward with development.	~		?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open space can be brought forward with development.	?	Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open space can be brought forward with development.
13. Reduce crime, anti-social behaviour and the fear of crime	~		~		~		~		~	
14. Improve the quality, range and accessibility of services and facilities (including	+	Provision of employment opportunities will increase the range of services. Development is directed towards	+	Provision of employment opportunities will increase the range of services. Development is directed towards accessible,	~		+	Provision of employment opportunities will increase the range of services.	+	Provision of employment opportunities will increase the range of services.

health and education)		accessible, sustainable locations.		sustainable locations.						
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Employment development is directed towards central and accessible locations.	?	Employment development is directed towards a sustainable location however, the railway may create a barrier and cause accessibility issues. Mitigation measures, such as cycle routes and footpaths will reduce this.	~		+	Employment development may provide opportunities to help regenerate areas of Ramsey and Bury which have been a key priority of the Ramsey Area Partnership.	~	Employment development is minimal in Yaxley and unlikely to have significant effects on reducing inequalities.
16. Ensure all groups have access to decent and affordable housing	~		~		~		~		~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Primary objective of this approach.	+	Primary objective of this approach.	~		+	Primary objective of this approach.	+	Primary objective of this approach.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local	+	Primary objective of this approach.	+	Primary objective of this approach.	~		+	Primary objective of this approach.	+	Primary objective of this approach.

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economy							
<p><b>Summary:</b> All spatial planning areas for employment development are considered sustainable with the majority of the SA Objectives being met in a positive way. Employment growth is directed towards the most sustainable locations, with all available brownfield land used and where Greenfield development is necessary, it is achieved in the most sustainable locations in the District. All spatial planning areas have potential uncertain effects on biodiversity and green infrastructure. Any form of development will have an impact on biodiversity – even in brownfield locations which are known to potentially sustain a high level of biodiversity. It will be important to ensure that any potential negative impacts are minimised and mitigated. However, development will also provide opportunities to enhance biodiversity through, for example, design and landscaping. Similarly, the provision of cycle routes, footpaths and bridleways is an important part of Green infrastructure and provides ways to mitigate against habitat fragmentation. Providing local employment opportunities throughout the District will be important to help reduce levels of out commuting and will also be beneficial for the District’s economy in terms of its viability and vitality.</p>							
<p><b>Proposed changes:</b> None – the issues raised can be addressed by emerging development control policies relating to design and biodiversity.</p>							

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Policy 8: Retail growth: scale & distribution		
Summary of policy approach: identifies the scale of comparison and convenience floorspace and determines spatial priorities for distribution across the District.		
SA Objective	Impact	Commentary
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Retail development is directed towards the town centres Huntingdon and St Ives which helps to minimise Greenfield development. Despite retail development in St Neots being directed towards in a Greenfield sites it is considered to be a sustainable location.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	Generally considered to be supportive as it limited out of town retail development. Consideration will have to be given to potential biodiversity on brownfield land. Development may provide opportunities to enhance biodiversity.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Supportive by the need to ensure development is sympathetic to its setting and surroundings. Enhancing local character can be better achieved when concentrated development towards town centres rather than locating it in out of town retail centres.

5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	As above.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Supportive as concentrating development in town centres will increase accessibility by public transport thereby reducing air pollution. Additional retail development may also facilitate improvements to cycle routes, footpaths and bridleways.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	As for SA Objective 7.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Development may facilitate improvements to existing and provision of additional cycle routes, footpaths and bridleways which may encourage sustainable and travel choices and active lifestyles.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Directing development towards town centres may reduce pressure for development on existing open space.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Primary objective.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	



18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Primary objective. Distribution recognises the strength of the market in Huntingdon and will enhance its status as principal centre for the District and competitiveness against higher order centres. Retail development in St Neots will increase accessibility to services and strengthen its economy
<b>Summary:</b> Consistent with settlement and housing hierarchies established by other policies. Provides sustainable spatial priorities which direct the majority of retail development towards town centres which have strong market demand as identified in the Retail Assessment Study 2005 and Update 2007.		
<b>Proposed changes:</b> None.		

**Policy 9: Areas of Strategic Greenspace Enhancement**

**Summary of policy approach:** determines action to promote biodiversity, landscape and recreational value through habitat creation and landscape management in areas of Strategic Greenspace Enhancement.

		<b>Commentary</b>
<b>SA Objective</b>	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Primary objective.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Assumed to be supportive as areas are likely to have historical and cultural associations which can similarly be improved by action to promote enhancement of strategic greenspace.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	~	

7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	The provision of attractive green space is beneficial to health including physical health, and psychiatric well being.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Primary objective.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
<b>Summary:</b> This policy approach is clearly sustainable and will work towards promoting areas of habitat creation as identified in the Biodiversity Partnership for Cambridgeshire and Peterborough 50 year Wildlife Vision.		
<b>Proposed changes:</b> None.		

<b>Policy 10: Infrastructure Requirements</b>		
<b>Summary of policy approach:</b> Identifies appropriate infrastructure for which contributions may be sought.		
<b>SA Objective</b>	<b>Impact</b>	<b>Commentary</b>
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Environmental improvements is mentioned as infrastructure that may require contributions.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	+	Flood prevention and protection measures are identified as being appropriate infrastructure for which contributions may be sought.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Contributions towards provision of public transport and cycle routes, footpaths and bridleways may be sought.
8. Reduce waste and encourage re-use and recycling	+	Primary aim
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Primary aim

10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Primary aim
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife		
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Primary aim.
16. Ensure all groups have access to decent and affordable housing	+	Primary aim.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
<b>Summary:</b> Although many of the effects of this policy are judged to be positive and it meets many of the social and environmental objectives however there are many variables involved in the implementation of this policy. Further guidance on this policy will be set out in a separate Planning Contributions SPD.		
<b>Proposed changes:</b> None.		

Appendix 3: Indicators and baseline data

Objective	Indicator	Current Situation		Assessment	Data Sources
		Huntingdonshire	Comparator		
<b>Land, water and resources</b>					
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	% dwellings completed on previously-developed land	Ave 55.3% (05/06)	East of Eng: 71% 2005/06	Favourable situation. Lower than for the region but improving significantly.	District monitoring; EERA (1), (2), (4)
	Net density of dwellings completed on major sites	36.3 dwellings per hectare (05/06)	East of Eng: 48 dwellings per hectare (05/06)	Mixed Situation. Lower than for the region but improving	District monitoring; EERA (3)
2. Minimise use of water	Water use per household	No data available at present.	No data available at present.	No data available at present.	Water consumption data available by water company regions. A method of estimating water consumption at the County level is being investigated.
<b>Biodiversity</b>					
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure	% SSSIs in favourable or unfavourable recovering condition	86.2% (05/06)	Cambridgeshire: 71.5% (2005) East of Eng: 77% (2004)	Mixed situation, Decrease in condition but higher than for the county and region.	District and County monitoring and English Nature. The first complete survey of SSSI condition completed in 2004 (3)
	Total area designated as SSSIs (ha)	2,373.8 ha (2005)	East of Eng: 129100 ha (2003)	Unable to make an assessment at present.	County or district GIS; English Nature (3)
	Progress in achieving priority BAP targets	No data available at present.	Cambridgeshire (2000) Progress towards targets: 3% completed, 16% much progress, 52% some progress and 29% no progress.	Unable to make assessment at present.	County & district monitoring. BAP Monitoring and Reporting 2000. Awaiting implementation of monitoring software for County data. Expected to begin late 2004. (3)

Objective	Indicator	Current Situation		Assessment	Data Sources
		Huntingdonshire	Comparator		
<b>Landscape, townscape and archaeology</b>					
4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historic landscape character	a) % listed buildings 'at risk' all grade	a) 13.1% (2006)	No data available at present.	Unfavourable Situation. Figure has increased, although this is partly due to an audit at Hinchingsbrooke School	District monitoring; English Heritage (3)
	b) % grade I & II* listed buildings and scheduled monuments at risk.	b) 8.7% (2005)	b) East of Eng: 1.8% (2004)		
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	% residents who are satisfied with their neighbourhood as a place to live	81% (2006)	Cambridgeshire: 80% (2006)	Unfavourable situation. Higher than for the county but decreasing	Quality of life survey (no regional comparator) QoL18/LIB133, QoL 19. (3) Data in 'current situation' and 'trend' columns are not directly comparable.
	% major housing sites meeting local 'Building for Life' standard	No data available at present.	No data available at present.	No data available at present.	Monitoring framework needs to be developed
<b>Climate change and pollution</b>					
6. Manage and minimise flood risk taking into account climate change	Number of planning permissions granted contrary to advice of Environment Agency on either flood defence grounds or water quality	2 (2004/05)	Cambridgeshire: (2004-2005) 8	Favourable situation. A third fewer permissions are granted than compared to Cambridgeshire.	District monitoring, County monitoring
7. Reduce emissions of green house gases and other pollutants (for example	% improvement in energy efficiency achieved in housing stock	4.08% (2005/06)	No data available at present.	Unable to complete assessment.	District monitoring

Objective	Indicator	Current Situation		Assessment	Data Sources
		Huntingdonshire	Comparator		
air, water, soil, noise, vibration and light)	Air Quality a) Annual average concentration of Nitrogen Dioxide (ug/m3) b) Days when fine particle concentration found to be in bandings 'moderate' or higher (days)	a) Huntingdon ring road: 55.2 Godmanchester: 50.6 St Neots (urban background): 23.1 St Neots (roadside): 39.5 b) Ring road: 11	National Air Quality Objectives a) 40 ug/m3 (To be achieved by end 2005) b) 35 days (to be achieved by end 2004)	a) The concentrations of Nitrogen Dioxide in St Neots are favourable and meet national targets but concentrations on Huntingdon Ring Road and Godmanchester are unfavourable. b) Favourable Situation	Air Quality Review and Assessment progress report 2004.
	% main rivers of good or fair quality (chemical & biological)	Chemical 88% (00/02) Biological 100% (2002)	Cambridgeshire & Peterborough Chemical 90% (00/02) Biological 100% (2002)	Favourable situation. Although the chemical quality is lower than county level it has improved significantly.	Environment Agency (1), (2), (3)
8. Reduce waste and encourage re-use and recycling	% of household waste collected which is recycled	32.5% (2004/05)	Cambridgeshire: 18.74% (2004/05)	Favourable situation. The percentage of household waste recycled for Huntingdonshire is 13.8% higher than that of the county	District monitoring (AMR) and County monitoring
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways)	% of rural households within 13 minutes walk of an hourly or better public/community bus service	No data available at present	Cambridgeshire: 34.9% (2005/06)	Unable to complete assessment.	County Council monitoring
	% of people travelling to work by car	64.7 (2001)	Cambridgeshire: 59.5% (2001)	Unfavourable situation. Huntingdonshire has a 5% increase in people travelling to work by car compared to the county as a whole	State of the Environment report CCC

Objective	Indicator	Current Situation		Assessment	Data Sources
		Huntingdonshire	Comparator		
	Vehicle flows across urban boundaries	2006 Huntingdon 82,500 St Neots 51,600 St Ives 47,500	2006 Cambridge 170,000	Mixed situation. Increase in one market town but slight decrease in others	County monitoring (no regional comparator) Annual LTP monitoring report
10. Maximise the use of renewable energy sources and technologies	<i>Renewable energy capacity installed by type (GW/h)</i>	Onshore wind: 1.79 Water: 0.095 Methane from landfill: 18.33	Cambridgeshire & Peterborough: Onshore wind: 7.571 Water: 0.095 Methane from landfill: 61.29	All the water power for the county is located in Huntingdonshire.	District and county council monitoring
<b>Healthy communities</b>					
11. Encourage healthy lifestyles	<i>% of residents with limiting long term illness</i>	13.5% (2001)	East of England: 16.2% (2001)	Favourable situation. Lower than the region as a whole.	Census of Population
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	<i>Ha of strategic open space per 1,000 people</i>	9.8 ha/ 1000 people	Cambridgeshire and Peterborough: 4.8 ha/ 1000 people	Favourable situation. Almost twice as much as for Cambridgeshire.	Strategic Open Space study (no regional comparator)
	<i>Number of sports pitches available for public use per 1,000 people</i>	1.60 ha/ 1000 people	No data available at present.	Unable to make assessment at present	District monitoring (no regional comparator)
13. Reduce and prevent crime, anti-social behaviour and the fear of crime	<i>% crime per 1000 population</i>	14.7 violent crimes per 1000 population (2003/04)	East of England: 17 per 1000 population (2003/04)	Favourable situation. Lower than the region as a whole	State of Environment Report CCC
	<i>% of residents feeling 'safe' or 'fairly safe' outside in the local area after dark</i>	56% (2006)	Cambridgeshire: 54% (2006)	Favourable situation. Marginally higher than for Cambridgeshire	Quality of Life Survey



Objective	Indicator	Current Situation		Assessment	Data Sources
		Huntingdonshire	Comparator		
<b>Inclusive Communities</b>					
14. Improve the quality, range and accessibility of services and facilities (including education, health, transport, training and leisure opportunities)	% parishes (or urban wards) with access to: (a) general store; (b) surgery; (c) primary school	(a) 44.8% (2006) (b) 20.7% (2006) (c) 41.4% (2006)	No data available at present	Mixed situation. Increase in access to general store but decrease in access to primary school	Village Facilities Survey
	% of rural households within 800 meters of an hourly or better bus service	No data available at present.	Cambridgeshire: 40.7% 02/03	Favourable Situation. At county level there has been an increase.	Local Transport Plan Monitoring Report
	% adults who feel they can influence decisions affecting their local area	15% (05/06)	Cambridgeshire 17% (05/06)	Unfavourable situation. Lower than for Cambridgeshire and decreasing	Quality of life survey (no regional comparator) (2) QoL23/LIB137
	Pupil Teacher Ratios	Primary 23.6 (2004) Secondary 18.9 (2004)	Cambs: Primary 23.6 (2004) Secondary 18.7 (2004)	Favourable situation.	Cambridgeshire Research Group
15. Redress inequalities related to age, gender, disability, race, faith, location and income	% residents who feel the local community is somewhere where people from different backgrounds can live harmoniously	50% (05/06)	Cambridgeshire: 52% (05/06)	Unfavourable Situation. Lower than for Cambridgeshire and decreasing.	Quality of life survey (no regional comparator) (3) QoL25/LIB139
	a) % population in wards within most deprived 25% nationally b) Average IMD score 2004	a) 0 (2000) b) Average IMD score: 11.73 (2004)	a) East of Eng: 17.4% (2000) b) Cambridgeshire average IMD score: 12.34 (2004)	Favourable situation. Less deprived than the region	Indices of deprivation (3) b) greater score = greater measure of deprivation
16. Ensure all groups have access to decent, appropriate and affordable	House price / earnings ratio	5.8 (2003)	East of England: 6.6 (2003)	Unfavourable situation. Lower than for the region but increasing.	Land Registry & New Earnings Survey (3)

Objective	Indicator	Current Situation		Assessment	Data Sources
		Huntingdonshire	Comparator		
housing	% dwellings completed that are 'affordable'	24.3% (00/03)	Cambridgeshire: 12% (2003)	Favourable situation. Higher than for Cambridgeshire.	District monitoring (3)
<b>Economic activity</b>					
17. Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Unemployment rate, % (male & female)	1.5% (2004)	Eastern: 2.3% (2004)	Favourable situation. Lower than for the region and remaining the same.	Nomis / CCC Research Group (1), (2)
	% residents aged 16-74 in employment working within 5km of home, or at home	39.9% (2001)	East of Eng: 46.46% (2001)	Unfavourable situation.	Census of Population
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Annual net increase (or decrease) in VAT registered firms, %	+1.3% (2002) NOMIS	Eastern: +0.2% (2002) NOMIS	Favourable Situation. The number of firms has continued to rise.	NOMIS / CCC Research Group
	Economic activity rate, % (male & female)	85.6% (Mar 02 – Feb 03)	Eastern: 81.5 (Mar 02 – Feb 03)	Favourable Situation. Higher than for the Eastern Region and increasing.	Census of Pop / NOMIS / CCC Research Group

(1) Local Quality of Life Counts

(2) Quality of Life Counts

(3) Audit Commission Voluntary Quality of Life Indicators

Best Value Performance Indicator

**Appendix 4: Assessments of Reasonable Alternatives (taken from the ISA of Core Strategy Issues and Options paper)**

<b>Policy area</b>	<b>Sustainable development</b>
<b>Summary of option:</b> Criteria based methodology setting out how proposals should contribute towards sustainable development.	
<b>Summary of assessment:</b> This option is clearly sustainable.	
<b>Proposed mitigation measures:</b> The policy will need to be carefully worded to ensure benefits are maximised and address all aspects of sustainable development thoroughly.	

**Spatial strategy**

<b>Policy area</b>	<b>Spatial planning areas – Option 8</b>
<b>Summary of option:</b> Identifies spatial planning areas which could be used when identifying strategic directions of growth.	
<b>Summary of assessment:</b> Option 8 is sustainable in terms of focusing development in locations which will reduce the need to travel. However, it is more sustainable in terms of re-using previously developed land as allowing development in settlements closely related to the market towns will increase the amount of brownfield land which can be utilised. If development is focused solely in the four market towns then a higher proportion of development will need to take place on Greenfield land.	
<b>Proposed mitigation measures:</b> Option 8 is favoured over the reasonable alternative.	

<b>Policy area</b>	<b>Spatial planning areas – Reasonable alternative</b>
<b>Summary of option:</b> Focuses development within the four market towns only.	
<b>Summary of assessment:</b> This reasonable alternative is also sustainable in terms of focusing development in locations which will reduce the need to travel. However, limiting strategic growth allocations to only within the four largest towns in the district, limits the opportunity to maximise the re-use of brownfield land located within the spatial planning areas, but outside of the market towns.	
<b>Proposed mitigation measures:</b> Option 8 is favoured over the reasonable alternative.	

Settlement hierarchy

<b>Policy area</b>	<b>Settlement Hierarchy – Option 9</b>
<b>Summary of option:</b> Option 9 outlines a hierarchy of settlements based on current size and ease of access to existing services and amenities.	
<b>Summary of assessment:</b> Option 9 ensures that growth is located in the most sustainable locations and is consistent with national and regional guidance to reduce the need to travel. This option directs development to urban areas which will help to promote vitality and viability of town centres and improve accessibility to services by generating a critical mass of services.	
<b>Proposed mitigation measures:</b> None	

<b>Policy area</b>	<b>Settlement Hierarchy – Reasonable alternative 1</b>
<b>Summary of option:</b> Settlement hierarchy could contain additional layers in which some development could be focused.	
<b>Summary of assessment:</b> Reasonable alternative 1 proposes additional development in rural areas by designating more growth centres. This may have potential benefits in terms of providing affordable housing where there is a need and generating local employment opportunities in rural areas. However, it could lead to growth being spread out too thinly which may affect settlement character. Also, more dispersed development may lead to an increase in trips and therefore increased emissions.	
<b>Proposed mitigation measures:</b> None	

<b>Policy area</b>	<b>Settlement Hierarchy – Reasonable alternative 2</b>
<b>Summary of option:</b> Settlement hierarchy could be based on the physical capacity of settlements to accommodate growth, rather than access to services and facilities.	
<b>Summary of assessment:</b> Reasonable alternative 2 is the least sustainable in terms of reducing the need to travel as it does not take into account access to services and facilities; it looks at the physical capacity of settlements to accommodate growth. This alternative implies a greater dispersal of growth compared to Option 9 and potentially an increase in the number of trips generated and subsequent increased emissions.	
<b>Proposed mitigation measures:</b> None	

Housing options for growth

<b>Policy area</b>	<b>Huntingdon and St Neots areas - Option 10</b>
<b>Summary of option:</b> Proposes that the Huntingdon area should get the most growth	
<b>Summary of assessment:</b> All three options (10, 11 and 12) are sustainable, as they focus development in market towns where the majority of services and facilities are located. Option 10 allows for greatest opportunity of developing brownfield land as the Housing Land Availability Assessment (HDC, 2007) identified a significant percentage of brownfield land in this area. However, by concentrating growth in one settlement, it may exert additional pressure on this particular locality.	
<b>Proposed mitigation measures:</b> None.	

<b>Policy area</b>	<b>Huntingdon and St Neots areas - Option 11</b>
<b>Summary of option:</b> Proposes that the St Neots area should get the most growth	
<b>Summary of assessment:</b> All three options (10, 11 and 12) are sustainable, as they focus development in market towns where the majority of services and facilities are located. However, as identified in the HLAA, Option 11 would increase development on Greenfield sites and, as such, is not consistent with national and regional guidance. Concentrating growth in one settlement may also cause additional pressure for this particular locality. Overall, Option 11 is less sustainable than Option 10 as growth may be slightly more dispersed.	
<b>Proposed mitigation measures:</b> None.	

<b>Policy area</b>	<b>Huntingdon and St Neots areas - Option 12</b>
<b>Summary of option:</b> Proposes that both areas should grow at a similar rate	
<b>Summary of assessment:</b> All three options (10, 11 and 12) are sustainable, as they focus development in market towns where the majority of services and facilities are located. Option 12 allows for the development of brownfield land in the Huntingdon area, but will direct growth towards Greenfield land in St Neots. It will also enable growth to be more evenly spread between the two towns, which will reduce pressure on individual settlements.	
<b>Proposed mitigation measures:</b> None.	

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<b>Policy area</b>	<b>St Ives and Ramsey - Option 13</b>
<b>Summary of option:</b> Proposes that growth will only occur within the built-up framework of St Ives and Ramsey	
<b>Summary of assessment:</b> Both options are sustainable as they focus development in market towns where the majority of services and facilities are located. As Option 13 restricts development to within the built up framework, it is more successful in minimising the loss of undeveloped land. However, as a result of this restriction development may be redirected to less sustainable locations.	
<b>Proposed mitigation measures:</b> None.	

<b>Policy area</b>	<b>St Ives and Ramsey - Option 14</b>
<b>Summary of option:</b> Proposes that small-scale extensions to St Ives and Ramsey will be allowed	
<b>Summary of assessment:</b> Both options are sustainable as they focus development in market towns where the majority of services and facilities are located. However, Option 14 may reduce the need to direct further growth to less accessible settlements and improve accessibility to services and facilities.	
<b>Proposed mitigation measures:</b> None.	

<b>Policy area</b>	<b>Key Service Centres (not closely linked to a Market Town) - Option 15</b>
<b>Summary of option:</b> Proposes that development is distributed across all Key Service Centres in proportion to their size and level of facilities	
<b>Summary of assessment:</b> Directs development in proportion to settlement size and the availability of services. In doing so, this helps to ensure that new development is located in areas where services and facilities available and should help reduce the need to travel. This option is more sustainable than Option 16 as it helps reduce the need to travel and maximises use of brownfield land.	
<b>Proposed mitigation measures:</b> Option 15 is favoured over Option 16.	

<b>Policy area</b>	<b>Key Service Centres (not closely linked to a Market Town) - Option 16</b>
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<b>Summary of option:</b> Proposes that development could be limited in settlements which have recently received high levels of growth
<b>Summary of assessment:</b> Limits development in settlements which have received large amounts of growth recently which helps to protect the character and townscape of these settlements. It is not clear under this option whether the level of growth taking place would be distributed according to size and availability of services.
<b>Proposed mitigation measures:</b> Option 15 is favoured over option 16.

**Employment options for growth**

<b>Policy area</b>	<b>Overall Scale – Option 17</b>
<b>Summary of option:</b> Land requirement based on projection of trends since 2002	
<b>Summary of assessment:</b> Provides a much higher target for employment land than Option 18. Option 17 allows a much higher take up of land and therefore would, compared to Option 18, result in the loss of a higher amount of undeveloped land. The higher target would also put more pressure on open space within settlements.	
<b>Proposed mitigation measures:</b> Option 18 is favoured over Option 17	

<b>Policy area</b>	<b>Overall Scale – Option 18</b>
<b>Summary of option:</b> Land requirement acknowledges constraints on availability of labour and impacts of climate change	
<b>Summary of assessment:</b> Makes a more positive contribution to the achievement of the sustainability appraisal objectives than Option 17 and takes into account climate change and the need to replace old building stock with zero carbon development. It has a lower land requirement as it takes into consideration constraints on availability of labour and impacts on climate change and therefore places less pressure on undeveloped land.	
<b>Proposed mitigation measures:</b> Option 18 is favoured over Option 17.	

<b>Policy area</b>	<b>Overall Distribution – Option 19</b>
<b>Summary of option:</b> Development should follow population growth.	
<b>Summary of assessment:</b> It is difficult to assess the effects of option 19 until the distribution of population growth is determined.	
<b>Proposed mitigation measures:</b> None.	

<b>Policy area</b>	<b>Overall Distribution – Option 20</b>
<b>Summary of option:</b> Development should follow market preference for the Huntingdon area, the St Neots area and to a lesser extent St Ives	
<b>Summary of assessment:</b> Limiting development to the market preference of Huntingdon, St Neots and, to a limited extent St Ives, would potentially result in population growth without employment growth (depending on where future population is located). Population growth without commensurate employment growth may increase the need to travel from some locations. However, these locations are accessible so this impact may be limited.	
<b>Proposed mitigation measures:</b> None.	

**Retail options for growth**

<b>Policy area</b>	<b>Overall Scale – Option 21</b>
<b>Summary of option:</b> Use floorspace targets included in the retail assessment.	
<b>Summary of assessment:</b> It is difficult to assess the impact of this option without knowing the precise location of development; however, the option assumes that development would be focused in existing town centres and therefore reduces pressure on undeveloped land. It would also allow for a slow, steady increase in the proportion of expenditure being retained locally. The retail targets from the retail assessment reflect demand in the district and are tailored to local need.	
<b>Proposed mitigation measures:</b> None	



<b>Policy area</b>	<b>Overall Scale – Option 22</b>
<b>Summary of option:</b> Use a higher target floorspace than proposed in the retail assessment	
<b>Summary of assessment:</b> Difficult to assess the impact of this option without knowing the precise location of development. A higher target would increase the range of facilities available and would help the market towns compete with higher order centres such as Peterborough and Bedford. However this benefit would be limited to the availability of sites within the town centres. The retail targets in the retail assessment have been identified taking into account retail interests in the area and therefore there may not be a demand for a target floorspace of higher than this.	
<b>Proposed mitigation measures:</b> None	

<b>Policy area</b>	<b>Overall Scale – Option 23</b>
<b>Summary of option:</b> Use a lower target than proposed in the retail assessment	
<b>Summary of assessment:</b> Difficult to assess the impact of this option without knowing the precise location of development. A lower target would reduce the pressure on undeveloped land. However, lower targets may not sustain the vitality and viability of market towns to adequately compete with higher order centres such as Peterborough and Bedford.	
<b>Proposed mitigation measures:</b> None.	

<b>Policy area</b>	<b>Overall distributions – Option 24</b>
<b>Summary of option:</b> Development should follow market preference	

<p><b>Summary of assessment:</b> Without knowing the precise distribution of development it is difficult to assess the effect. By following market preference, development would be directed towards the higher order centre of Huntingdon where pressure for retail development is greatest. This would increase Huntingdon's competitiveness with other higher order centres outside the district thereby increasing the town's vitality and viability.</p>
<p><b>Proposed mitigation measures:</b> None.</p>

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Policy area	Overall distributions – Option 25
	<p><b>Summary of option:</b> Development is distributed equally between St Neots and Huntingdon and a lesser extent St Ives and Ramsey</p>
	<p><b>Summary of assessment:</b> Without knowing the precise distribution of development it is difficult to assess the effect however, as identified in the HLAA there are a limited number of brownfield sites available in St Neots. This option would therefore place greater pressure on undeveloped land than Option 24, although a slightly broader distribution may allow a higher proportion of people to access a wider range of facilities.</p>
	<p><b>Proposed mitigation measures:</b> None.</p>

**A clean 'green' attractive place**

Policy area	Areas of strategic greenspace enhancement
	<p><b>Summary of option:</b> Policies will define a network of strategic greenspaces.</p>
	<p><b>Summary of assessment:</b> Option is clearly sustainable and has a positive impact on a number of the sustainability criteria, in particular those relating to open space, nature conservation and enhancement.</p>
	<p><b>Proposed mitigation measures:</b> None.</p>

Housing that meets local needs

<b>Policy area</b>	<b>Scale of growth – Option 28</b>
<b>Summary of option:</b> Defines scale of housing growth in terms of major, moderate, minor or infill development	
<b>Summary of assessment:</b> This option allows more flexibility in relating the scale of development to the settlement hierarchy and may facilitate better integration of new development with the existing built form, therefore creating more sustainable communities. Many of the potential benefits are dependent upon the relationship established between scale of development and which levels in the settlement hierarchy such development is permitted.	
<b>Proposed mitigation measures:</b> Option 28 is favoured over the reasonable alternative.	

<b>Policy area</b>	<b>Scale of growth – Reasonable alternative</b>
<b>Summary of option:</b> Proposes a more limited number of categories	
<b>Summary of assessment:</b> Although a more limited number of categories may be simpler to interpret, there is less flexibility in relating the scale of development to the settlement hierarchy and creating integrated, sustainable communities.	
<b>Proposed mitigation measures:</b> Option 28 is favoured over the reasonable alternative.	

<b>Policy area</b>	<b>Location of housing growth – Option 29</b>
<b>Summary of option:</b> Defines the spatial priorities for unallocated housing development	
<b>Summary of assessment:</b> Option is clearly sustainable as (working in conjunction with the scale of development permitted in different locations) it aspires to ensure a critical mass of development is focused in the largest, most sustainable settlements. In doing so, it facilitates the successful provision of sustainable transport options, services and facilities.	
<b>Proposed mitigation measures:</b> Option 29 is favoured over the reasonable alternative.	

<b>Policy area</b>	<b>Location of housing growth – Reasonable alternative</b>
<b>Summary of option:</b> Growth could be distributed more widely	
<b>Summary of assessment:</b> Allows for more development in smaller settlements where access to services is lower and it could be harder to minimise their impact on the character of the settlement. Greater pressure could also be placed on undeveloped land and agricultural land.	
<b>Proposed mitigation measures:</b> Option 29 is favoured over the reasonable alternative.	

<b>Policy area</b>	<b>Affordable housing targets – Option 30</b>
<b>Summary of option:</b> Sets a target for 40% of housing on eligible sites to be affordable.	
<b>Summary of assessment:</b> Any approach which attempts to tackle housing shortages resulting from recent trends in house prices and incomes is inherently sustainable. A target of 40% could make a significant contribution to meeting the need for affordable housing, as identified in the Housing Needs Survey and is more likely to be deliverable than other Options proposing higher targets.	
<b>Proposed mitigation measures:</b> Whatever target is selected clarification will be required on delivery mechanisms and the Council's priorities for provision.	

<b>Policy area</b>	<b>Affordable housing targets – Reasonable alternative 1</b>
<b>Summary of option:</b> A higher target of 50% of housing on eligible sites to be affordable could be set.	
<b>Summary of assessment:</b> Any approach which attempts to tackle housing shortages resulting from recent trends in house prices and incomes is inherently sustainable. A target of 50% could make the biggest contribution to meeting the need for affordable housing however it may be unrealistic to aspire to such a high target as it could have a significant impact on the viability of delivering sites for development.	
<b>Proposed mitigation measures:</b> Whatever target is selected clarification will be required on delivery mechanisms and the Council's priorities for provision.	

<b>Policy area</b>	<b>Affordable housing targets – Reasonable alternative 2</b>
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<b>Summary of option:</b> A lower target of 30% of housing on eligible sites to be affordable could be set.
<b>Summary of assessment:</b> Any approach which attempts to tackle housing shortages resulting from recent trends in house prices and incomes is inherently sustainable. A lower target of 30% would be more deliverable but would make a significantly lower contribution towards meeting the overwhelming need for affordable housing in the district.
<b>Proposed mitigation measures:</b> Whatever target is selected clarification will be required on delivery mechanisms and the Council's priorities for provision.

<b>Policy area</b>	<b>Affordable housing thresholds – Option 31</b>
<b>Summary of option:</b> Sets a threshold of 15 or more houses	
<b>Summary of assessment:</b> Adheres closely to national guidance which gives a notional minimum site size of 15 dwellings.	
<b>Proposed mitigation measures:</b> Whatever threshold is chosen it would be useful if clarification is provided on how affordable housing is to be delivered.	

<b>Policy area</b>	<b>Affordable housing thresholds – Option 32</b>
<b>Summary of option:</b> Threshold could be major and moderate development.	
<b>Summary of assessment:</b> Allows for greater responsiveness to local circumstances and could result in greater provision of affordable housing in Key Service Centres depending on the settlement hierarchy agreed.	
<b>Proposed mitigation measures:</b> Whatever threshold is chosen it would be useful if clarification is provided on how affordable housing is to be delivered.	

<b>Policy area</b>	<b>Affordable housing thresholds – Option 33</b>
<b>Summary of option:</b> A threshold of less than 15 homes could be applied in smaller settlements.	
<b>Summary of assessment:</b> Could be integrated with either Option 32 or Option 33 to allow for provision of affordable housing in smaller settlements in conjunction with market housing developments. A major concern with this is the potential for emphasising social divisions between affordable and market housing on the same site.	
<b>Proposed mitigation measures:</b> Whatever threshold is chosen it would be useful if clarification is provided on how affordable housing is to be delivered.	

<b>Policy area</b>	<b>Rural exceptions housing – Option 34</b>
<b>Summary of option:</b> Sets out criteria for rural exception sites.	
<b>Summary of assessment:</b> Offers flexibility to affordable housing policies and benefits in keeping rural workers close to the land and in the 'home' community rather than transplanting them to an urban area in order to receive affordable housing. This option conforms to policy on sustainable settlements. However, in practical terms some occupants may not be worried about the lack of local services and may value the ability to live where they choose or live nearer to work and family.	
<b>Proposed mitigation measures:</b> None.	

<b>Policy area</b>	<b>Rural exceptions housing – Reasonable alternative</b>
<b>Summary of option:</b> Exception sites could be allowed in all rural settlements regardless of the level of services and facilities.	
<b>Summary of assessment:</b> This option also offers flexibility to affordable housing policies and benefits in keeping rural workers close to the land and 'home' community. However, in policy terms, this alternative does not conform to policy on sustainable settlements, therefore it is difficult to make a distinction between the option 34 and the reasonable alternative other than in policy terms.	
<b>Proposed mitigation measures:</b> None.	

**Access to service and transport**

<b>Policy area</b>	<b>Infrastructure requirements</b>
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<b>Summary of option:</b> Sets out criteria for infrastructure requirements.
<b>Summary of assessment:</b> Difficult to assess the option precisely without knowing the nature and scale of development that is envisaged and would be subject to such contributions. However, the approach is clearly sustainable and socially just, ensuring that developers help to mitigate pressures placed on social, economical and physical infrastructure that arise from their proposals. It is debatable whether the benefits would accumulate over time, although failing to take contributions would make it progressively more difficult for the Council to fund infrastructure costs from public sources.
<b>Proposed mitigation measures:</b> None.

**A strong diverse economy**

<b>Policy area</b>	<b>Re-using military sites – Option 36</b>
<b>Summary of option:</b> Sets out a strategic approach to re-use of military sites and criteria for assessing proposals	
<b>Summary of assessment:</b> It is difficult to assess the impact of re-using military sites without knowing what type of development is proposed. However, in principle redeveloping these areas is sustainable in that it re-uses previously developed land and therefore reduces the amount of Greenfield land that is required to meet development targets.	
<b>Proposed mitigation measures:</b> Proposals for re-use of military sites will need to take in to account how accessible these are and the impact development would have on features within the site and on the surrounding area.	

<b>Policy area</b>	<b>Re-using military sites – Option 37</b>
<b>Summary of option:</b> Alconbury Airfield should await a review of the RSS	
<b>Summary of assessment:</b> It is difficult to assess the impact of re-using military sites without knowing what type of development is proposed. However, in principle redeveloping these areas is sustainable in that it re-uses previously developed land and therefore reduces the amount of Greenfield land that is required to meet development targets.	

**Proposed mitigation measures:** Proposals for re-use of military sites will need to take in to account how accessible these are and the impact development would have on features within the site and on the surrounding area.

**Appendix 5: Assessment of additional options set out in *Towards a Spatial Strategy for Huntingdonshire***

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	Option 1	Commentary	Option 2	Commentary	Option 3 (inc sub options 3a & 3b)	Commentary
<b>SA Objective</b>	Impact		Impact		Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	Has a high reliance on large Greenfield sites and would reduce the achievement of national targets relating to use of brownfield land. However, the Greenfield sites proposed to accommodate the majority of growth are in sustainable locations and the use of brownfield land elsewhere is maximised.	~	Uses all available brownfield land within the Sub-region, although there is still a proportionally high reliance on Greenfield sites which may reduce the ability to meet national brownfield targets.	+	Uses significant brownfield sites within the District. In order to ensure a 15 year continuous supply, development in other areas would need to take place and these would also most likely occur on brownfield land, therefore this option would facilitate achievement of national brownfield targets.



<p>Summary: In terms of meeting national brownfield targets, Option 3 appears to facilitate this as well as achieve SA Objective n° 1. However, there may be issues surrounding the sustainability of site location for sub option 3a (Wyton) and 3b (Alconbury) which will be looked at in further detail when progressing through the SA Framework. Options 1 &amp; 2 have similar outcomes to those discussed for Options A and C. Both utilise available brownfield sites to varying degrees, although Option 1 has a higher reliance on large scale Greenfield sites.</p>						
<p>Proposed mitigation measures: Option 3 (either sub option 3a or 3b as both comprise significant brownfield sites) is favoured over option 1 or 2.</p>						
2. Minimise use of water	~	Minimising the use of water is not primarily affected by the location of development. Meeting this objective would depend on implementation of other policies to ensure water efficiency.	~	Minimising the use of water is not primarily affected by the location of development. Meeting this objective would depend on implementation of other policies to ensure water efficiency.	~	Minimising the use of water is not primarily affected by the location of development. Meeting this objective would depend on implementation of other policies to ensure water efficiency.
<p>Summary: Minimising the use of water is not, to a large degree, affected by the location of development and is not the primary objective of the spatial options. Thus in all options, meeting this SA objective would be dependent on the implementation of other policies which promote efficient water use.</p>						
<p>Proposed mitigation measures: None.</p>						
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure	?	Majority of growth proposed is on land with least environmental and amenity value, biodiversity is less likely to be affected (compared to other options). Proposed development would need to take green infrastructure initiatives (eg green corridor 22) into account to ensure any potential damaging effects are reduced. Development may offer opportunities to enhance existing green infrastructure and promote biodiversity.	+	The substantial growth proposed for the Huntingdon area, particularly Brampton, may affect the many County Wildlife Sites in this area. Consideration would also need to be given to green infrastructure, particularly Green Corridor Initiative 30, major initiatives around St Ives and Ouse Valley and Green Corridor 22 (land east of St Neots).	?	Brownfield sites sometimes sustain high levels of biodiversity as they can add to a mix of land uses and buffer changes in the local climate. It would be important to fully assess the ecological value of both Wyton and Alconbury Airfields in order to ensure appropriate mitigation measures can be implemented where necessary. Consideration would also need to be given to potential impacts on the Grafham Water to Abbots Ripton Corridor

						(n° 8) and potentially the Huntingdon towards Peterborough cycleway (n° 29). Development may offer opportunities to enhance existing green infrastructure and create new infrastructure to help promote biodiversity.
<p>Summary: Due to the sheer scale of development proposed in each of the three options, there are likely to be impacts on biodiversity and green infrastructure. Option 2 may have a greater impact on the County Wildlife Sites around Brampton and also Green Corridor initiatives around St Ives, and St Neots as growth is slightly more dispersed around the Sub Region. Option 1 proposes the majority of growth for St Neots which may impact upon green infrastructure in this area, particularly Green Corridor Initiative 22. Option 3 would require further information on the levels of biodiversity in either of the two airfields as brownfield sites can sustain high levels of biodiversity. There may also be impacts upon Green Corridor initiative 8 due to the proximity of Alconbury Airfield to this Corridor</p>						
<p>Proposed mitigation measures: Option 2 is favoured over options 1 or 3.</p>						
4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historical landscape character	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation.	?	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Landscape Character, Design Quality and Conservation. However, there are known artefacts relating to the Cold War on Alconbury Airfield. This will need to be taken into consideration if development were to take place.
<p>Summary: The achievement of this SA objective is more likely to be affected by the implementation of other emerging Development Control policies than by the location of or scale of development. War features from the Cold War have survived on Alconbury Airfield and would need consideration if development were to take place.</p>						
<p>Proposed mitigation measures: Potential impacts on archaeological heritage will require further assessment in all options.</p>						
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.	~	Achievement of this SA objective is more dependent upon the implementation of emerging Development Control policies relating to Sustainable Design and Street Scene.
<p>Summary: The achievement of this SA objective is more likely to be affected by the implementation of other emerging Development Control policies than by the location of or scale of development.</p>						

Proposed mitigation measures: None.						
6. Manage and minimise flood risk taking into account climate change	+	Growth is restricted to areas less constrained by flood risk (for example, less growth is proposed for St Ives). The areas proposed for development are less affected by flooding.	-	The option, although proposing greater levels of growth, recognises the environmental constraints of St Ives. Thus no further growth, beyond that proposed in Option A is proposed for St Ives. Nevertheless, this option is still reliant on significant growth in St Ives which has areas of high flood risk to the south, and areas within the other market towns are also susceptible to flood risk due to the majority of growth being centred around the shallow valley of the River Great Ouse. This option will be reliant on appropriate flood mitigation measures being implemented which may affect development viability.	+	Both Alconbury and Wyton Airfields are outside of flood risk areas.
Summary: Option 2, which proposes enhanced growth for the Cambridge Sub-Region, could raise issues relating to flooding. This is a result of the scale of growth proposed for St Ives which is particularly constrained by flood risk. Options 1 and 3 are less constrained by flood risk and would best achieve this particular SA Objective.						
Proposed mitigation measures: Options 1 and 3 are favoured over option 2.						
7. Reduce emissions of greenhouse gasses and other pollutants (for example air, water, soil, noise, vibration and light)	?	The potential issues raised by option 1 would be akin to those raised by Option C. Thus, in the short term, the majority of development is located near to the railway station which may encourage people to make sustainable travel choices. In the long term, a large proportion of growth is located near to the proposed improvements to the A428 which include proposals to create a High Quality Public Transport corridor between St Neots and Cambridge. When proposals are confirmed the construction of this may encourage people to use public transport and	?	The potential issues raised by option 2 would be akin to those raised by Option A. This option, in terms of having potentially positive medium and long term effects, locates growth near to or on the route of the Guided Busway which, when complete, may contribute to a potential reduction in trip generation and associated air pollution. Similarly, as growth in St Neots is located near to the station this may serve to help people make sustainable travel choices. In the longer term, growth in St Neots is also located near to the proposed High Quality Public Transport Corridor along	?	In terms of sub option 3a (Wyton) the location of the airfield could facilitate an extension to the Guided Busway to serve development which may help encourage sustainable travel choices. However, the relative remoteness of the A14 could be perceived as a constraint.  For sub option 3b (Alconbury) the location of the airfield relative to other settlements could encourage more commuting. The access improvements to the A14 have been costed and prohibitive.

		help contribute to a reduction in car use and associated air pollution. In this option a significant proportion of growth is still proposed for the Huntingdon area in locations which are near to or on the route of the Guided Busway which, in the medium and long term, may encourage sustainable travel choices and a reduction in car use. The potential impact of development to the Air Quality Management Area in St Neots needs to be considered and appropriate mitigation measures implemented where necessary.		the A428 between St Neots and Cambridge. When proposals for this scheme are confirmed, the construction of this may help encourage use of public transport and reduce car use. The potential impact of development to the Air Quality Management Area in the Huntingdon, Brampton and St Neots will need to be considered appropriate mitigation measures implemented where necessary.		There is no prospect of a rail link in the foreseeable future. Further assessment for potential transport implications would be required (eg TA and Accessibility modelling).
<p>Summary: The potential effects of development in relation to meeting this SA objective area largely unknown. In all options a proportion of growth is located near to or on the route of the Guided Busway which in the medium and long term, may encourage sustainable travel choices and a reduction in trip generation. Similarly, in all options a significant proportion of growth is proposed for St Neots in locations near to the station and the proposed High Quality Public Transport corridor linking St Neots to Cambridge. In the short term locating development near to the station may encourage people to make sustainable travel choices and, longer term, once the proposals for the High Quality Public Transport corridor are confirmed, may enable people to travel more sustainably to Cambridge. In all options, consideration of the impact of development on Air Quality Management Areas in Huntingdon, St Neots and Brampton will be required. Due to the location of Wyton, being relatively close to St Ives, may facilitate an extension to serve development if it was required. This may encourage people to make sustainable travel choices. The location of Alconbury however, relative to other settlements could encourage more commuting and there is no prospect of a rail link in the foreseeable future. However, for both options further information relating to potential transport impacts would be required.</p>						
Proposed mitigation measures: None.						
8. Reduce waste and encourage re-use and recycling.	~		~		~	
<p>Summary: The achievement of this particular SA Objective will be dependent upon the successful implementation of emerging Development Control policies relating to Sustainable Design alongside other initiatives promoted by the Council to encourage recycling.</p>						
Proposed mitigation measures: None.						
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).		The potential issues raised by option 1 would be akin to those raised by Option C. The majority of growth proposed is located close to the railway and, in the longer term, near to the proposed High Quality Public Transport corridor along the		The potential issues raised by option 2 would be akin to those raised by Option A. The majority of growth proposed is located on or near to the Guided Busway or near to a railway station. In the medium to long term, once the		See commentary for SA Objective n° 7.

	+	A428 to Cambridge. However, development on this scale, so close to the station, may encourage people to live in St Neots and work further away in London for example. This would not reduce the need to travel. In order to help combat this potential concern, it would be important to ensure adequate employment provision, of the right type, occurs with any proposed development. There are limited cycle routes which may encourage car journeys for local trips. Improved cycle routes and footpaths would need to be addressed within new development.	+	busway is complete, people may be encouraged to make sustainable travel choices. Where growth is proposed near to the railway station, the infrastructure is already in place to help encourage people to make more sustainable travel choices and, once the proposals for the High Quality Public Transport Corridor between St Neots and Cambridge are confirmed, opportunities for sustainable travel will be improved. There are also good opportunities to provide employment in accessible locations where there is a need, so as to reduce the need to travel. Development would need to contribute to the maintenance and creation of cycle routes, footpaths and bridleways to encourage sustainable travel choices for local trips.	?	
<p>Summary: Option 1 proposes the greatest growth in a location already served relatively well by existing transport infrastructure i.e close to the railway station. This may encourage sustainable travel choices. However, a potential issue that may be raised by large scale development in this location is contrary to this SA Objective - encouraging people to live in St Neots and work elsewhere, for example, London due to the proximity of the station. Option 2 proposes the majority of growth on or near to the route of the Guided Busway which, in the medium to long term, may help encourage people to make sustainable travel choices. The location of Wyton Airfield, close to St Ives, may enable a future extension to be made to the Busway route to serve development if development were to take place here, however, the location of Alconbury Airfield relative to other settlements could encourage more commuting.</p>						
<p>Proposed mitigation measures: Options 1 and 2 are favoured over option 3. Further accessibility assessments would be required.</p>						
10. Maximise the use of renewable energy sources and technologies.	~		~		~	
<p>Summary: The achievement of this particular SA Objective will be dependent upon the successful implementation of emerging Development Control policies relating to Renewable Energy and Energy Use.</p>						
<p>Proposed mitigation measures: None.</p>						
11. Encourage healthy lifestyles.		The issues raised by Option 1 will be similar to those discussed in relation to Option c: although		The issues raised by Option 2 will be similar to those discussed in relation to Option A: The majority		Sub option 3(a) (Wyton) could be serviced by a possible extension to the Guided Busway route which

	?	<p>located close to the East Coast Mainline railway, accessibility to health services, particular secondary services, is reduced as the majority of growth is located in an area which is not served by a hospital and pressure may be exerted on existing health care services (eg GPs) as a result of development. However, opportunities to incorporate new primary care services will be provided by new development. The majority of growth is located near to the railway station which may encourage people to make sustainable travel choices and, in the longer term, near to the proposed High Quality Public Transport corridor along the A428 to Cambridge which may encourage use of public transport once proposals are confirmed.</p>	+	<p>of growth is located near to or on the Guided Busway. In the medium and long term this may help encourage people to make sustainable travel choices and contribute to a reduction in trip generation by private car and air pollution which may reduce congestion and improve health for those living close to busy roads. It makes use of existing infrastructure such as cycle routes, footpaths and bridleways and new development will provide opportunities to improve these and create new pedestrian routes. Much of the growth is proposed near to existing health services such as Hinchingsbrooke Hospital and new development may offer opportunities to provide additional primary care services and improve existing services.</p>	?	<p>may encourage sustainable travel choices and accessibility to primary and secondary services. Sub option3(b) Alconbury is located near to the A14 and A1 although this would not serve to encourage sustainable travel choices, it may improve accessibility to primary and secondary services (albeit only for those which access to a car). However, provision of primary services would be necessary with development of this scale in either location.</p>
<p>Summary: Option 1, although being located near to the railway station, which may encourage sustainable travel choices, is located further away from secondary services compared to option 2 which is located near to Hinchingsbrooke Hospital. The sub options presented in option 3 present accessibility issues that would require further information gathering, for example, both are located relatively far from Secondary services, such as Hinchingsbrooke Hospital, however Wyton by virtue of its proximity to St Ives could be served by a possible extension to the route of the Guided Busway to increase accessibility to the Hospital in Huntingdon. Alconbury Airfield is located near to trunk roads which enable access to the Hospital, but only for those with access to a car. The scale of development proposed in each option however, is such that new primary services would be provided.</p>						
<p>Proposed mitigation measures: Option 2 is favoured over options 1 and 3. Further accessibility work would be required.</p>						
<p>12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife.</p>	?	<p>Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open space can be brought forward with development.</p>	?	<p>Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open space can be brought forward with development.</p>	?	<p>Development may exert pressure for additional use of existing open space or result in the loss of open space. However, through contributions and conditions, opportunities for additional and enhanced open space can be brought forward with development.</p>
<p>Summary: Effect is largely unknown as there are a number of different variables involved in the protection, provision and enhancement of open space. Although development may create a number of different pressures for open space – increased use as well as loss caused by development it can also bring benefits for open space through conditions</p>						

and contributions.						
Proposed mitigation measures: None.						
13. Reduce crime, anti-social behaviour and the fear of crime.	~		~		~	
Summary: Achievement of this particular SA Objective is largely dependent upon the implementation of emerging Development Control policies relating to Accessibility, Adaptability and Security.						
Proposed mitigation measures: None.						
14. Improve the quality, range and accessibility of services and facilities (including education and health).	+	The issues raised in this option would be similar to those discussed for Option C. However, as a result of larger scale of growth proposed, the issues may be more acute and the need for proposed mitigation measures greater, in particular to ensure a high standard of education provision. A new secondary school and at least 3-4 primary schools would be generated by development. The growth proposed for the Huntingdon Area in this option is manageable in terms of education provision and there are no anticipated concerns for the scale of growth proposed for St Ives, Ramsey, Little Paxton and Yaxley. The issues of accessibility to services over the railway and the perceived segregation from existing communities in St Neots remains. The need to provide complementary retail provision as part of new development in this location is important. However, greater developer contributions could be sought for the whole of St Neots and development may help start the process of regeneration for some areas of St Neots.	?	The issues raised in this option would be similar to those discussed for Option A. However, despite a larger scale of growth proposed only a relative small proportion of this would be proposed for the Huntingdon Area, which would likely be insufficient to generate a new secondary school. Appropriate mitigation measures would therefore be required for the proposals in this option.	?	Potential issues of accessibility are largely unknown for either sub option. Further accessibility work would be required. It is anticipated, in comparison to Northstowe development, that development of such a scale would generate 6 primary schools and 1 or 2 secondary schools. New primary services, district centres and local centres as well as employment provision and other associated social and physical infrastructure (e.g. community centres, open space) would be generated by an eco town which would improve accessibility to local facilities and services for residents of the eco town but not to secondary care services.

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<p>Summary: The scale of growth proposed is considered to be manageable for the Huntingdon area in terms of education provision. However, the accessibility and potential segregation issues for St Neots remain and careful masterplanning in order to sufficiently integrate the development with existing communities would be required. Option 2 would require significant mitigation measures to be implemented for the Huntingdon area as growth would be insufficient to generate a further secondary school and therefore pressure would be exerted on existing services. Additional services including secondary schools and primary care services would be provided with the development of an Eco-Town.</p>						
<p>Proposed mitigation measures: Option 1 is favoured over options 2 or 3</p>						
<p>15. Redress inequalities related to age, gender, disability, race, faith, location and income</p>	<p>?</p>	<p>The scale of development proposed and presence of physical barriers (eg railway) may create problems for integrating residents of the new development into existing communities. This could be mitigated by ensuring there are good physical access routes (eg cycle routes, footpaths and bridleways) over the railway as well as providing community benefits for the existing communities through developer contributions. There may be further issues arising from the proximity of the Gypsy and Traveller site which is currently located immediately adjacent the proposed development.</p>	<p>+</p>	<p>Makes use of existing social infrastructure. Long and medium term mitigation measures may involve the provision of additional services alongside development (particularly where new development is located adjacent existing areas of inequality). As growth is proposed on or near to Guided Busway this will improve accessibility to key destinations (eg health care) for those without a car.</p>	<p>+</p>	<p>The creation of an Eco Town would help redress inequalities by ensuring provision of affordable housing and new services and facilities including education, health and employment.</p> <p>Sub Option 3(b) (Wyton) could potentially facilitate better access to services outside of the eco town (eg secondary care services) as it may be possible to extend the route of the Guided Busway to include Wyton.</p>
<p>Summary: Both options 2 and 3 meet this SA Objective more fully than option 1. This is primarily because there are a number of accessibility and integration issues associated with Option 1 which are created by the railway line. If this option were to be taken forward, consideration would need to be given to the Gypsy and Traveller site that lies adjacent to where the majority of growth is proposed.</p>						
<p>Proposed mitigation measures: Options 2 and 3 are favoured over option 1.</p>						
<p>16. Ensure all groups have access to decent and affordable housing</p>	<p>+</p>	<p>Primary rationale for including additional options for growth that goes beyond the housing requirements of the emerging East of England Plan.</p>	<p>+</p>	<p>Primary rationale for including additional options for growth that goes beyond the housing requirements of the emerging East of England Plan.</p>	<p>+</p>	<p>Primary rationale for including additional options for growth that go beyond the housing requirements of the emerging East of England Plan.</p>
<p>Summary: Primary rationale for including additional options for growth that goes beyond the housing requirements of the emerging East of England Plan.</p>						
<p>Proposed mitigation measures: None.</p>						



<p>17. Improve access to satisfying work appropriate to their skills, potential and place of residence</p>	+	<p>Development will bring forward employment opportunities to help promote investment in St Neots. Appropriate employment opportunities provided alongside housing growth will help curtail the potential issue of out commuting which may arise from being so close to the railway station. However, the employment and retail demand is slightly less compared to Huntingdon.</p>	+	<p>Promotes additional employment growth within the Huntingdon area which has been identified as having particularly strong market demand.</p>	?	<p>No information on market demand is known about either airfield. Alconbury Airfield is close to the trunk road network which may provide attractive to potential investors. Wyton is located close to St Ives and could potentially be served by the Guided Busway should the route be extended to serve development. Both locations would be able to provide significant employment opportunities that, in combination with other employment land provision elsewhere, go beyond that identified in the Employment Land Review.</p>
<p>Summary: Option 2 promotes additional employment generating growth to areas where there is strong market demand. Option 1 proposes the majority of growth towards St Neots which, although having a strong retail and employment market, is not as strong as Huntingdon and does not generate as much demand. There is no employment or retail information available for option 3 – the appraisal is based on physical location which, for both Alconbury and Wyton, is reasonable (Alconbury near to the trunk road network and Wyton near to the Guided Busway route).</p>						
<p>Proposed mitigation measures: Further investigation of market demand for employment and retail in Alconbury and Wyton would be required.</p>						
<p>18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy</p>	+	<p>Provides opportunities to enhance the competitiveness of St Neots through increasing employment and retail opportunities and could help regenerate other areas of St Neots to improve levels of investment throughout the town.</p>	+	<p>Proposes additional employment and retail growth for an area where there is very strong market demand and spare capacity.</p>	?	<p>Maybe beneficial to the economy of Huntingdonshire as additional retail and employment opportunities are created however, it is not directed towards an area where there is a known market preference.</p>
<p>Summary: All options may improve Huntingdonshire's economy as they all provide opportunities for employment and retail and potential investment. Options 1 and 2 propose growth for areas that have a strong market demand.</p>						
<p>Proposed mitigation measures: None.</p>						

Appendix 6: Performance indicators and targets to be included in the monitoring framework

Indicator	Indicator Type	Related Spatial Objective(s)	Related SA Objective(s)	Related Policy Wording	Target	Responsible Agencies	Implementation
<b>Land, Water and Resources</b>							
Number of dwellings completed (net)	Core indicator, Significant effects	1, 2, 3	16	2	550 per annum	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
% housing completions on previously developed land	Core output, Significant effects	8, 12	1	2	29%	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
Estimated household water consumption	Local output, Significant effects	12	2	1	Reduce pro capita water consumption rates	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
<b>Biodiversity</b>							
Change in areas and populations of biodiversity importance:  1. change in priority habitats and species (by	Core output, Significant effects	8, 9	1, 3, 12	1, 9	Increase the number of ha of specified target habitats	Huntingdonshire District Council, Cambs Biodiversity Partnership, Natural England, RSPB	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs, Countryside Services Initiatives

Indicator	Indicator Type	Related Spatial Objective(s)	Related SA Objective(s)	Related Policy Wording	Target	Responsible Agencies	Implementation
type) 2. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance							
<b>Landscape, Townscape and Archaeology</b>							
Large scale housing sites meeting 'Building for Life' equivalent standards	Local output, Significant effects	10, 11, 12, 13	4, 5, 10, 13	1	60% to achieve Silver Standard equivalent	District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs, Conservation initiatives
<b>Climate Change and Pollution</b>							
% household waste which is recycled	Local output, Significant effects	12	8	1	50% by 2011 56% by 2016 60% by 2021	District Council, Cambridgeshire County Council	Provision of recycling facilities, Recycling campaigns, Cambridgeshire and Peterborough Joint Waste Strategy
% of housing	Local output,	1, 12, 13	7, 9	2, 3	Maximise the %	Huntingdonshire	Through Planning Proposals

Indicator	Indicator Type	Related Spatial Objective(s)	Related SA Objective(s)	Related Policy Wording	Target	Responsible Agencies	Implementation
completions in Market Towns and Key Service Centres	Significant effects				of housing completions in Market Towns and Key Service Centres	District Council, Private Sector, Registered Social Landlords	DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
<b>Inclusive Communities</b>							
% of housing completions on qualifying sites which are affordable	Core output, Significant effects	2, 3	15, 16	4, 5	40%	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions
Amount of new residential development within 30 mins public transport time of GP, hospital, primary and secondary school, areas of employment and a major retail centre	Core output, Significant effects	1	14, 15	1	Maximise the amount of new residential development within 30 mins public transport time of GP, hospital, primary and secondary school, areas of employment and a major retail centre	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
Number of permissions granted for new public or private Gypsy, Traveller &	Core output	3	15, 16	6	Increase provision of pitches available on legal sites for Gypsies, Travellers &	County Council, Registered Social Landlords, Private Sector	Through Gypsies and Travellers DPD and development control decisions

Indicator	Indicator Type	Related Spatial Objective(s)	Related SA Objective(s)	Related Policy Wording	Target	Responsible Agencies	Implementation
Travelling Showpeople sites, or expansion of existing sites					Travelling Showpeople		
<b>Economic Activity</b>							
Amount and % of employment floorspace developed on previously developed land	Core output, Significant effects	6, 8, 12	1	7	Maximise the % of completed employment floorspace on previously developed land	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
Amount of land for which planning permission has been granted for employment uses	Local output, Significant effects	4, 6, 15	17, 18	7	Annual average 4.3 ha	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
% of retail completions in Huntingdon and St Neots	Local output, Significant effects	5, 7	14, 17, 18	8	Ensure a balance between the two main market towns of Huntingdon and St Neots	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs



*Local Development Framework*

**Core Strategy: Preferred Options Report  
Background Paper on Settlement Hierarchy**

*November 2007*

**Huntingdonshire**  
district council

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## PART A BACKGROUND

### 1. Introduction

- 1.1 Policy P3 of the Council's Core Strategy Preferred Options Report proposes a new settlement hierarchy for Huntingdonshire. This paper provides additional explanation of the basis for the suggested policy approach.
- 1.2 The settlement hierarchy provides a framework for managing the scale of development in different locations. In combination with other policy areas (such as that concerning the location of housing) it indicates the amount of growth that might be allowed to occur in particular places. As well as providing guidance for 'windfall' schemes (i.e. development proposals on unallocated sites), the hierarchy also helps to guide the search for sites at the time that specific allocations are considered.
- 1.3 However, it should be stressed at the outset that **a settlement's position within the hierarchy does not mean that it will have to accommodate a particular level of growth**. In the case of windfall proposals, development can only take place on the scale allowed by the hierarchy if suitable sites become available. Any proposals must also satisfy all other planning requirements (e.g. in relation to flood risk and amenity). When allocations are being made, key factors will be the overall amount of development that needs to be accommodated, the priority accorded to settlements in the 'sequential approach' to site selection (see paragraph 2.3 below) and any settlement-specific constraints and opportunities that exist, including the availability of adequate infrastructure.
- 1.4 The settlement hierarchy for Huntingdonshire was last revised by the Local Plan Alteration, adopted in 2002. Since the Alteration was prepared there have been further changes in national and strategic planning guidance, which must be taken into account in preparing the Council's Core Strategy. In addition further work on access to services and jobs in different settlements has been conducted, key findings from which appear in this paper.
- 1.5 Appendix 1 summarises relevant aspects of national and strategic guidance, and Section 2 (below) highlights the implications for Huntingdonshire's settlement hierarchy. Subsequently, Sections 3 and 4 (in Part B) apply relevant criteria from this analysis to identify appropriate Market Towns and 'Key Service Centres'. This is supported by information on access to services and employment opportunities contained in Appendices 2 and 3. Section 5 gives further consideration to the implications of the suggested hierarchy for development including in section 6 an explanation of the Council's approach regarding Settlement Boundaries.

### 2. National and strategic guidance

- 2.1 The most relevant sources of national guidance on settlement strategy matters are PPS7 (*Sustainable Development in Rural Areas*), PPG13 (*Transport*) and PPS3 (*Housing*). Key messages from these documents are that:

- Most new development should be directed to market towns, to help maximise accessibility to employment and services by walking, cycling and public transport (e.g. *PPG13 para. 6, PPS 3 para. 36, PPS 7 para. 1(iii), PPS 6 para. 19*).
  - In rural areas, development should be focused on settlements that can act as service centres for surrounding areas (e.g. *PPS7 para. 3, PPG13 para. 6*).
  - The need to provide housing in rural areas and villages in order to enhance and maintain their sustainability. In rural small settlements, consideration should be given to the relationship between settlements so as to ensure that growth is distributed in a way to assist people to live near their work and benefit from key services as well as encourage other environmental benefits (e.g. *PPS 3 para. 38*).
- 2.2 National planning policies are interpreted and applied at the regional and sub-regional level through the emerging East of England Plan (currently at the stage of Proposed Changes following Examination) and saved Structure Plan policies (which be replaced by the East of England Plan once it is adopted).
- 2.3 The documents which the settlement hierarchy must take into account are the emerging East of England Plan and the saved policies from the Cambridgeshire and Peterborough Structure Plan 2003. A full analysis of relevant policies in these documents is contained in Appendix 1, but in summary their implications for Huntingdonshire are that:
- Land within or adjacent to market towns should be the preferred location for housing and employment growth
  - Key service centres should form the next tier (being those larger villages that offer access to a good range of services<sup>1</sup>).
  - Development in other villages should be very limited, and in a form that will help to meet local needs.
- 2.4 Hence consideration needs to be given to which settlements might qualify as market towns or key service centres. This is addressed in the following sections.

<sup>1</sup>As suggested in para 3.18 of the Modified text incorporating proposed changes of the East of England Plan, GO-East, Dec 2006

## **PART B MARKET TOWNS AND KEY CENTRES**

### **3. Identification of market towns**

- 3.1 Places in Huntingdonshire that merit 'Market Town' status are suggested in the emerging East of England Plan. These are listed as Huntingdon, St Neots and St Ives<sup>2</sup>. Ramsey is also identified as meriting 'Market Town' status within saved policy 10/3 of the Cambridgeshire and Peterborough Structure Plan. A list of facilities by settlement (contained in Appendix 2) confirms that these towns possess a far wider range of shops and services than other places in the District, helping to reduce the need to travel for their residents. They also offer a range of employment opportunities, although Huntingdon (and adjoining parts of neighbouring wards) provides far more jobs in comparison to the size of its potential workforce than the other towns (see analysis in Appendix 3).
- 3.2 In principle Huntingdon's relative wealth of jobs makes it the most sustainable part of the District for any further housing growth, although there are significant commuting flows out of, as well as into, Huntingdon at present. Detailed analysis of the 2001 Census data<sup>3</sup> shows that just under half of Huntingdon's employed residents both lived and worked in the town at that time (49%), fractionally higher than the figure for St Neots (47%). In the case of St Ives and Ramsey the level of out-commuting was even greater (as the corresponding figure for both towns was just 36%).
- 3.3 In the specific case of Ramsey, while its facilities support its designation as a Market Town albeit on a smaller scale, the availability of employment is comparatively poor (although efforts to address this are being made through the Ramsey Area Partnership). This is reflected in guidance contained in the saved policy 10/3 of the Structure Plan, which indicates that the scale of any housing development in Ramsey should be relatively small. This will need to be taken into account in any decisions about land allocations in the town.
- 3.4 Godmanchester is identified as a Market Town in the Huntingdonshire Local Plan Alteration, and while it may lack the range of facilities to merit retaining this designation, its close physical and functional ties with Huntingdon need to be taken into account. There is little distance between the two settlements, so people living in Godmanchester have relatively good access to the facilities and employment opportunities offered by Huntingdon. Godmanchester is also served by a good bus service to Cambridge. These circumstances are reflected in its suggested designation as a Key Service Centre in Sections 4 and 5 below.

<sup>2</sup> Para 13.9 Modified text, East of England Plan, GO-East, Dec 2006

<sup>3</sup> Source: Cambridgeshire County Council & Peterborough City Council (2006) *Cambridgeshire & Peterborough Structure Plan 2003: Annual Monitoring Report 2005*

#### **4. Identification of key service centres**

- 4.1 In considering the tier of settlements below Market Towns, different terms are evident from the various sources of strategic policy notably 'service centres' / 'local service centres' (PPS3, PPS7) and 'Key Service Centres' (emerging East of England Plan). In the Huntingdonshire context it is suggested that using the definition of 'Key Service Centres' proposed in the emerging East of England Plan is most suitable, as it reflects the common elements of these terms.
- 4.2 Suggested criteria to assist the identification of Key Service Centres are set out in the emerging East of England Plan<sup>4</sup> as being:
- A primary school within the settlement and a secondary school within the settlement or easily accessible by public transport;
  - Primary health care facilities;
  - A range of retail and service provision capable of meeting day-to-day needs, in particular for convenience shopping;
  - Local employment opportunities; and
  - Frequent public transport services to higher-order settlements
- 4.6 For the purpose of this analysis the criteria in the emerging East of England Plan have been developed as follows:
- Range of shops and services: Food stores that meet most weekly shopping needs and provide an element of choice, together with non-food outlets, a post office and pub.
  - Primary health care: Whether there is a doctor's surgery in the settlement.
  - Access to education: All the settlements covered by the assessment have a primary school, so the analysis focuses on access to secondary schools. Places are given a positive score (✓) if secondary education is available either within the village, or can be reached easily by foot or cycle (a distance of less than 5km along a route that is suitable for cycling).
  - Local employment opportunities: The settlement has an industrial estate/business park, or is home to one or more major employers (i.e. a business with 100+ jobs).
  - Good access to higher-order centres: The emerging East of England Plan focuses solely on public transport, but ease of access by foot or cycle is also relevant. Hence places are given a positive score if either: (a) an hourly (or better) bus service operates to a market town or city between 7am and 7pm Monday to Saturday; or (b) a market town or city can be reached easily by cycle (defined in the same way as access to schools).

<sup>4</sup> Para 3.18 Modified text incorporating proposed changes East of England Plan, GO-East, Dec 2006

- 4.8 A survey of village facilities was carried out by Council employees during 2006. This identified the range of services offered by each settlement across the District. For the purposes of this analysis, a further assessment was made to identify those settlements that were judged to meet the criteria for Key Service Centres. The comparative list of facilities in each settlement (Appendix 2) can be used to help assess which places meet most or all of these criteria.
- 4.9 It is however, inevitable that a degree of discretion is required when carrying out such assessments. It is important to recognise the functional role that a settlement may have in providing services for a wider area including other local, smaller settlements. It is also important to acknowledge that where a criterion is not wholly met in one respect, it may excel in others.
- 4.10 The results of this assessment are contained in Table 1. Settlements are ranked according to the number of criteria that they meet, with five places meeting all of them: Yaxley, Godmanchester, Sawtry, Brampton and Little Paxton.

**Table 1 Extent to which settlements meet Key Centre criteria**

Settlement	Key centres selection criteria					Number of criteria met
	Range of shops and services	Doctor's surgery	Access to secondary education	Employment opportunities	Good non-car access to town/city	
Yaxley	✓	✓	(✓) <sup>1</sup>	✓	✓	5
Godmanchester	✓	✓	✓	✓	✓	5
Sawtry	✓	✓	✓	✓	✓	5
Brampton	✓	✓	✓	✓	✓	5
Little Paxton	✓	(✓)	✓	✓	✓	4-5
Fenstanton	✓	✓	✗	✓	✓	4
Somersham	✓	✓	✗	✓	✓	4
Warboys	✓	✓	✗	✓	✓	4
Kimbolton	✓	✓	✗	✓	✗	3-4
Buckden	✓	✓	✗	✗	✓	3
Needingworth	✗	✗	✓	✗	✓	2
Stilton	✓	✗	✗	✗	✓	2
Hemingford Grey	✗	✗	✓	✗	✓	2
Bluntisham	✓	✓	✗	✗	✗	2
Houghton/Wyton	✗	✗	✗	(✓) <sup>2</sup>	✓	1-2
Earith	✗	✓	✗	✓	✓	3
Farcet	✓	✗	✓	✗	✓	3

1 At present Yaxley is served by Stanground school in Peterborough, but access to secondary education will improve once the new school at Hampton is complete.

2 The only significant source of jobs is RAF Wyton, to the north of Houghton and Wyton itself.

Source: District Council surveys

4.8 Nevertheless, as explained above, a degree of judgement is required in cases where settlements do not satisfy all the criteria. Fenstanton, Somersham, Warboys and Kimbolton all meet four of the criteria, and on this basis are also considered to merit designation as Key Service Centres (Kimbolton's 'score' is reduced to three if its private sector school is discounted, but this must be balanced against the wide range of shops and other services that the village contains). Buckden meets three of the criteria, and in view of its good range of shops and services it is also considered to justify being made a Key Service Centre.

4.9 Despite both Farcet and Earith meeting three criteria they do not perform any significant service function for nearby Smaller Settlements.

4.10 None of the other villages satisfy more than two criteria, common weaknesses being a more limited range of shops and services and/or few employment opportunities. Because of this they cannot be regarded as suitable Key Service Centres.

4.11 The conclusion is that the following settlements should be designated as Key Service Centres:

Yaxley	Little Paxton
Godmanchester	Somersham
Sawtry	Warboys
Brampton	Kimbolton
Fenstanton	Buckden

## **5. Implications for development**

- 5.1 It was stressed at the start of this paper that a settlement's position within the hierarchy does not mean that it will have to accommodate a particular level of growth. However, it is appropriate to consider whether all the Key Service Centres are equally suited to taking particular levels of 'windfall' development, or indeed would be accorded equal priority in a sequential search for development sites.
- 5.2 Some of the suggested Key Service Centres benefit from much better links to cities or major towns than the others, notwithstanding the assessment in Table 1 above:
- Yaxley benefits from high quality public transport services to Peterborough, and is within cycling distance of the major retail facilities at Hampton and employment sites at Hampton/Fletton.
  - Godmanchester and Brampton are both within walking and cycling distance of Huntingdon town centre, to which there are also frequent bus services. Godmanchester is also well located in relation to public transport to Cambridge.
  - Fenstanton is served by frequent buses to Cambridge, and also to St Ives town centre
  - Little Paxton is within walking and cycling distance of St Neots town centre.
- 5.3 The remaining villages do not offer the same level of accessibility to higher-order centres, and function more as service centres for the surrounding rural areas. As such, they are likely to be less sustainable locations for any further development<sup>5</sup>. The one exception is Sawtry, which has its own secondary school and leisure centre, and is likely to benefit from any enhancement of public transport services in the A1 corridor.
- 5.4 Designation as a Key Service Centre does not mean that a certain level of development will be directed to particular places, but it does provide a means of managing the scale of windfall development that might be permitted on suitable sites, and will need to be taken into account in any decisions about allocations.
- 5.6 In the context of the suggested settlement hierarchy all those villages that are not a Key Service Centre will be classified as Smaller Settlements. This will not entail a halt to any development in these locations, but it will be controlled so as to be small in scale in accordance with national and strategic guidance. Particular provision will be made for meeting local housing needs through the rural 'exceptions' policy. Full details of the policy approaches that would apply are contained in the main Core Strategy 2007 Preferred Options Report.

<sup>5</sup> In this respect the emphasis which regional guidance places on good public transport to nearby towns or cities must be taken into account – see Appendix 1.

- 5.7 As a result of changes that have occurred during the development of the Core Strategy 2007 Preferred Options, the scale of housing has been altered. The Council had previously been working on the Core Strategy 2006 which reached submission stage. However, as a result of discussions with the Government Office and Inspectorate, it was decided that further changes were required to ensure the document was 'sound' and it should be withdrawn. The consultation responses could not be taken into account when preparing the Core Strategy 2007 although they have influenced the development of options. The scale of housing is one such policy that has been changed and now covers a greater number of categories to ensure that development is appropriate and proportionate to the services available.

## **6. Settlement Boundaries**

- 6.1 It is government policy<sup>6</sup> that development in the countryside should be strictly controlled, in order to conserve its character and natural resources. As part of the spatial strategy for the Core Strategy 2007 Preferred Options Report it is proposed that settlement boundaries are removed from all settlements across the District to ensure a consistent approach is taken to planning decisions.
- 6.2 In the withdrawn Core Strategy settlement boundaries were proposed for the Market Towns and Key Service Centres and not for the Smaller Settlements. However, this generated a great number of representations – a particular concern raised was having settlement boundaries at this stage, before allocations had been made.
- 6.3 For the Core Strategy 2007 Preferred Options, instead of settlement boundaries, decisions will be guided by the use of a criteria based policy which is based on restricting development to the built up area unless certain criteria set out in the policy are met. The policy will be set out in the Development Control policies DPD.

<sup>6</sup> Para 1 (iv), PPS7 Sustainable Development in Rural Areas, ODPM, 2004



- A.1 The emerging East of England Plan seeks to locate the majority of new development in and adjacent to the Key Centres for Development and Change (policy SS3). Where development is to occur in towns and rural areas not identified as Key Centres for Development and Change, it is recommended that the approach to development defines selected market towns and other towns with the potential to increase their economic and social sustainability (policy SS4). It is recommended that consideration also be given to the potential for Key Service Centres (i.e. larger villages that offer good access to a range of services<sup>7</sup>) to accommodate appropriate development in relation to the size and scale of local housing and employment needs.
- A.2 In the emerging East of England plan, the strategy for the Cambridge sub-region (policy CRS1) sets out a preference for locating development in the Cambridge sub-region. This sequence encourages development in and on the peripheries of market towns and key service centres in the Cambridge sub-region after land within or on the edge of Cambridge and the new town of Northstowe.
- A.3 The saved policies from the Cambridgeshire and Peterborough Structure Plan, adopted in 2003, reinforce the Cambridge sub region strategy. In Huntingdonshire most development is expected to occur at the market towns, with Huntingdon and St Neots identified as towns with particular potential for additional residential development (Policy P9/4). The need to encourage small scale employment opportunities and limited new housing development in Ramsey, which lies outside the Cambridge Sub-Region, is recognised (Policy P10/3).

<sup>7</sup>Features listed in para 3.18 Modified text of the East of England Plan incorporating proposed changes, GO-East Dec 2006

**Map showing parts of Huntingdonshire lying within the Cambridge sub-region**



APPENDIX 2 COMPARISON OF FACILITIES: TOWNS AND LARGER VILLAGES (2006)

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
St Neots	18	101	71	63	4	10	1	8	Good (Within town)	5	5	1	Little End Road Ind. Estate, Bell Farm Ind. Estate, Howard Road, Colmworth Business Park, Station Road and Cromwell Road Ind. Estate, Tesco, Ernulf School, Longsands School,
Huntingdon	19	104	71	47	2	11	1	8	Good (Within town)	3	5	1	Stukeley Meadows Ind. Estate, Ermine Business Park, St John's Business Park, St Peter's Road Ind. Estate, Hinchingsbrooke Estate, Hinchingsbrooke Business Park, Tesco, Cambs. County Council, Forensic Science Service, Hinchingsbrooke Hospital, Cambs. Constabulary, Hinchingsbrooke School, HDC, Anglian Water, Cromwell Clinic, Sainsbury, Waitrose, Hunts Regional College,
St Ives	11	94	68	51	2	10	1	2	Good (Within town)	7	7	1	St Ives Business Park, Somersham Road Ind. Estate, Compass Point Business Park, St Ivo School, St Ives Leisure Centre, Waitrose
Yaxley	9	9	17	13	1	1	1	3	Reasonable (Stanground / Hampton)	1	3	1	Mere View Industrial Estate, Clarksteel, Snowcap Mushrooms,
Godmanchester	5	5	12	8	1			2	Reasonable (Hinchingsbrooke, Huntingdon)	1	3	1	Cardinal Distribution Park, Roman Way Ind. Estate, Chord Park Business Park Wood Green Animal Shelter, RGE Engineering.
Ramsey	8	31	30	17	1	4	1	2	Good (Within town)	2	0	1	High Lode Ind. Estate, Bury Road Ind. Estate, St Mary's Ind. Estate, Northern Mill Ind. Estate
Sawtry	4	5	14	5	1		1	2	Good (within village)	1	3	1	Brookside Industrial Estate; Sawtry Business Park

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	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Brampton	4	4	6	7	1			1	Reasonable (Hinchingbrooke, Huntingdon)	1	4	1	Huntingdon Racecourse, The Environment Agency, MoD Brampton
Warboys	5	9	6	3	1		1	1	Poor (Ramsey)	1	2	1	Warboys Airfield Industrial Estate
Somersham	6	2	8	7	1		1	2	Poor (Ramsey)	2	2	1	West Newlands Industrial Estate
Little Paxton	1	2	4	3	1			1	Reasonable (Longsands, St.Neots)	1	2	1	Mass Consultants
Houghton & Wyton	1	1	2	3	1			1	Poor (St.Peter's, Huntingdon)		2	1	RAF Wyton
Buckden	5	5	7	4	1		1	1	Poor (Hinchingbrooke, Huntingdon)	1	2	1	
Fenstanton	4	6	12	5	1			1	Poor (Swavesey)	1	2	1	Dairy Crest
Needingworth	1	1	3	2	1			1	Poor (St Ivo)		1	3	
Stilton	2	3	3	4	1			1	Poor (Sawtry)		1	1	
Hemingford Grey	1	1	2	1	1			1	Reasonable (St.Ivo)		2	3	
Bluntisham	2	2	4	2				1	Poor (Ramsey)	1	2	3	
Kimbolton	3	9	7	4	1	1		1	Poor (Longsands, St.Neots)	1	2	3	Kimbolton Airfield Industrial Estate
Bluntisham	2	2	4	2				1	Remote (Ramsey)	1	2	3	
Alconbury	1		4	2	1			1	Remote (Sawtry)	1	2	1	Huntingdon Life Sciences (750)
Earith	1		1	3	1			1	Remote (Ramsey)	1	1	3	Earith Business Park
Farcet	2	1	6	3	1			1	Good (Stanground P'boro)		2	1	

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
The Offords	1	2	2	2				1	Remote (Hinchingsbrooke, Huntingdon)		2	3	
Perry	1	1	2	2	1				Reasonable (Hinchingsbrooke, Huntingdon)			3	HMP Littlehey (250)
Upwood	1	1	3	1				1	Reasonable (Ramsey)		1	3	
Great Paxton	1	2	1	1				1	Reasonable (Longsands, St Neots)			3	
Great Gransden	1		1	1	1			1	Remote (St Neots Community College)		1	3	Potton Ltd (100) Sand Road Industrial Estate
Hilton	1			1	1				Remote (Swavesey)		1	3	
Folksworth			1	1				1	Remote (Sawtry)		1	3	
London Road, St Ives	1		3	2								3	
Little Stukeley			2						Reasonable (St Peter's, Huntingdon)		1	1	
Great Staughton	2	1	2	2	1			1	Reasonable (Longsands, St Neots)	1	1	3	
Colne	1	1	1						Remote (ramsey)		1	3	
Alconbury Weston	1		2	1					Reasonable (Sawtry)			3	
Great Stukeley			1	2	1				Reasonable (St Peter's, Huntingdon)		1	1	
Elton	1	3	6	3	1			1	Reasonable (Sawtry)		1	2	
Ramsey Forty			1	1					Reasonable (Ramsey)		1	3	Hill House Residence (100)

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Foot													
Ramsey Forty Foot			1	1					Reasonable (Ramsey)		1	3	
Ramsey St Mary's	1		1	1	1			1	Reasonable (Ramsey)			3	
Ellington				1					Reasonable (Hinchingbrooke, Huntingdon)		1	3	Hill House Residence (100)
Holme	1		2	1	1			1	Reasonable (Sawtry)		1	3	
Hail Weston				1					Reasonable (Longsands, St.Neots)		1	3	
Hemingford Abbots				1					Reasonable (St.Ives)		1	3	
Wansford	1	6	2	6	1				Remote (Bushfield, Orton Longueville, Peterborough)		1	3	
Grafham			1	1					Remote (Hinchingbrooke, Huntingdon)		1	3	
Spaldwick	1		3	1				1	Remote (Hinchingbrooke, Huntingdon)			3	
Ramsey Mereside	1			1					Reasonable (Ramsey)		1	3	
Wistow			1	1					Reasonable (Hinchingbrooke, Huntingdon)		1	3	
Ramsey Heights									Reasonable (Ramsey)			3	
Abbotsley			1	2					Reasonable (Ernulf, St.Neots)		1	3	
Southoe				1					Remote (Hinchingbrooke, Huntingdon)		1	3	
Pidley			1	1					Remote (Ramsey)		1	3	

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Catworth	1	2	1	2	1				Remote (Hinchingsbrooke, Huntingdon)		1	3	
Woodhurst									Remote (Ramsey)		1	3	
Alwalton	1		1	2	1				Reasonable (Orton Longueville, Peterborough)		1	2	Lynch Wood Business Park
Glatton			1	1					Good (Sawtry)		1	3	
Abbots Ripton	1		3	1	1			1	Reasonable (St.Peter's, Huntingdon)		2	3	
Great Gidding	1	1		1	1			1	Reasonable (Sawtry)		1	3	
Yelling									Remote (Longsands, St.Neots)		1	3	
Stonely									Reasonable (Longsands, St.Neots)			3	
Old Hurst		1	2	1					Reasonable (Ramsey)		1	3	
Tilbrook				1					Remote (Longsands, St.Neots)		1	3	
Broughton			2	1					Reasonable (St.Peter's, Huntingdon)		1	3	
Brington		1						1	Remote (Hinchingsbrooke, Huntingdon)		1	3	
Conington									Good (Sawtry)			3	
Woodwalton			1	1					Reasonable (St.Peter's, Huntingdon)		1	3	
Leighton Bromswold				1					Remote (Hinchingsbrooke, Huntingdon)			3	
Waresley		1		1					Remote (Ernulf, St.Neots)		1	3	

	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Holywell				1					Reasonable (St.Ives)			3	
Upton									Reasonable (Sawtry)		1	3	
Old Weston				1					Remote (Hinchingsbrooke, Huntingdon)		1	3	
Kings Ripton									Reasonable (St.Peter's, Huntingdon)		1	3	
Stibbington				1					Remote (Orton Longueville, Peterborough)			3	
Easton									Remote (Hinchingsbrooke, Huntingdon)			3	
Chesterton	1								Reasonable (Bushfield, Orton Longueville, Peterborough)			3	
Molesworth			1	1					Remote (Hinchingsbrooke, Huntingdon)		1	3	
Keyston				1					Remote (Hinchingsbrooke, Huntingdon)		1	3	
Stow Longa									Remote (Hinchingsbrooke, Huntingdon)			3	
Pondersbridge									Reasonable (Ramsey)		1	3	High Lode Industrial Estate Northern Mill Ind Estate, Bury Road Ind Estate.
Bythorn				1					Remote (Hinchingsbrooke, Huntingdon)			3	
Buckworth				1					Remote (Sawtry)			3	
Winwick									Remote (Sawtry)		1	3	
Great Raveley									Reasonable (Ramsey)			3	



	Retail outlets		Service outlets	Food & drink	Post office	Bank	Library	Primary school	Access to secondary education	Doctor's surgery	Public hall	Bus service	Industrial estates & other sites with 100+ jobs
	Food	Non-food											
Hamerton									Reasonable (Sawtry)			3	
Covington									Remote (St Neots, Longsands)		1	3	
Water Newton									Reasonable (Bushfield, Orton Longueville, Peterborough)			3	
Wyton on the Hill								1				1	

<sup>1</sup> Information for Wansford relates to the whole village; the population breakdown is 450 in Peterborough City and 130 in Huntingdonshire.

<sup>2</sup> Information for Pondersbridge relates to the whole village; the population breakdown is 110 in Fenland District and 30 in Huntingdonshire.

### Notes

- Information from District Council surveys, except for population and major employer data (obtained from Cambridgeshire County Council Research Group).
- The information is presented for all settlements of over 2,000 people, plus Kimbolton.
- 'Service outlets' includes uses such as hairdressers, travel agents, estate agents and solicitors.
- 'Food & drink' includes pubs, restaurants, cafes, hot food take-aways, etc.
- See notes attached for method of assessing access to secondary education and quality of bus services.

### Notes to accompany comparison of facilities

#### Access to secondary schools; terms used to gauge accessibility

The starting point for this assessment was an analysis of whether secondary education was available within the settlement, or else within reasonable walking or cycling distance of it, using the following thresholds:

Good = within the settlement or less than 2km from it

Reasonable = 2 - 5km from settlement  
 Poor = over 5km from settlement

However, the quality of routes is an important factor in travel choices, so a qualitative assessment was then carried out to gauge whether the nature of paths and cycleways deters their use for trips to school by foot or bike. Hence even if a secondary school was outside a settlement but within 2 or 5km of it, accessibility was classed as 'poor' if children were unlikely to walk or cycle to it.

**Bus service**

Figures employed are based on indicators from the Cambridgeshire Local Transport Plan 2004-2011, which range from 1 (best level of service) to 3 (the worst, where services exist). The figures provided here were taken from bus timetables, and are based upon current levels of provision rather than targets. The service levels are set out in the following table:

Service Standard	Code
An hourly or better bus service to at least one market town or city between 7am and 7pm Monday to Saturday	1
An hourly or better bus service to at least one market town or city between 9am and 5pm Monday to Saturday	2
Fewer than one bus per hour to at least one market town or city Monday to Saturday	3

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### APPENDIX 3 BALANCE BETWEEN POTENTIAL WORKFORCE AND JOBS

- B.1 The table below gives an indication of the balance between the potential workforce and employment opportunities in different parts of the district. In principle areas that have more jobs than workers are the most 'sustainable' locations for further housing growth, as this provides opportunities for people to live nearer to their place of work (if they commute from other parts of the district or from further afield at present). Conversely areas with many more workers than jobs are less suitable for further housing: they are likely to experience out-commuting at present, and more housing would make the situation worse (unless it can be balanced by a commensurate increase in employment-generating development).
- B.2 In reality the picture is far more complicated than this, because the skills of people living in a particular area may not match the nature of the jobs available locally. As a result, areas with a notional 'balance' between workers and jobs may still experience significant inflows and outflows of commuters (see para. 3.2 of this report). However, it is important to consider the availability of jobs in relation to housing growth, as a good supply of employment opportunities does offer new residents the opportunity to work close to home should circumstances allow.

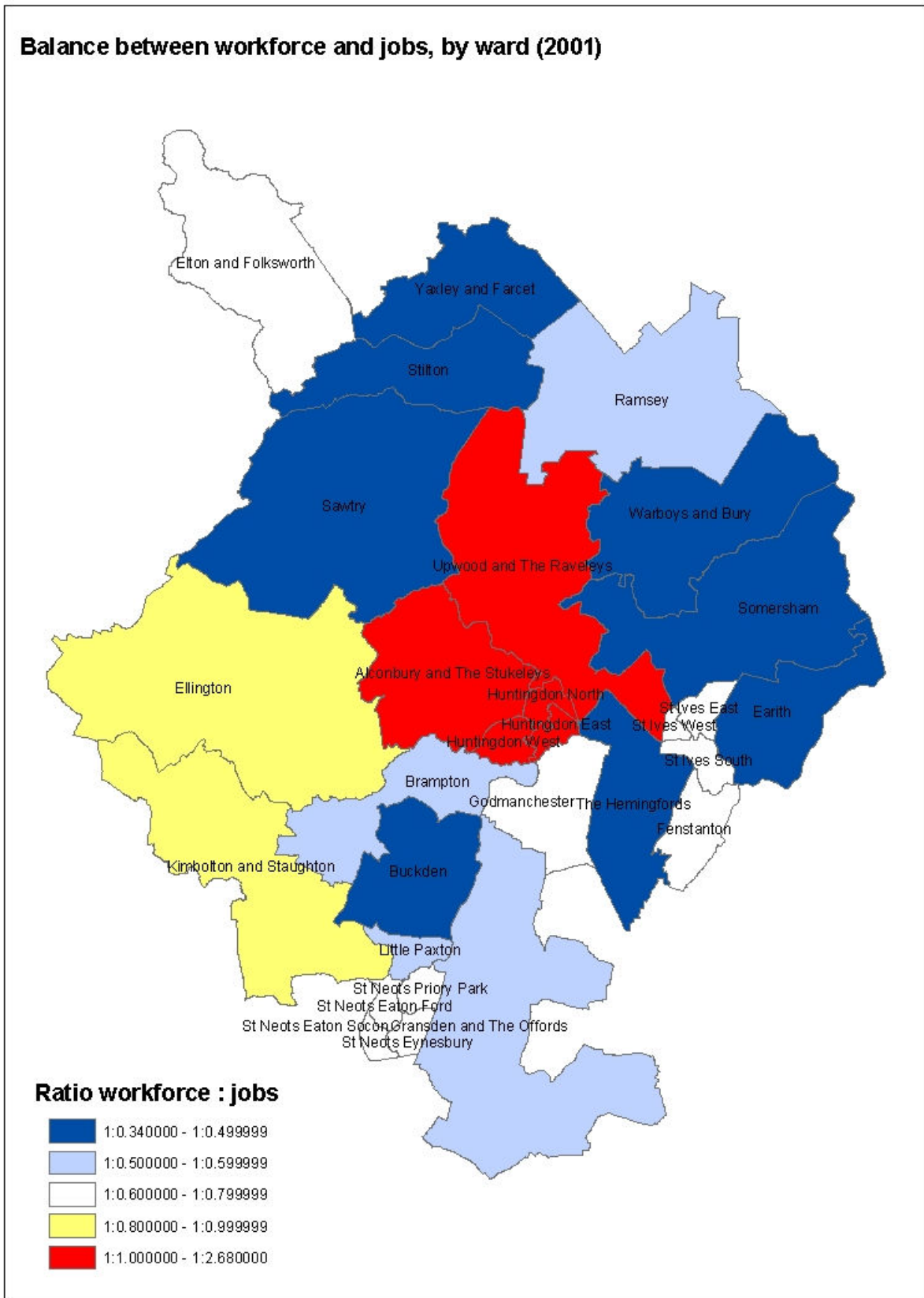
Ward	Potential workforce	Total employment	Ratio workforce : jobs
Alconbury & the Stukeleys	2,199	5,541	1 : 2.51
Brampton	3,509	2,081	1 : 0.59
Buckden	1,585	624	1 : 0.39
Earith	3,465	1,591	1 : 0.45
Ellington	1,686	1,666	1 : 0.98
Elton & Folksworth	1,480	1,129	1 : 0.76
Fenstanton	1,641	1,013	1 : 0.61
Godmanchester	3,240	2,222	1 : 0.68
Gransden & the Offords	2,468	1,385	1 : 0.56
Huntingdon	10,937	16,968	1 : 1.55
Kimbolton & Staughton	1,655	1,629	1 : 0.98
Little Paxton	1,743	882	1 : 0.50
Ramsey	4,129	2,428	1 : 0.58
Sawtry	3,653	1,746	1 : 0.47
Somersham	3,174	1,425	1 : 0.44
St Ives	8,958	6,811	1 : 0.76
St Neots	14,719	10,413	1 : 0.70
<i>St Neots + Roxton</i>	<i>16,880</i>	<i>12,484</i>	<i>1 : 0.73</i>
Stilton	1,764	617	1 : 0.34
The Hemingfords	2,907	1,183	1 : 0.40
Upwood & the Raveleys	1,542	4,141	1 : 2.68
Warboys & Bury	3,282	1,501	1 : 0.45
Yaxley & Farcet	5,039	2,106	1 : 0.41

Source: Census of Population 2001. Potential workforce refers to all residents aged 16 to 74.

- B.3 The table refers to the 'potential' workforce, this being all people in the age groups from which most workers are drawn (i.e. 16 to 74). In practice many of these people will not be participating in the labour market for reasons such as being a full-time student, retired or disabled. Hence to some extent the ratios will overstate the size of the workforce relative to jobs available. Nevertheless it is useful to consider all of those who might be available for work in each area, either now or in the future, as personal circumstances can change (e.g. through finishing education or taking on a part-time job).
- B.4 In the case of St Neots a row has been added giving a combined figure for the town and the neighbouring ward of Roxton (in Bedfordshire), due to the significant concentration of jobs at Little Barford and Wyboston immediately to the south of the A428.
- B.5 The figures in the table are mapped overleaf. The table and map show clearly that the central part of the district contains the highest ratio between jobs and potential workforce; indeed this is the only area where there is more than one job per potential worker. In fact, due to the large size of the wards for which this data is available, the map exaggerates the extent to which this situation prevails. The ratios of more than 1:1 for Alconbury & the Stukeleys and Upwood & the Raveleys reflect particular concentrations of employment within these wards but lying very close to Huntingdon itself:
- Alconbury & the Stukeleys ward contains much of the business development that has occurred around the northern and western edges of Huntingdon during recent years, including Hinchingsbrooke and Ermine business parks.
  - Upwood & the Raveleys ward contains RAF Wyton (due to the inclusion of Houghton & Wyton parish), and the base is a major civilian employer.
- B.6 The total quantity of jobs in different parts of the district is also a consideration, as a good supply of employment provides more opportunities for people to work locally than areas with few jobs<sup>1</sup>. From the table above it is evident that Huntingdon and adjoining areas (including Godmanchester, the Stukeleys and Brampton) contain the largest number of employment opportunities in the district, although St Neots and Little Paxton provide another major concentration in the south.

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<sup>1</sup> Although it should be borne in mind that an area with many jobs, but also a high ratio of workers to the jobs available, implies that there will be a relatively large number of people competing for those positions.



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# Core Strategy 2007 - Preferred Options - Consideration of Options

Huntingdonshire District Council

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## Introduction

### Introduction to the Preferred Options

1 The Preferred Options have been set out in two volumes. Volume 1 takes the form of the preferred approaches for the strategy and core policy areas and their reasoned justification. Volume 2, the Consideration of Options, details the process of how each Preferred Option was decided upon. The information in volume two therefore forms the evidence base and the audit trail for the development of the Preferred Options.

2 Each topic addressed in this volume is set out in a standard format as described below.

Heading	Description
Key sources	A table setting out the key policy sources which have guided the approach taken.
Issues and Options Identified for Consultation	A statement setting out the issues, options and questions raised in the main Issues and Options consultation document.
Reasonable alternatives	Any alternatives put forward in the main Issues and Options consultation document which the Council considered could be a feasible way of approaching the topic differently.
Summary of initial Sustainability Appraisal on Issues and Options	An Initial Sustainability Appraisal was undertaken of the main Issues and Options consultation document and distributed for consultation alongside it. This is the first stage of a systematic process intended to assess the extent to which emerging policies and proposals will help to achieve relevant environmental, social and economic objectives.
Consultation responses to Issues and Options	The main Issues and Options consultation document was extensively distributed to specific and general consultation bodies <sup>(i)</sup> and to other interested parties. A summary of the responses is given including an indication of overall levels of support or opposition to the issues and options raised.
Towards a Spatial Strategy	Once responses had been received to the broad issues and options raised more detailed consultation material was produced concerning the spatial vision, spatial strategy and strategic growth options. These were also informed by the Housing Land Availability Study and the Employment Land Review, prepared in consultation with many landowners and agents. This material was then used to engage a number of key stakeholders, including parish and county councils, highways and environment agencies and key service providers, in further consultation. Where no further consultation was considered necessary this section is omitted.
Initial Sustainability Appraisal on Towards a Spatial Strategy	An Initial Sustainability Appraisal was undertaken of 'Towards a Spatial Strategy' to assist in selection of the preferred approaches.
Key stakeholder responses	Responses received to the detailed options presented in Towards a Spatial Strategy.

i As defined in the Town and Country Planning (Local Development) (England) Regulations 2004

# Introduction

Heading	Description
Assessment of responses and alternative approaches	The Council's consideration of all responses received throughout the pre-submission consultation period. This includes an analysis of any alternative approaches suggested by the Council or raised through the consultation process.
Tests of soundness	Throughout the preparation of material relating to each topic attention has been paid to the need to adhere to the requirements of the tests relating to procedures, conformity and coherence, consistency and effectiveness. these are listed below. All the preferred options presented are believed to be sound at this stage. Where aspects of concern were identified in the course of preparing the preferred options these are highlighted and the remedial action taken noted.
Preferred options	Statement cross-referring to the location of the relevant preferred approach in volume 1.

3 One of the central assessments that will be made of any DPD at the Submission stage is whether the document passes the Tests of Soundness. To ensure that the document can pass the tests at Submission the Preferred Options have been assessed and modified where appropriate.

4 The Tests of Soundness are as follows:

#### Procedural

Test i) it has been prepared in accordance with the local development scheme;

Test ii) it has been prepared in compliance with the statement of community involvement, or with the minimum requirements set out in the Regulations where no statement of community involvement exists;

Test iii) the plan and its policies have been subjected to sustainability appraisal;

#### Conformity

Test iv) it is a spatial plan which is consistent with national planning policy and in general conformity with the regional spatial strategy for the region or, in London, the spatial development strategy and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas;

Test v) it has had regard to the authority's community strategy;

#### Coherence, consistency and effectiveness

Test vi) the strategies or policies in the plan are coherent and consistent within and between development plan documents prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant;

Test vii) the strategies or policies represent the most appropriate in all the circumstances, having considered the relevant alternatives, and they are founded on a robust and credible evidence base;

Test viii) there are clear mechanisms for implementation and monitoring; and

Test ix) the plan is reasonably flexible to enable it to deal with changing circumstances.

**5** Appropriate Assessment as required by the European Directive on Habitats will be undertaken to test the Document when it is submitted to the Secretary of State.

# Introduction

**Huntingdonshire District Council** | Core Strategy 2007 - Preferred Options - Consideration of Options

## 1 A Spatial Vision for Huntingdonshire

National	
Regional	Draft East of England Plan Vision
Local	Huntingdonshire Community Strategy 2004 Draft Sustainable Community Strategy for Huntingdonshire
Other	

Table 1.1 Key Sources for the Spatial Vision

**Issues and Options Identified for Consultation**

Issue 1: The need to define a vision for Huntingdonshire to guide the overall philosophy of the Core Strategy.

Option 1: Use the vision from the Huntingdonshire Community Strategy:

'Huntingdonshire will continue to provide a good quality of life as a place which offers:

- continued economic success;
- opportunities for everyone to gain access to suitable homes, jobs and services; and
- an attractive environment which is conserved and enhanced.'

Question 1: Do you consider this an appropriate vision for the District?

Question 2: Are there other aspects it should incorporate?

### Reasonable Alternatives

**1.1** No alternatives were put forward.

### Summary of Initial Sustainability Appraisal on Issues and Options

**1.2** The vision was not appraised separately as it was taken directly from the Community Strategy which aims to promote sustainability across the district as a whole.

# 1 A Spatial Vision for Huntingdonshire

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

## Consultation Responses to Issues and Options

**1.3** The majority of respondents supported the vision, however, there was some concern that it was not sufficiently locally distinctive. A number of respondents sought additions to the vision. These included increasing the emphasis on sustainable development and the need to reduce the carbon footprint of the district. One respondent was particularly concerned that the RSS vision of sustainable and inclusive communities be included, along with the vision from the Community Strategy.

### Towards a Spatial Strategy

The Vision put forward was:

In 2026, Huntingdonshire will have retained its distinct identity as a predominantly rural area of villages and market towns whilst accommodating the development for the homes and jobs required as part of a major growth area, taking advantage of the economic vitality of the Cambridge Sub-Region, in a sustainable manner which respects, maintains and enhances the special characters of its towns, villages and countryside. Its residents will have an improved quality of life with increased access to local jobs, housing and high quality services, facilities and green infrastructure.

Question 1: It is considered that this vision captures all the required aspects and that it is not possible to present alternative visions. Do you agree that this vision adequately covers all aspects? If not please give details of how you think it could be changed.

## Summary of Initial Sustainability Appraisal on Towards a Spatial Strategy

**1.4** The Spatial Vision meets the majority of the SA Objectives and is considered to be well balanced in meeting the need to promote sustainable development. Specific commitments to accommodating growth in a sustainable manner and taking advantage of economic vitality is balanced against the need to protect the landscape character and ecology of the District.

## Key Stakeholder Responses

**1.5** Most key stakeholder respondents considered the vision to be appropriate and more locally specific than previous versions. Some thought that it could still be more locally specific and make reference to growth that would take place and where. Some also considered that it was important to stress that proposed growth is to be delivered in a sustainable manner and to do so appropriate solutions would need to be developed to address resulting additional environmental pressures on water supply, waste disposal facilities, greenhouse gas emissions, biodiversity and flood risk. And that an integrated approach to the development of Huntingdonshire should be emphasised, reflecting the need for different forms of environmental infrastructure.

### Assessment of Responses and Alternative Approaches

**1.6** The original option has been discounted because it is considered that it does not respond to the key characteristics of the district, the issues and challenges, raised through consultation on the LDF, in an appropriate manner. It is considered that the links with the vision of the East of England Plan are not sufficiently clear. It is also considered to be "placeless" and not sufficiently distinctive to Huntingdonshire.

**1.7** The Vision presented in the 'Towards a Spatial Strategy' document was modified following respondents comments regarding its readability.

# A Spatial Vision for Huntingdonshire 1

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

**1.8** The Vision is supported by the Spatial Principles, which give more detail about the issues and challenges Huntingdonshire faces during the plan period and how the Council proposes to tackle them. The Spatial Principles have been added to significantly to address the identified problem of a lack of spatial detail.

## Tests of Soundness

**1.9** The preferred option is considered sound.

## Preferred Approach

**1.10** The preferred approach is detailed in Volume 1 on page 11.

## 2 The Spatial Principles

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

## 2 The Spatial Principles

National	
Regional	Draft East of England Plan
Local	Sustainable Communities Strategy
Other	

Table 2.1 Key Sources for the Objectives

### Issues and Options Identified for Consultation

The original consultation did not consider spatial principles to be a key issue that would be determined later in the plan process.

### Reasonable Alternatives

**2.1** No reasonable alternatives were identified.

### Summary of Initial Sustainability Appraisal

**2.2** There was no Initial Sustainability Appraisal for the Spatial Principles carried out for the Issues and Options paper.

### Consultation Responses

**2.3** Many people who responded at the initial Issues and Options stage, thought that additional spatial detail was needed in or to support the Vision. The Vision was considered to not be specific enough to the character of Huntingdonshire and the issues and challenges faced over the plan period.

### Towards a Spatial Strategy

The Council was concerned that to include a substantial amount of spatial detail in the vision would make the vision cumbersome and would take it away from the high level succinct statement that it should be. To tackle the requirement for more spatial detail the Council decided that it would draw up a set of Spatial Principles that would give more information about the way in which the Council thought the issues and challenges that the District faced in the plan period.

The Spatial Principles identified were:

Huntingdonshire will play a proactive role in accommodating future growth in the Cambridge-sub region. The majority of growth will be concentrated in the most sustainable locations of Huntingdon, St Neots and St Ives where there is access to existing and improving public transport, new road infrastructure and where the use of amenities and facilities can be maximised.



RAF Brampton and the industrial estate west of Huntingdon town centre will provide significant opportunities for development on previously developed land within the District. Further opportunities to maximise the use of previously developed land on a smaller scale will be encouraged within the market towns of the Cambridge-Sub region.

The visual quality, viability and vitality of the four market town centres in Huntingdonshire will be enhanced by identifying and implementing opportunities to improve the public realm. Improvements to the public realm will focus on improving the quality of place and culture in our market towns to ensure the District remains a popular location for visitors. The regeneration of run down areas will be encouraged and particular attention will be paid to areas of deprivation within St Neots, Huntingdon and Ramsey through neighbourhood management and regeneration projects.

Opportunities for retail growth will be maximised within all market towns and key service centres in order to respond to competitive pressure from other centres and further strengthen the district's economy. A large proportion of future retail growth will be accommodated within the town centre of Huntingdon, with additional, complementary development to the west of the town centre facilitated through an Area Action Plan. Further growth will be accommodated in St Neots and a lesser scale of growth in St Ives and Ramsey.

Future employment development will be located in the most sustainable locations at the market towns and will be commensurate with housing growth to ensure the creation of balanced communities. The provision of local employment opportunities will help limit levels of out commuting to London, Peterborough and Cambridge and ensure the continued success of the District's economy.

Growth of key service centres will be restricted to a level that will help sustain the existing facilities and amenities, without encouraging growth in these less sustainable locations. In smaller settlements future housing will be restricted to only that necessary to meet local housing needs. This will be achieved through the identification of exception sites for affordable housing in those settlements with access to higher order centres.

The further expansion of Peterborough will respect the separate identities of Yaxley, Facet, Stilton and Alwalton by maintaining an appropriate degree of green separation. However, it is important to ensure those settlements that have experienced significant growth in the past enjoy the benefits of future development within Peterborough through improved access to a greater range of amenities and facilities. The areas of greenspace around those settlements close to the boundary of Peterborough will become important areas of open space resource for the expansion of Peterborough.

The landscape and countryside of the Huntingdonshire will be protected and enhanced. Areas identified for enhancement include the wetlands along the Ouse Valley, the woodlands around Grafham Water, the wetland and woodlands that will form the Great Fen area and the limestone villages of the north west and the uplands in the west of the District. The accessibility for informal recreation these areas will be improved. Further opportunities for recreation and biodiversity/green infrastructure across the district will be identified and improved. The growth of both Huntingdon and St Neots will reinforce the need to protect and enhance areas of greenspace around them.

The proposed improvements to the new A14 may create significant opportunities for new development in the Huntingdon area. It could help solve the access problems in the town centre and facilitate the extension of the town centre in a westerly direction through the means of an Area Action Plan. Improvements to the transport network will influence the delivery of housing and employment growth in more sustainable locations, projects with particular importance in relation to delivery of development include the A14 improvement

## 2 The Spatial Principles

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

scheme, the Cambridge to St Ives Guided Bus and the A428 road improvements and High Quality Public Transport Corridor. Further improvements to public transport will enable the promotion of sustainable travel options for the district.

The redundant military bases in Huntingdonshire will need careful consideration to ensure that any potential re-use or redevelopment maximises the benefit to the District. RAF Brampton, subject to its release by the MoD, offers the opportunity for mixed use development of an appropriate scale in a sustainable location within the plan period. Whilst the future potential for developments at Alconbury Airfield and Wyton Airfield need to be considered in the longer term in the context of the economic benefits they may bring to Huntingdonshire, if no sequentially better sustainable options are available and also in the context of the wider strategic needs of the Region through the next review of the East of England Plan.

### Summary of Initial Sustainability Appraisal

**2.4** The Initial Sustainability Appraisal for the Spatial Principles was carried out as part of continued engagement with stakeholders for the consultation document *Towards a Spatial Strategy for Huntingdonshire*. The sustainability appraisal process found that the Principles met the majority of the sustainability appraisal objectives however, there were some omissions, for example, no reference to managing flood risk - identified as a key sustainability issue for the District in the Scoping Report - or reducing crime. The appraisal suggested that these issues may need to be considered for the later stages of plan development.

### Key Stakeholder Responses

**2.5** Nine of the 17 respondents to this section supported the Spatial Principles as presented. The main areas of concern raised by other respondents were how the Spatial Principles fitted with the Spatial Vision, greater clarity was sought on the future roles of RAF bases in the District and additions were sought to address building standards, locational and infrastructure issues.

### Assessment of Responses and Alternative Approaches

**2.6** The Spatial Principles have been modified to give greater clarity on the role military bases would have in the Spatial Strategy. Clarification has also been made for the spatial distribution of development and for how strategic infrastructure projects would influence the strategy.

### Tests of Soundness

**2.7** Community Strategy links

### Preferred Approach

**2.8** The Preferred Approach is detailed in Volume 1 on page 12.

## 3 The Spatial Objectives

National	PPS1: Delivering Sustainable Development, PPS7: Sustainable Development in Rural Areas
Regional	Draft East of England Plan policy SS1 Sustainable Construction in Cambridgeshire - a good practice guide (Cambridge Horizons and Cambridgeshire County Council 2006)
Local	Sustainable Communities Strategy
Other	

Table 3.1 Key Sources for the Objectives

<p><b>Issues and Options Identified for Consultation</b></p> <p>Issue 2: To define a series of objectives for the Core Strategy to provide a focus for what it aspires to achieve.</p> <p>Option 2: To minimise the impact on climate change by:</p> <ul style="list-style-type: none"> <li>enabling required development to be accommodated in locations which limit the need to travel whilst catering for local needs</li> <li>promoting developments that conserve natural resources and minimise greenhouse gas emissions</li> </ul> <p>Option 3: To increase housing opportunities for people by:</p> <ul style="list-style-type: none"> <li>ensuring that the quantity and types of dwellings built meet the requirements of local people</li> <li>ensuring that an appropriate proportion of new housing is affordable to those in need</li> <li>enabling the specialist housing needs of particular groups to be met in appropriate locations</li> </ul> <p>Option 4: To realise the economic potential of Huntingdonshire and its residents by:</p> <ul style="list-style-type: none"> <li>facilitating business development in sectors that have potential to meet local employment needs and limit out-commuting</li> <li>enabling business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and avoids adverse environmental impacts</li> <li>strengthening the vitality and viability of Huntingdonshire's town centres as places for shopping and leisure</li> </ul> <p>Option 5: To improve the quality of life for local people by:</p> <ul style="list-style-type: none"> <li>providing a framework for securing adequate land and infrastructure to support business and community needs</li> <li>increasing opportunities for pursuing a healthy lifestyle by maintaining and enhancing recreation opportunities and encouraging walking, cycling and horse riding</li> </ul> <p>Option 6: To improve and conserve Huntingdonshire's environment by:</p> <ul style="list-style-type: none"> <li>enhancing the distinctive identities of our villages and market towns</li> </ul>
---

## 3 The Spatial Objectives

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

- enhancing our characteristic landscapes, habitats and species
- promoting areas of strategic greenspace enhancement

Question 3: Do you agree with the suggested objectives?

Question 4: Are there any additional objectives we should include?

### Reasonable Alternatives

**3.1** There are an infinite number of objectives that could be proposed for the Core Strategy. However, once it is adopted the Core Strategy and the Regional Spatial Strategy will form the development plan for the district. Therefore, it is logical that the objectives of the Core Strategy form a local interpretation of the Regional Spatial Strategy's objectives.

### Summary of Initial Sustainability Appraisal for the Issues and Options paper

**3.2** The Initial Sustainability Appraisal for the objectives of the Issues and Options paper was omitted. This was rectified for the Initial Sustainability Appraisal for the Towards a Spatial Strategy and the draft Final Sustainability Appraisal.

### Consultation Responses to Issues and Options

**3.3** A significant number of respondents expressed concern that it was not sufficiently clear whether the alternative objectives were to be considered as a whole and could only be chosen as a complete group or not at all, or whether they could be selected individually.

#### Towards a Spatial Strategy

Objectives put forward were:

- To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species
- To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns
- To ensure that design of new development integrates effectively with its setting and promotes local distinctiveness
- To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste
- To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change
- To enable required growth to be accommodated in locations which limit the need to travel, while also catering for local needs
- To ensure that the types of dwellings built are suited to the requirements of the local population, and that an appropriate proportion of units is 'affordable' to those in need
- To enable specialist housing needs of particular groups to be met in appropriate locations
- To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting

## Summary of Initial Sustainability Appraisal for Towards a Spatial Strategy for Huntingdonshire

**3.4** The Initial Sustainability Appraisal compared the Sustainability Appraisal objectives against the draft plan objectives. There were a number of relationships that were identified as being uncertain - these related primarily to minimising water, reducing waste generation and energy consumption and objectives concerning residential development and employment development. The relationship between these objectives was identified as uncertain as, although waste, water use and energy use will inevitably be increased by development, there are a number of mitigation measures that can be implemented to help address this issue. Nevertheless, overall the objectives were either appraised to have no relationship or a potentially positive relationship.

### Key Stakeholder Responses

**3.5** All but 2 respondents broadly supported the objectives put forward. Limited concerns were expressed regarding the need for more emphasis on infrastructure and provision of affordable and elderly persons housing. The ability to achieve the objectives in the face of major growth requirements was also questioned.

### Assessment of Responses and Alternative Approaches

**3.6** The Objectives have been expanded to better address business development, service and facilities in villages, the vitality and viability for town centres. Also added are objectives covering healthy lifestyles and recreation and infrastructure for business and community needs.

**3.7** The objectives have been re-ordered to better reflect the priorities of the Spatial Strategy.

### Tests of Soundness

#### Preferred Approach

**3.8** The Preferred Approach is detailed in Volume 1 on page 14.

# 4 The Cornerstone of Sustainable Development

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

## 4 The Cornerstone of Sustainable Development

National	PPS1: Delivering Sustainable Development, PPS7: Sustainable Development in Rural Areas, Securing the Future - UK Government Sustainable Development Strategy (HM Government) 2003
Regional	Draft East of England Plan policy SS1, Sustainable Construction in Cambridgeshire - a good practice guide (Cambridge Horizons and Cambridgeshire County Council 2006), A Sustainable Development Framework for the East of England (Sustainable Development Round Table for the East of England 2001), Sustainable Communities in the East of England (ODPM, 2003), Towards Sustainable Construction - A Strategy for the East of England (EP, CE, GOEast, PECT, 2003)
Local	Sustainable Communities Strategy (emerging 2007)
Other	

Table 4.1 Key Sources for Sustainable Development

**Issues and Options Identified for Consultation**

Issue 3: The requirement to promote sustainable development to ensure that the needs of our residential, business and interest communities are met whilst not compromising the ability of future generations to meet their own needs.

Option 7: Policies will indicate that all development proposals should contribute to the pursuit of sustainable development.

Criteria could be set out to assess how a development proposal will achieve this. These could reflect social, economic and environmental issues including how the proposal would contribute to minimising the impact on climate change.

An assessment could be required to accompany any proposal for major development to demonstrate how these have been met.

Question 5: What criteria do you consider most important in assessing how a development proposal will contribute to sustainable development?

Question 6: Should those promoting a major development be required to complete an assessment to show how they have addressed these criteria?

### Reasonable Alternatives

**4.1** None. The promotion of sustainable development is required by national and strategic guidance, and criteria are necessary to indicate how this objective will be interpreted.

## Summary of Initial Sustainability Appraisal for the Issues and Options paper

**4.2** The appraisal process identified the option as being sustainable. It did suggest that the policy would need to be carefully worded in order to address all aspects of sustainable development.

## Consultation Responses to Issues and Options

**4.3** Many respondents thought this was important and supported the principles identify. Some respondents considered the assessment proposed as part of this approach to be unnecessary and would be likely to duplicate information required through other established requirements.

### Assessment of Responses and Alternative Approaches

**4.4** Care has been taken to ensure that the criteria in the Preferred Approach represent a balance between the three areas of economic, social and environmental sustainability.

**4.5** Care has also been taken to try to ensure that the criteria are straightforward and do not encroach significantly into aspects of development that are assessed or appraised by other established requirements.

## Tests of Soundness

### Preferred Approach

**4.6** The Preferred Approach is detailed in Volume 1 on page 16

# 5 The Spatial Strategy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

## 5 The Spatial Strategy

### Strategic Housing Growth

National	PPS3: Housing, PPS7: Sustainable Development in Rural Areas, PPS25: Development and Flood Risk Development and Flood Risk: A Practice Guide Companion to PPS25 A 'Living Draft' consultation paper
Regional	Proposed Changes to the East of England Plan - policy CRS1, Cambridge Sub Region Strategic Housing Market Assessment (forthcoming), Saved policy P9/4 Cambridgeshire and Peterborough Structure Plan 2003
Local	The Housing Land Availability Study (HLAS), Huntingdonshire Strategic Flood Risk Assessment (2004), Settlement Hierarchy Background Paper Update (2007)
Other	

Table 5.1 Key Sources for Planning for Housing

#### Issues and Options Identified for Consultation

We need to make fundamental choices on whether the district should pursue a very intense urban focus for new growth or a more dispersed approach; whether priority should always be given to re-use of brownfield land or whether in some circumstances developing greenfield land with very good access to services and facilities is preferable. Rather than put forward a particular choice the options are deliberately left wide open to incorporate a number of possible alternatives.

Issue 6: The need to identify strategic directions of growth to guide where sites will be allocated for development.

A series of maps follows in this section which indicate possible directions of growth from each of the larger settlements in the district. These are coded alphabetically and provide an indication of the possible scale of development that could be accommodated. The maps indicate a wide range of alternatives not all of which will be needed to achieve the scale of growth required in the Regional Spatial Strategy. They show possible directions for housing, employment and mixed use development.



It is likely that many growth areas will accommodate a mixture of housing and employment uses to help develop balanced, sustainable communities and provide viable transport choices. However, to best ascertain people's preferences housing, employment and retail are discussed separately below.

## Huntingdon and St Neots Areas

Option 10: Policies could propose that the Huntingdon area should get most of the growth.

Option 11: Policies could propose that the St Neots area should get most of the growth.

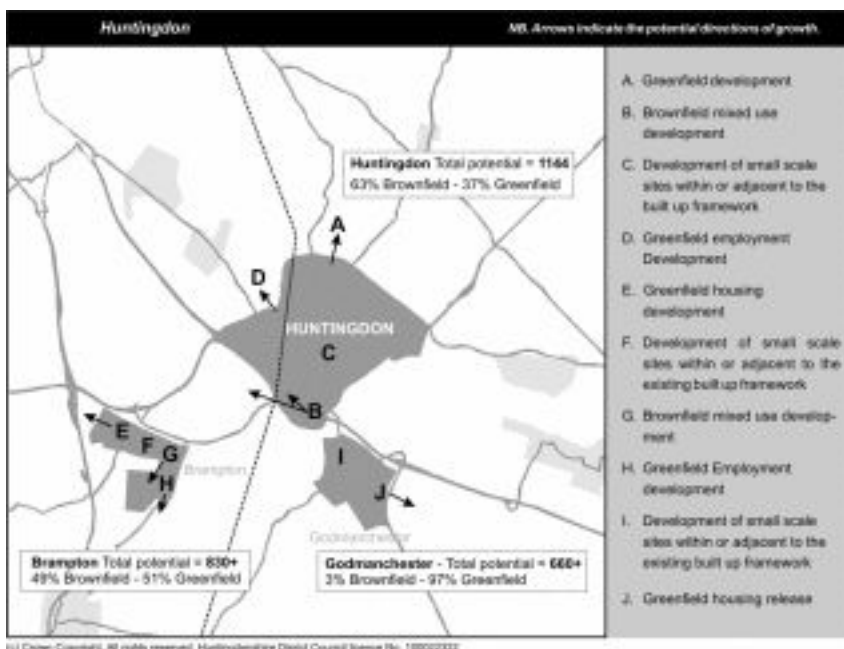
Option 12: Policies could propose both areas to grow at a similar rate.

Question 11: What proportion of growth should be focused in the two main urban areas?

Question 12: Which of these options would you prefer and why?

Question 13: Are there any other options which should be considered?

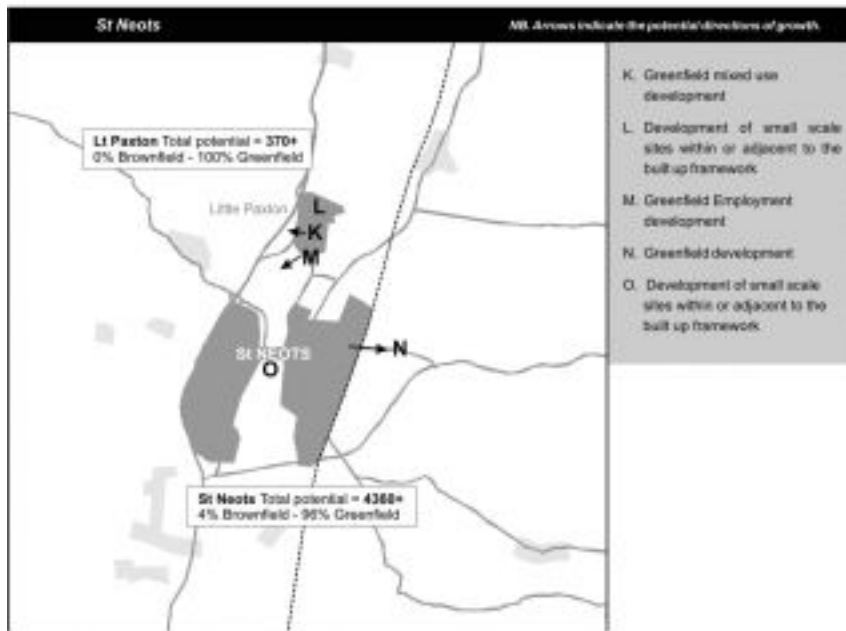
Question 14: To achieve your chosen option which of the directions of growth shown on the maps would you rather see developed?



Map 5.1 Huntingdon Area

# 5 The Spatial Strategy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options



Map 5.2 St Neots Area

## St Ives and Ramsey

Strategic guidance indicates that St Ives and Ramsey should receive a smaller level of growth. When considering development in these two locations the following options have been identified.

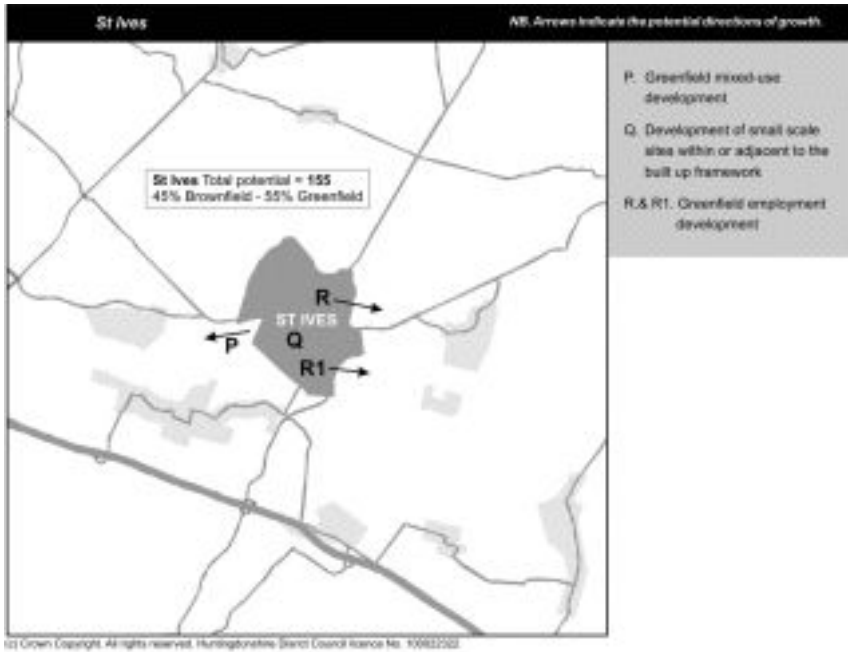
Option 13: Strategic directions of growth could allow growth only within the existing built framework in Ramsey and/ or St Ives.

Option 14: Strategic directions of growth could allow growth within small-scale extensions to Ramsey and/ or St Ives.

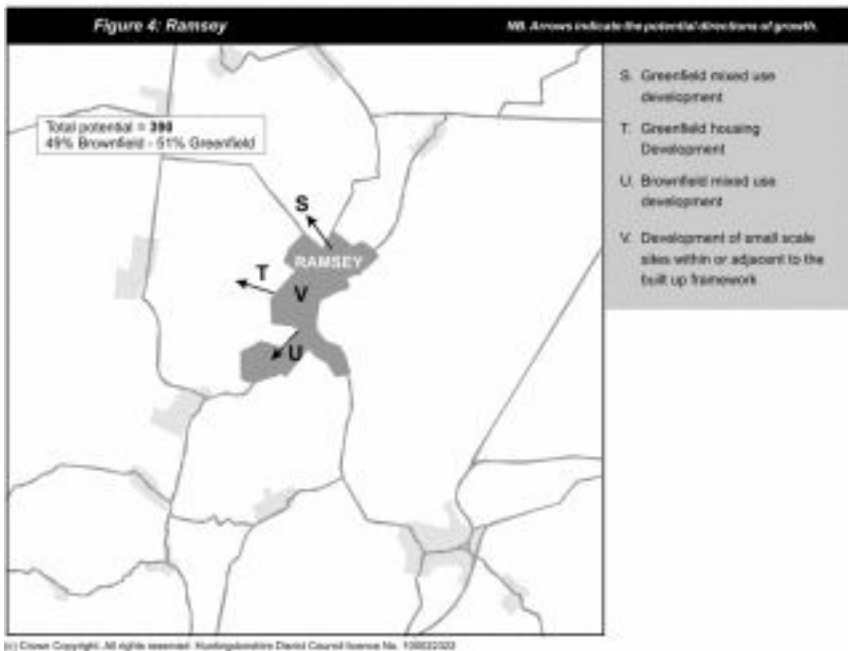
Question 15: Which of these options would you prefer and why?

Question 16: Are there any other options which should be considered?

Question 17: Which of the directions of growth shown on the maps would you rather see developed?



Map 5.3 St Ives



Map 5.4 Ramsey

### Key Service Centres

When considering development in possible Key Service Centres that are not closely linked with a Market Town the following options have been identified.

# 5 The Spatial Strategy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

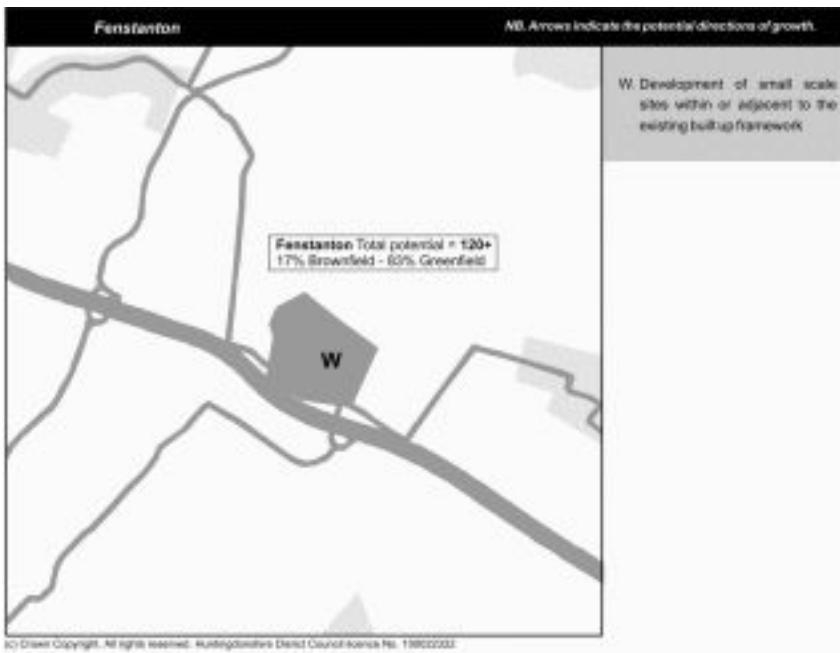
Option 15: Development could be distributed across all Key Service Centres broadly in proportion to their existing size and level of facilities.

Option 16: Development could be more limited in those settlements which have recently received high levels of growth.

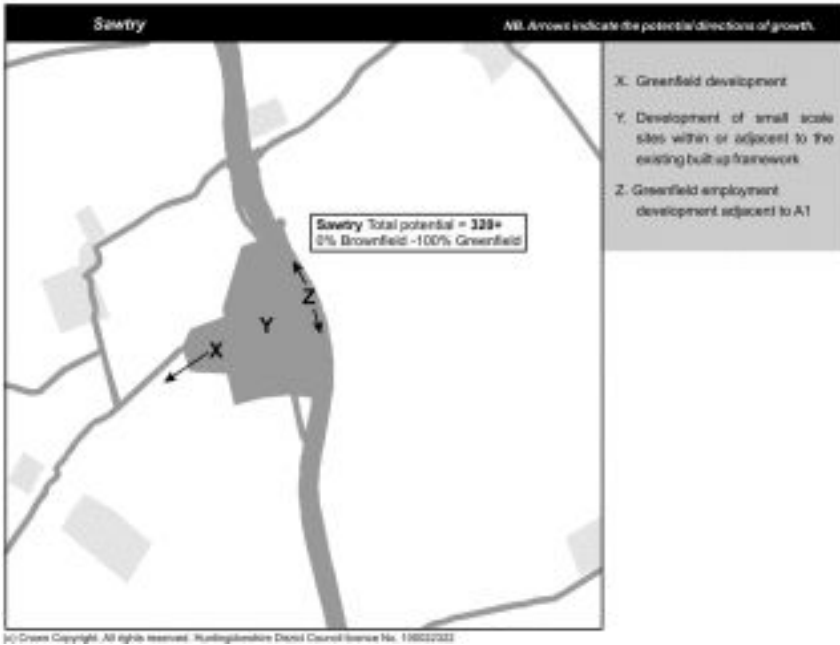
Question 18: Which of these options would you prefer and why?

Question 19: Are there any other options which should be considered?

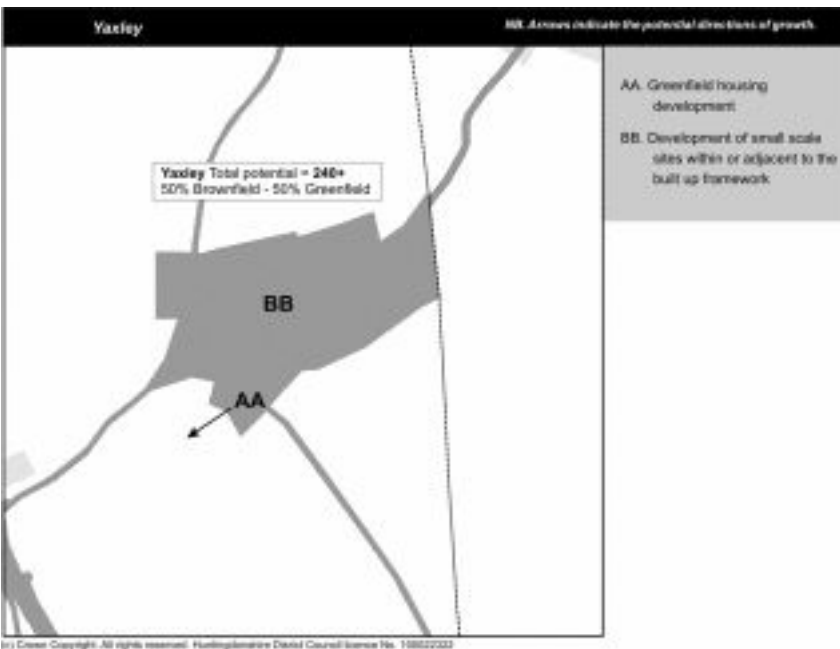
Question 20: Which of the directions of growth shown on the maps would you rather see developed?



Map 5.5 Fenstanton



Map 5.6 Sawtry



Map 5.7 Yaxley

# 5 The Spatial Strategy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

## Summary of Initial Sustainability Appraisal for the Issues and Options paper

**5.1** Huntingdon and St Neots areas: all three options were identified as being sustainable. However, Option 11 was considered to be less sustainable than Option 10 as it would result in increased Greenfield development which is contrary to Government guidance. Concern was also noted for the impact of development on one settlement. Option 12 was identified as being a good way to distribute growth across the two settlements, although the use of Greenfield land was recognised.

**5.2** St Ives and Ramsey: both options were identified as being sustainable as they direct growth towards market towns. However, it was suggested that option 14 may reduce the need to direct further growth to less accessible settlements and improve accessibility to services and facilities.

**5.3** Key service centres: Option 15 was identified as being the most sustainable as it helps ensure development is located in areas where services and facilities are available and reduces the need to travel. It also maximises the use of brownfield land compared to option 16.

## Consultation Responses to Issues and Options

**5.4** There was strong support for clear indication of the preferred directions of growth although obviously many differing opinions on where growth should be focused with many representations promoting specific sites for development. A number of representations stressed the general principle of making best use of previously developed land irrespective of its location.

**5.5** There was an equal balance between support for concentrating growth in Huntingdon or St Neots with most respondents favouring a reasonably equal distribution. Of greater concern to many was the capacity of the infrastructure to absorb significant growth, particularly with regard to the transport impacts.

**5.6** A number of respondents sought a greater level of growth in St Ives citing its greater sustainability than Ramsey. Others however, were concerned over flooding and environmental capacity issues in St Ives.

**5.7** There was general support for provision of some development in all Key Service Centres to help reinforce their roles as focal points for surrounding villages.

### **Towards a Spatial Strategy**

Four options considered for overall distribution of growth including housing.

#### *Cambridge Sub-region Focused Growth*

This option sought to concentrate growth in the towns and key service centre villages of the Cambridge Sub-region. The housing growth was to be distributed roughly equally between the Huntingdon and St Neots Areas with a significant amount in St Ives. This is illustrated in Figure 1 and in Table 1.

#### *Huntingdon Area Focused Growth*

This option sought to concentrate growth mainly in the Huntingdon Area. There was to be most of the housing growth in the Huntingdon Area of Brampton, Godmanchester and Huntingdon, with St Neots a lesser, although still significant amount. St Ives would see less housing while other settlements would have some growth. This is illustrated in Figure 2 and in Table 2.

#### *St Neots Area Focused Growth*

This option sought to concentrate growth mainly in the St Neots Area. There was to be most of the housing growth in the St Neots Area of Little Paxton and St Neots, with the Huntingdon Area having a lesser, although still significant amount. St Ives would see less housing while other settlements would have some growth. This is illustrated in figure 3 and in table 3. This option was considered to have significant merits not least of all for the potential to master plan a significant extension to the town and the opportunities to ensure comprehensive service provision. However following detailed consideration

#### *Dispersed Growth*

This option sought to distribute growth throughout the district. The housing growth was to be distributed roughly equally between the Huntingdon and St Neots Areas with a significant amount in St Ives but a significant amount was to be distributed to Ramsey and Bury and key service centre villages. This is illustrated in figure 3 and in table 3.

### **Towards a Spatial Strategy - Options for Additional Growth**

Recent government guidance has urged local planning authorities to consider going beyond the level of growth advocated in the emerging RSS where need and demand for housing are high. Towards a Spatial Strategy considered three options for additional growth. these focused on provision of extra housing assuming that commensurate growth in employment and retailing would follow.

#### *Enhanced Growth in the St Neots Area*

This option supplemented the St Neots Area Focused Growth option with a further 1,000 homes to the east of the town.

#### *Enhanced Growth in the Cambridge Sub-region*

This option supplemented the Cambridge Sub-region focused growth option with a further 1,800 homes in the Huntingdon and St Neots areas and in the Key Service Centres within the Cambridge sub-region.

#### *A New Eco-town*

This option saw growth in any one of the spatial options considered coupled with a new eco-town at either Alconbury or Wyton airfields. Use of Wyton airfield could result in an increase from 5,450 new homes in the district to 12,000. Use of Alconbury could see an increase to 15,000 new homes. both choices would involve delivery of homes extending beyond the 2026 plan period.

### **Summary of Initial Sustainability Appraisal for Towards a Spatial Strategy for Huntingdonshire**

**5.8** Both the Huntingdon Area focused growth and St Neots Area focused growth scored consistently well in the appraisal process. Although the St Neots Area focused growth directed large scale growth towards Greenfield land, this was in the most sustainable location and would facilitate the provision of social and physical infrastructure. These options were also less affected by flood risk than the other options.

## 5 The Spatial Strategy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

### Key Stakeholder Responses

**5.9** The Cambridge sub-region focused growth option gained qualified support from 5 out of 17 respondents who thought it offered the most balanced option and would maximise the use of existing infrastructure and services. The main concerns expressed over this option were flooding, especially in St Ives, and the spread of development resulting in contributions to infrastructure being diluted.

**5.10** The Huntingdon area focused growth option received qualified support from 8 out of 21 respondents. They considered it to offer a central location in the district with good and improving communication links and to best respond to market preferences for employment and retail growth. The main concerns expressed were over the environmental capacity of the local area to absorb more growth and congestion implications.

**5.11** The St Neots area focused growth option received qualified support from 7 out of 18 respondents who thought it was most likely to deliver a sustainable new neighbourhood with good local services, employment and infrastructure. The main concerns were the high reliance on use of greenfield land and the limited scope for additional development in St Neots town centre.

**5.12** The Dispersed growth option received qualified support from 7 out of 19 respondents who generally believed it would reduce the impact of development on any one existing settlement. The main concerns expressed were that this option offered a more or less sustainable approach to development depending on the respondents viewpoint and that the shortage of rural employment opportunities would result in this option giving rise to greater dependency on car transport.

**5.13** Regarding the options for additional growth that proposing enhanced growth in the St Neots area obtained qualified support from 7 out of 13 respondents. The option proposing enhanced growth in the Cambridge sub-region was only supported by 2 out of 11 respondents. 5 out of 12 respondents considered there to be some merit in exploring the option of a new eco-town either in addition to or instead of other options with Alconbury being favoured over Wyton. However, concerns were expressed about this being progressed outside the RSS process.

### Assessment of Responses and Alternative Approaches

The Cambridge Sub-region option was considered to have significant merits however following detailed consideration locations in St Ives were discounted due to unacceptable risk of flooding. As a result this option could not be implemented fully.

The Huntingdon Area option was considered to have significant merits however following consideration of the environmental capacity of the local area to cope with more growth and congestion it was considered that the option could not be implemented fully.

The St Neots Area option was considered to have significant merits not least of all for the potential to master plan a significant extension to the town and the opportunities to ensure comprehensive service provision. The concerns expressed by respondents about reliance on a small range of greenfield locations were not considered to be insurmountable, but would affect phasing of the strategy if this option were selected.

The Dispersed Option was considered to be generally less sustainable than other options considered, mainly due to greater dependency on car transport. As detailed above for the Cambridge Sub-region, locations in St Ives were discounted due to unacceptable risk of flooding. The Dispersed Option could not be implemented fully and as there were concerns about how sustainable the option would be, it was discounted.



It was considered that aspects of all options except the Dispersed Option would, if carefully phased, be the best combination in terms of sustainability, impact on infrastructure and the environmental capacity of the District.

## Tests of Soundness

### Preferred Approach

**5.14** The Preferred Approach is detailed in Volume 1 on page XX.

## Scale and Location of Unallocated Housing Development

National	PPS3: Housing, PPS7: Sustainable Development in Rural Areas
Regional	Proposed Changes to the East of England Plan policies SS1, SS2, SS4
Local	The Housing Land Availability Study (HLAS) Corporate Plan Objective: to ensure an appropriate supply of new housing Community Strategy Objectives: 1) ensure the availability of a range of decent housing to meet local needs, 2) realise the benefits to economic, social and environmental well being from housing and employment development, Development Control Policies DPD (Issues and Options Paper), Settlement Hierarchy Background Paper Update (2007)
Other	

Table 5.2 Key Sources for the Scale and Location of Unallocated Housing Development

### Issues and Options Identified for Consultation

Issue 9: To identify the appropriate scale of housing permissible on unallocated sites to ensure development is concentrated in sustainable locations.

Option 28: Policies will define the scale of housing development of different types. This could be defined as:

- Major development: 60 or more dwellings
- Moderate development: 10-59 dwellings
- Minor development: up to 9 dwellings
- Residential infilling: development of a small site within the built-up framework or defined limits of a settlement by up to three dwellings.

Option 29: Policies need to define the location of development of differing scales. This could be that housing development on unallocated sites could be limited to the following:

- within the defined limits of Market Towns: major, moderate and minor housing development, and residential infilling

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- within the defined limits of Key Service Centres: moderate and minor housing development, and residential infilling
- within the built-up framework of Smaller Settlements: residential infilling
- within the countryside: limited and specific forms of housing development with an essential need to be in the countryside

Question 32: Do you agree with the four categories suggested for scale of housing growth?

Question 33: Should any other categories be considered and if so, what should these be

Question 34: Do you agree with the level of development permissible in:

- a. Market Towns;
- b. Key Service Centres;
- c. Smaller Settlements; and
- d. the countryside?

Question 35: Should minor development proposals of up to 9 dwellings be permitted in Smaller Settlements where it can be demonstrated that the settlement concerned offers at least a basic range of services and public transport appropriate to the form of the housing to be provided and it secures the most sustainable solution for the site?

Question 36: Are there any other options that should be considered?

## Reasonable Alternatives

**5.15** In the previously submitted Core Strategy just three categories of housing development were proposed: major - 10 or more dwellings, minor - up to 9 and infill up to 3. This could be simpler to interpret, but allows less flexibility. A significant number of representations opined that the major category was too broad and the minor category too restrictive. However, the definitions of each category could be changed in many different permutations.

**5.16** The previously submitted Core Strategy proposed two categories of Key Centre and allowed for major development proposals in the larger of these. This made no distinction between the scale of development permissible in Market Towns and the six largest Key Centres. A greater amount of development could be permitted in Key Service Centres by allowing major housing schemes and in Smaller Settlements by allowing minor housing schemes in some or all of them. Either approach would lead, particularly in the case of allowing major development in KSCs, to a more dispersed form of development contrary to strategic policies which require most new housing to be located in larger settlements. There is no evidence, particularly for minor development that greater dispersal would have a significant effect in retaining village facilities, and it would be likely to increase the need to travel. Encouragement of greater levels of development in the countryside would be contrary to national guidance.

## Summary of Initial Sustainability Appraisal

### Consultation Responses

**5.17** There was a considerable amount of uncertainty about this topic. A number of respondents did not see a distinction between the scale of growth that is allocated and that which would be considered acceptable from windfall development. It was thought by a number of respondents that the levels were arbitrarily drawn up. Others

raised concerns about situations that might arise where sites that would generally be considered suitable for a level of development just above that which was proposed as appropriate for the location. Although the responses were varied there was support for the principle of setting levels of development for different locations

### Assessment of Responses and Alternative Approaches

**5.18** It was considered that the variation in responses to consultation indicated that the levels identified were about right. The uncertainty, however showed that it would be important to explain more clearly how this policy would work with the other parts of the Spatial Strategy. To facilitate a clearer explanation it was decided to combine this with the Settlement Hierarchy.

**5.19** Additionally for particular circumstances it was considered that there should be the potential to allow development where particular criteria were met, sites could be considered suitable for a level of development above that which was proposed as appropriate for the location.

### Tests of Soundness

#### Preferred Approach

**5.20** The Preferred Approach is detailed in Volume 1 on page XX.

### Spatial Planning Areas

National	PPS3: Housing, PPS7: Sustainable Development in Rural Areas
Regional	Proposed Changes to the East of England Plan - policies H1, CSR1 and CSR2
Local	The Housing Land Availability Study (HLAS), Employment Land Review (forthcoming)
Other	

Table 5.3 Key Sources for the Spatial Planning Areas

### Issues and Options Identified for Consultation

Issue 4: Identification of areas where development could be focused to promote sustainable opportunities for access to jobs, services and facilities.

Huntingdon area: this includes Huntingdon, Brampton and Godmanchester and had 31,000 residents in 2005. The area is a key driver of the local economy. The Housing Land Availability Assessment (HLAA) recently undertaken by the Council identified that this area offers significant opportunities for development. The realignment of the A14 could have implications for development opportunities, particularly post 2015.

St Neots area: this includes St Neots and Little Paxton and had a population of 31,200 in 2005. Coupled with land in Bedfordshire around Wyboston, the area is also a key driver of the local economy. The HLAA identified that this area offers significant opportunities for development.

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St Ives: is smaller in scale than Huntingdon and St Neots with a population of just under 16,000 in 2005. It offers fewer opportunities for sustainable development options. The HLAA identified a limited number of suitable sites with flooding being a major constraint. However, St Ives is within the prosperous Cambridge sub-region and will see significant changes in accessibility with the completion of the guided bus route.

Ramsey area: this includes Ramsey and Bury, but excludes Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside and Ramsey St Marys, and had a population of around 8,000 in 2005. Major housing growth was discounted by the Inspector during the 2002 Local Plan alteration due to Ramsey's poor sustainability. It has relatively poor transport infrastructure and, despite previous allocations, has limited employment opportunities.

Option 8: To use the spatial planning areas described above when identifying strategic directions of growth. These would be used for assessing potential development sites for allocation within the Planning Proposals DPD or the Huntingdon West AAP.

Question 7: Do you agree with the approach of considering potential Market Towns in conjunction with the adjoining settlements identified above solely for the purposes of assessing strategic development allocations?

### Reasonable Alternatives

**5.21** Strategic growth allocations could be focused only within the four largest towns in the district. However, the HLAA (Now the HLAS) has identified limited brownfield land availability in some of these settlements. Limiting allocations only to sites within and around these settlements would limit the opportunity to maximise the re-use of brownfield sites which are located within the spatial planning areas but outside the market towns.

### Summary of Initial Sustainability Appraisal of Issues and Options

#### Consultation Responses to Issues and Options

**5.22** There was some opposition to this approach with some people thinking that the smaller settlements would merge with the towns and lose their identity. Others, however, supported the concept of spatial planning areas as a pragmatic way of achieving sustainable development. In particular, a number of respondents considered that greater emphasis should be given to growth around Huntingdon and St Neots. Concern was expressed over the relationship between the spatial planning areas and the settlement hierarchy.

**5.23** It was suggested that Buckden should be considered as part of either the Huntingdon Area or the St Neots Area and that Needingworth, Hemingford Grey and Houghton should be part of a St Ives strategic planning area. There was also the suggestion that another spatial planning area should be designated to the north of the district close to Peterborough which would include Yaxley, Stilton and Farcet on the basis that development close to Peterborough would be more sustainable than more remote locations.

#### Assessment of Responses and Alternative Approaches

**5.24** Although a number of variations to the original Spatial Planning Areas were suggested there was no consistent justification for any of the suggestions. It was therefore decided that the Spatial Planning Areas should remain unchanged, however it was considered important to be clearer about the implications of the designations.

## Tests of Soundness

### Preferred Approach

**5.25** The Preferred Approach is detailed in Volume 1 on page 18.

## Settlement Hierarchy

National	PPS3: Housing, PPS7: Sustainable Development in Rural Areas
Regional	Emerging East of England Plan (Proposed Changes 2006)
Local	The Housing Land Availability Study (HLAS), Settlement Hierarchy background Paper Update (2007)
Other	

Table 5.4 Key Sources for the Settlement Hierarchy

### Issues and Options Identified for Consultation

Issue 5: The need to define an appropriate settlement hierarchy to manage non-allocated growth in different types of location.

Option 9: The Core Strategy will need to identify a settlement hierarchy for use in determining the scale of non-allocated development appropriate in different locations.

The hierarchy could:

- identify Huntingdon, St Neots, St Ives and Ramsey and Bury as 'Market Towns'
- identify Brampton, Buckden, Fenstanton, Godmanchester, Kimbolton, Little Paxton, Sawtry, Somersham, Warboys and Yaxley as 'Key Service Centres'
- List other villages as 'Smaller Settlement'

Question 8: Do you agree with the overall approach taken to the settlement hierarchy?

Question 9: Do you agree with the identification of Huntingdon, St Neots, St Ives and Bury as 'Market Towns'?

Question 10: Do you agree with the identification of Brampton, Buckden, Fenstanton, Godmanchester, Kimbolton, Little Paxton, Sawtry, Somersham, Warboys and Yaxley as 'Key Service Centres'?

### Reasonable Alternatives

**5.26** The hierarchy could be changed in a number of ways to facilitate a wider or more restricted distribution of growth. This was an issue which raised significant responses to consultation on the original submitted Core Strategy (April 2006). Various suggestions have been raised involving more or less different categories within the hierarchy. A significant alternative is the previously proposed distinction between two categories of Key Centre in an attempt to distinguish further between additional growth and ease of access to shops, services and employment facilities.

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**5.27** A further alternative is to base the settlement hierarchy on the physical capacity of different settlements to accommodate growth, taking into account their form, character and land availability, rather than access to services and facilities. However, this would not ensure that national and regional policies to reduce the need to travel are being addressed most effectively.

## Summary of Initial Sustainability Appraisal of Issues and Options

### Consultation Response to Issues and Options

**5.28** There was general support for the preferred approach and a recognition of the need to include a settlement hierarchy in the Core Strategy. Most objections related to requests to move particularly villages into the potential Key Service Centres category. Examples cited include Stilton, Farcet and Earith. There was also support for suggestion of a single category of Key Service Centre, removing the previous distinction between potential and limited growth.

### Assessment of Responses and Alternative Approaches

**5.29** The Settlement Hierarchy Background Paper was updated as part of the preparation of the Preferred Options. Through this update those settlements that were put forward as potential Key Service Centres were considered, however no changes to the proposed designations was found to be necessary.

### Tests of Soundness

#### Preferred Approach

**5.30** The Preferred Approach is detailed in Volume 1 on page 21.

## Affordable Housing in Development

### Affordable Housing

National	PPS3: Housing, Delivering Affordable Housing Good Practice Guide (DCLG), PPS7: Sustainable Development in Rural Areas, Circular 05/2005 (Planning Obligations), Homes for the future, more affordable, more sustainable - Housing Green Paper (DCLG, 2007)
Regional	Proposed Changes East of England Plan - policies SS4, H3, Cambridge Sub Region Strategic Housing Market Assessment (forthcoming)
Local	The Housing Land Availability Study (HLAS) Corporate Plan Objectives: 1) to ensure an appropriate supply of new housing, 2) to enable the provision of affordable housing, 3) to achieve a low level of homelessness Community Strategy Objectives: 1) ensure the availability of a range of decent housing to meet local needs, 2) realise the benefits to economic, social and environmental well being from housing and employment development

National	PPS3: Housing, Delivering Affordable Housing Good Practice Guide (DCLG), PPS7: Sustainable Development in Rural Areas, Circular 05/2005 (Planning Obligations), Homes for the future, more affordable, more sustainable - Housing Green Paper (DCLG, 2007)
	Developer Contributions Towards Affordable Housing SPD - Consultation Draft (June 2007), Huntingdonshire Housing Strategy 2006-2011, Huntingdonshire Housing Needs Survey 2002 and Housing Needs Assessment Update 2006-2011, Local Plan Alteration 2002 policy AH4
Other	

Table 5.5 Key Sources for Affordable Housing

### Issues and Options identified for Consultation

Issue 10: The need to set target(s) and thresholds for affordable housing that reflects local circumstances.

Option 30: Policies will set a target of 40% of all housing on eligible sites throughout the district to be provided as 'affordable housing'.

Option 31: Thresholds could be set only requiring the provision of affordable housing on sites for 15 or more houses wherever they are located.

Option 32: Thresholds could be set requiring the provision of affordable housing on sites categorised as major or moderate development wherever they are located.

Option 33: Policies could set a threshold for seeking affordable housing on development sites of less than 15 houses in Smaller Settlements.

Question 37: Do you agree that a target should be set of seeking 40% of all housing on eligible sites throughout the District to be provided as 'affordable housing'?

Question 38: Which option do you prefer and why?

Question 39: Do you think a threshold should be included for seeking affordable housing on sites of less than 15 houses in Smaller Settlements? If so what should be the minimum site size eligible for seeking affordable housing?

### Reasonable Alternatives

**5.31** Targets could be set at 40% within the Cambridge sub-region and 30% within the rest of the district of the total number of dwellings on eligible developments. The average target of 35% included in the Regional Spatial Strategy could be used but this is an average for the region and within Huntingdonshire the need for affordable homes is greater than elsewhere in the region. A further variation would be to increase the target to 50% for the Cambridge sub-region and 40% elsewhere. This would bring Huntingdonshire in line with the targets sought in

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South Cambridgeshire and Cambridge City and have the advantage of promoting a consistent approach throughout the wider area. However, the housing market in Huntingdonshire differs from that in South Cambridgeshire and Cambridge City and this approach would not reflect the variation in house and land prices.

**5.32** PPS3 sets a national indicative minimum site size threshold of 15 dwellings. Policies are required to set thresholds to determine whether sites should be eligible to provide affordable housing. The higher the threshold is set the lower the potential for achieving affordable housing because fewer sites will be eligible to contribute. However, the need for affordable housing has to be balanced with the viability of its provision.

**5.33** Many permutations could be developed of site size threshold and different types of location. In particular, it may be appropriate to relate the thresholds for seeking affordable housing to the scale of development permissible in different categories within the settlement hierarchy. Option 31 above adheres strictly to PPS3 guidance with no recognition of local circumstances. Option 32 attempts to respond to the high level of local need for affordable housing and the concentration of housing development in Market Towns and Key Service Centres as the only locations where it is suggested that developments of 10 or more houses will be permitted.

**5.34** PPS3 also states that lower thresholds can be set where viable and practicable, including in rural areas. This would be in addition to any affordable housing from 'rural exceptions' sites allowed solely for affordable housing in small rural communities. Policies could set a threshold for seeking affordable housing on development sites of less than 15 houses in Smaller Settlements. The previously submitted Core Strategy suggested a minimum site size threshold of 3 dwellings to try to generate provision of some affordable housing on infill sites within Smaller Settlements. A number of concerns were expressed over the viability and management implications of providing affordable housing at such a low threshold. However it is considered that this will be both viable and practical.

### Summary of Initial Sustainability Appraisal of Issues and Options

#### Consultation Responses to Issues and Options

**5.35** Respondents' opinions on the provision of affordable housing within development schemes were very diverse. Some supported the 40% target, others wanted it tempered with considerations of site specific conditions and viability. A number of respondents proposed a target of 35% arguing that this would be in line with the emerging Regional Spatial Strategy. A few respondents thought the target should await completion of the Strategic Housing Market Assessment. Seeking affordable housing provision within any developments over the threshold of 15 dwellings was broadly accepted. However, provision at a lower threshold within Smaller Settlements provoked a split in responses between parish councils who were keen to see affordable housing provided within any developments in their villages and developers/ landowners who objected to the lower threshold citing concerns over viability.

#### Assessment of Responses and Alternative Approaches

**5.36** A number of respondents sought a target of 35% affordable housing provision arguing that this would be in accordance with the emerging RSS. The emerging RSS looks for 35% of housing coming forward to be affordable. However, affordable housing cannot be sought on all developments as some are below the appropriate site size/ numbers threshold. Therefore, to achieve 35% of all development as affordable housing a higher proportion needs to be achieved on eligible sites to counter-balance the lack of provision on ineligible sites.



## Tests of Soundness

### Preferred Approach

**5.37** The Preferred Approach is detailed in Volume 1 on page 22.

## Rural Exceptions Affordable Housing

National	The Housing Act 1996, Statutory Instrument 1997/623, PPS3: Housing, Delivering Affordable Housing (DCLG 2006), PPS7: Sustainable Development in Rural Areas (ODPM 2004)
Regional	Proposed Changes to the East of England Plan - policy H1
Local	The Housing Land Availability Study (HLAS), Corporate Plan Objectives: 1) to ensure an appropriate supply of new housing, 2) to enable the provision of affordable housing, 3) to achieve a low level of homelessness, Community Strategy Objectives: 1) ensure the availability of a range of decent housing to meet local needs, 2) realise the benefits to economic, social and environmental well being from housing and employment development, Huntingdonshire Site Assessment (LDA Design, 2006)
Other	

Table 5.6 Key Sources for Rural Exceptions Housing

### Issues and Options Identified for Consultation

Issue 11: The need to provide affordable housing in Smaller Settlements to meet local needs.

Option 34: Policies will set out criteria to assess proposals in locations or on a scale that would not otherwise be acceptable where the development is solely to provide affordable housing to meet local needs

Question 41: Should the provision of affordable housing be allowed in locations and on a scale that would not otherwise be permitted for general housing where it is solely to provide for local needs?

Question 42: Should 'rural exceptions' housing be concentrated in settlements with at least a basic level of services or should it be encouraged wherever there is need?

Question 43: Should sites for 'rural exceptions' housing be allocated in the Planning Proposals DPD?

### Reasonable Alternatives

**5.38** No allowance could be made for 'rural exception' sites, but this would not enable identified needs for affordable housing in rural areas to be addressed.

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**5.39** Exception sites could be allowed at all rural settlements, regardless of the level of facilities available within them. However, this would mean that some residents of the new properties would not have easy access to a basic level of services and facilities, increasing their need to travel which would be contrary to the need to promote a more sustainable pattern of development.

## Summary of Initial Sustainability Appraisal of Issues and Options

### Consultation Responses

**5.40** General support was expressed for allowing rural exception sites of a scale appropriate to respond to identified local needs. However, concern was expressed over the sustainability implications of allowing rural exceptions housing to be built in any settlement. A balance was generally sought between the desirability of responding to identified local needs with the need for future residents to be able to access services.

### Assessment of Responses and Alternative Approaches

**5.41** In response to the consensus of responses the Preferred Approach sets out the criteria for affordable housing development on exceptions sites. It seeks a balance between ensuring that there are a basic level of services and allowing exceptions development in a broad range of locations that would benefit from an appropriate level of affordable housing.

### Tests of Soundness

#### Preferred Approach

**5.42** The Preferred Approach is detailed in Volume 1 on page 23.

## Gypsies, Travellers and Travelling Showpeople

**5.43** This issue was originally raised as part of the Development Control Policies DPD, however due to recent national policy it has been moved to the Core Strategy. This is the only change and no alternatives have been considered.

National	PPS3: Housing, Circular 01/06, SS25 Housing Act 2004
Regional	Proposed Changes to the East of England Plan - policy H4, Gypsy and Traveller Accommodation Assessment (2006) (Sub Regional), RSS Single Issue Review - Planning for Gypsy and Traveller Accommodation in the East of England (Issues and Options) (May 2007).
Local	The Housing Land Availability Study (HLAS), Local Plan 1995 policy H44

National	PPS3: Housing, Circular 01/06, SS25 Housing Act 2004
Other	

Table 5.7 Key Sources for Gypsies, Travellers and Travelling Showpeople

### Issues and Options Identified for Consultation

Issue 20: The need to ensure identified accommodation needs of gypsies, travellers and travelling showpeople are adequately met.

Option 22: Policies will set out criteria to ensure sites are provided which meet the identified accommodation needs of gypsies, travellers and travelling showpeople.

Question 23: Do you think a criteria based approach will adequately meet the identified accommodation needs of gypsies, travellers and travelling showpeople? (Please give reasons)

Question 24: What criteria would you like to see included in this policy?

### Reasonable Alternatives

**5.44** None. The provision of sites to meet identified accommodation needs of gypsies, travellers and travelling showpeople is a requirement of national and strategic guidance. The above option represents the most appropriate means to meet the identified accommodation needs of this group. The need for allocations will be considered in the context of preparing a separate SPD.

### Summary of Initial Sustainability Appraisal of Issues and Options

#### Consultation Responses

**5.45** Responses were supportive of a criteria based approach based on sustainability issues.

### Towards a Spatial Strategy

The Option put forward was:

The Core Strategy policy will have to take account of the need to ensure that Gypsies and Travellers are accommodated in sustainable locations where essential services such as water and sewerage are provided and with good access by foot, cycle or public transport to services such as education and health. It will also need to take account of the rural nature of Huntingdonshire where the availability of public transport is limited. Providing sites in appropriate locations will also help prevent the social exclusion of Gypsies and Travellers. At the same time it will need to take into account that Gypsies and Travellers often prefer a rural location with a degree of separation from the settled community.

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The criteria will also need to guide the provision of sites into areas where the health and safety of occupants are not put at risk. This will mean, for example avoiding areas close to trunk roads where access may be unsafe, air quality is poor and there is unacceptable noise constraint. Similarly there should not be an unacceptable flood risk.

However, it will be important to ensure that the criteria include protection for the environment, so that sites do not harm other interests such as the character of the landscape and wildlife, nor have an unacceptable adverse impact on the settled community.

## Summary of Initial Sustainability Appraisal of Towards a Spatial Strategy

### Key Stakeholders Responses

#### Assessment of Responses and Alternative Approaches

**5.46** The Preferred Approach takes forward the option presented in the 'Towards a Spatial Strategy' document with minor amendments.

### Tests of Soundness

#### Preferred Approach

**5.47** The Preferred Approach is detailed in Volume 1 on page 24.

## Employment

National	PPG 4: Industrial, commercial development and small firms, PPS7: Sustainable Development in Rural Areas, Employment Land Review Guidance Note, PPS25: Development and Flood Risk, Flood Risk: A Practice Guide Companion to PPS25 A 'Living Draft' consultation paper
Regional	Proposed changes to the East of England Plan - policy CSR2
Local	The Employment Land Review (forthcoming), Housing Land Availability Study (HLAS)

National	PPG 4: Industrial, commercial development and small firms, PPS7: Sustainable Development in Rural Areas, Employment Land Review Guidance Note, PPS25: Development and Flood Risk, Flood Risk: A Practice Guide Companion to PPS25 A 'Living Draft' consultation paper
Other	

Table 5.8 Key Sources for Employment Growth

## Issues and Options Identified for Consultation

### Overall scale

There are a number of ways in which the overall scale of employment land need can be calculated. One approach is to project recent trends - in effect as 'business as usual' approach. The most significant alternative is to take into account the impact of changing economic, social and environmental conditions and try to help develop a 'low carbon future'. The following options allow for a 15 year supply of employment land from the anticipated adoption date of the DPD (2009).

Option 17: The Core Strategy could plan for a net requirement of 110 ha. This is based on a projection of development trends over the five years from 2002. It assumes continued relatively high rates of economic growth, no constraints on the availability of labour and no concessions to climate change.

Option 18: The Core Strategy could plan for a net requirement of 80 ha. This lower figure reflects the constraints to growth that could arise from the limited availability of local labour to work in additional businesses. It also reflects higher priority being given to reducing our impact on climate change by concentrating large scale warehouses at multi-modal locations and the replacement of buildings which are energy inefficient with new zero carbon buildings.

Question 21: Which of these of options would you prefer and why?

Question 22: Are there any other options which should be considered?

### Overall distribution

There are many ways that the additional employment land could be distributed across the district. We need to consider how much of the total should be located to follow population growth and how much should be located in accordance with market demand for locations in the Huntingdon area, the St Neots area and St Ives as opposed to other areas where a number of allocations remain either undeveloped.

Option 19: Development could be distributed in locations to follow population growth.

Option 20: Development could follow the market preference for location in the Huntingdon area, the St Neots area and to a lesser extent St Ives.

Question 23: Which of these options would you prefer and why?

Question 24: Are there any other options which you think we should consider?

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Question 25: To achieve your chosen option which of the directions of growth shown would you rather see developed?

### Summary of Initial Sustainability Appraisal

#### Consultation Responses to Issues and Options

**5.48** There was confusion expressed between the two options based on the draft Employment Land Review. The differences between the two scenarios were not expressed sufficiently clearly. Many respondents thought that in order to redress the balance between jobs and homes and tackle out-commuting it would be necessary to provide a high level of employment land and so expressed a preference for the business as usual option. It has been argued that with a high level of people travelling outside the district for work that we are currently in a high carbon scenario and the best way to reduce this level would be to address the high numbers of out commuters by providing a broad range of employment sites suitable for jobs suitable for those people who currently travel out of the district.

#### Towards a Spatial Strategy

All options in Towards a Spatial Strategy proposed a figure of 110 ha based on calculations from the draft Employment Land Review. This assumed continued relatively high rates of economic growth, no constraints on the availability of labour and no concessions to climate change.

##### *Cambridge Sub-region Focused Growth*

An equal distribution of 50ha each was ascribed to the Huntingdon area and St Neots area, a further 8ha to St Ives and 2 ha to Ramsey and Bury.

##### *Huntingdon Area Focused Growth*

In line with the extra housing growth proposed for the Huntingdon area in this option 65ha of employment land was proposed. 40ha were proposed in the St Neots area with 3 ha in St Ives and 2ha in Ramsey and Bury.

##### *St Neots Area Focused Growth*

In line with the extra housing growth proposed for the St Neots area in this option 65ha of employment land was proposed. 40ha were proposed in the Huntingdon area with 3 ha in St Ives and 2ha in Ramsey and Bury.

##### *Dispersed Growth*

This option proposed a more dispersed distribution of employment in line with the more dispersed housing distribution proposed. An equal distribution of 46ha each was ascribed to the Huntingdon area and St Neots area, a further 8ha to St Ives and 10 ha to Ramsey and Bury.

#### Key Stakeholder Responses

Stakeholders considered the options as a package of housing, employment and retail growth with responses typically considering the implications of growth as a whole rather than the individual elements.

The Cambridge sub-region focused growth option gained qualified support from 5 out of 17 respondents who thought it offered the most balanced option and would maximise the use of existing infrastructure and services. The main concerns expressed over this option were flooding, especially in St Ives, and the spread of development resulting in contributions to infrastructure being diluted.

The Huntingdon area focused growth option received qualified support from 8 out of 21 respondents. They considered it to offer a central location in the district with good and improving communication links and to best respond to market preferences for employment and retail growth. The main concerns expressed were over the environmental capacity of the local area to absorb more growth and congestion implications.

The St Neots area focused growth option received qualified support from 7 out of 18 respondents who thought it was most likely to deliver a sustainable new neighbourhood with good local services, employment and infrastructure. The main concerns were the high reliance on use of greenfield land and the limited scope for additional development in St Neots town centre.

The Dispersed growth option received qualified support from 7 out of 19 respondents who generally believed it would reduce the impact of development on any one existing settlement. The main concerns expressed were that this option offered a more or less sustainable approach to development depending on the respondents viewpoint and that the shortage of rural employment opportunities would result in this option giving rise to greater dependency on car transport.

### Assessment of Responses and Alternative Approaches

**5.49** The main Issues and Options consultation document suggested two alternatives: planning for either 110ha or 80 ha of employment land. The higher figure is a 'business as usual' approach; the lower figure took into account the impact of changing economic, social and environmental conditions and sought to help develop a 'low carbon future'. Both of these have been superseded by further refinement to the Employment Land Review which has given rise to a further alternative as the preferred option seeking 82ha of employment land. This looks to reflect the desire for a low carbon future with the need to target the stimulation of employment growth and address out-commuting in St Neots.

### Tests of Soundness

#### Preferred Approach

**5.50** The Preferred Approach is detailed in Volume 1 on page 26.

### Retail

National	PPS6: Planning for Town Centres
Regional	Proposed Changes to the East of England Plan policies - SS6, E5
Local	Huntingdonshire Retail Assessment Study (2005) and Update (2007)

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National	PPS6: Planning for Town Centres
Other	

Table 5.9 Key Sources for Planning for Retail

**Issues and Options Identified for Consultation**

**Overall scale**

The Retail Assessment Study Update (2007) suggested that the Core Strategy should endeavour to increase the proportion of available expenditure which is spent locally. One way of encouraging this is to provide a greater quantity and choice of shops for people to use which has the added benefit of reducing the need to travel further afield for certain purchases. A target is suggested of 20,000 sq m net of additional comparison retail floorspace and a further 3,900 sq m net of convenience floorspace in the district for the period 2006-2021. This is based on the aspiration of a slow, steady increase in the proportion of expenditure being retained locally.

Option 21: The Core Strategy could plan for a target of 20,000 sq m net additional comparison retail floorspace and 3,900 sq m net additional convenience floorspace.

Option 22: The Core Strategy could plan for a higher target.

Option 23: The Core Strategy could plan for a lower target.

Question 26: Which of these options do you prefer and why?

Question 27: If you prefer a lower or higher target what should it be and why?

**Overall distribution**

A target of 20,000m<sup>2</sup> net additional comparison floorspace is suggested above. The Retail Assessment Study identified comparatively strong demand from retailers wishing to open in Huntingdon and an encouraging level of interest in St Neots which has traditionally been considered less attractive by investors. The distribution given in the option below was suggested by the Retail Assessment Study. Government guidance dictates that new retail facilities should be in town centres and edge of centre and out of centre locations only considered where this cannot be reasonably achieved. The Retail Assessment Study suggested that although the level of quantitative need for convenience floorspace appears low there may be opportunities for provision based on qualitative grounds in order to increase the range of facilities available. In particular it noted the need for a discount foodstore in Huntingdon town centre. Compared with other centres Huntingdon is the higher order centre where pressure for further retail development is greatest. It also has more opportunities to regenerate and thus strengthen the range of uses on the back of retail expansion with sites in the town centre and sites beyond the town centre.

Option 24: Development could follow the market preference resulting in around 12,000m<sup>2</sup> net of comparison retail growth in Huntingdon, around 6,000m<sup>2</sup> net in St Neots and 2,000m<sup>2</sup> net in other settlements.

Option 25: Development could be distributed equally between St Neots and Huntingdon and a lesser amount allowed in St Ives and Ramsey

Question 28: Which of these options would you prefer and why?



Question 29: Are there any other options which you think we should consider?

## Summary of Initial Sustainability Appraisal

### Consultation Responses to Issues and Options

**5.51** There was general support for the provision of 20,000 sq m of retail floorspace in accordance with the recommendations of the Retail Study to help Huntingdonshire's town centres compete with other surrounding towns. Some consultation responses questioned the bias towards Huntingdon in the Retail Study and considered that St Neots should have higher figures but others recognised the greater likelihood of delivery of retail development in Huntingdon due to market preference and potential availability of sites. There was some concern that the targets would not be achievable although most people were supportive of trying to keep local spending in the local area. An alternative was put forward of a large scale district centre on land adjacent to current residential development to the east of St Neots.

#### **Towards a Spatial Strategy**

All options in Towards a Spatial Strategy proposed a figure of 20,000 sq m of comparison retail floorspace provision based on the recommendations of the Huntingdonshire Retail Study. The figure recommended for convenience retail floorspace was considered to be too low to justify identification of strategic directions of growth.

##### *Cambridge Sub-region Focused Growth*

Reflecting market demand 12,000m<sup>2</sup> of floorspace was ascribed to the Huntingdon area and 6,000m<sup>2</sup> to the St Neots area with a further 2,000m<sup>2</sup> to St Ives.

##### *Huntingdon Area Focused Growth*

Reflecting market demand 12,000m<sup>2</sup> of floorspace was ascribed to the Huntingdon area and 6,000m<sup>2</sup> to the St Neots area with a further 2,000m<sup>2</sup> to St Ives.

##### *St Neots Area Focused Growth*

To balance market demand with recognition of the level of housing growth proposed in the St Neots area this option proposed 9,000m<sup>2</sup> floorspace in each of the St Neots area and the Huntingdon area. Again 2,000m<sup>2</sup> was proposed in St Ives.

##### *Dispersed Growth*

This option again looked to market demand for a lead in distribution of retail floorspace proposing 12,000m<sup>2</sup> in the Huntingdon area, 6,000m<sup>2</sup> in the St Neots area then proposing 1,000m<sup>2</sup> in each of St Ives and Ramsey and Bury.

### Key Stakeholder Responses

Stakeholders considered the options as a package of housing, employment and retail growth with responses typically considering the implications of growth as a whole rather than the individual elements.

## 5 The Spatial Strategy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

The Cambridge sub-region focused growth option gained qualified support from 5 out of 17 respondents who thought it offered the most balanced option and would maximise the use of existing infrastructure and services. The main concerns expressed over this option were flooding, especially in St Ives, and the spread of development resulting in contributions to infrastructure being diluted.

The Huntingdon area focused growth option received qualified support from 8 out of 21 respondents. They considered it to offer a central location in the district with good and improving communication links and to best respond to market preferences for employment and retail growth. The main concerns expressed were over the environmental capacity of the local area to absorb more growth and congestion implications.

The St Neots area focused growth option received qualified support from 7 out of 18 respondents who thought it was most likely to deliver a sustainable new neighbourhood with good local services, employment and infrastructure. The main concerns were the high reliance on use of greenfield land and the limited scope for additional development in St Neots town centre.

The Dispersed growth option received qualified support from 7 out of 19 respondents who generally believed it would reduce the impact of development on any one existing settlement. The main concerns expressed were that this option offered a more or less sustainable approach to development depending on the respondents viewpoint and that the shortage of rural employment opportunities would result in this option giving rise to greater dependency on car transport.

### Assessment of Responses and Alternative Approaches

**5.52** An alternative was suggested through the consultation responses of a large scale district centre on land adjacent to current residential development to the east of St Neots. The preferred option for growth puts forward a major new neighbourhood to the east of St Neots which would incorporate a mixture of uses, including an appropriate scale of retail development to promote its sustainability, although not necessarily on the specific site put forward.

### Tests of Soundness

#### Preferred Approach

**5.53** The Preferred Approach is detailed in Volume 1 on page 28.

# Areas of Strategic Greenspace Enhancement 6

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

## 6 Areas of Strategic Greenspace Enhancement

National	Natural Environment and Rural Communities Act 2006, PPS7: Sustainable Development in Rural Areas, PPS9: Biodiversity and Geological Conservation, Planning for Biodiversity and Geological Conservation a Good Practice Guide.
Regional	Proposed Changes to the East of England Plan - policy ENV1 , Green Infrastructure Strategy for the Cambridge Sub-Region (2006), Cambridgeshire Biodiversity Action Plan (2004)
Local	Corporate Plan Objectives: 1) to lower carbon emissions, 2) to protect and improve wildlife habitats Community Strategy Objectives: 1) improve the diversity of our natural environment, 2) improve access to the countryside, 3) improve the understanding of the countryside and the heritage of the landscape, 4) support communities in protecting and valuing open spaces and historic sites, 5) improve access to opportunities for physical and cultural enrichment that promote good health and mental well-being, 6) develop the tourist product
Other	

Table 6.1 Key Sources for Areas of Strategic Greenspace Enhancement

<p><b>Issues and Options Identified for Consultation</b></p> <p>Issue 7: The need to identify areas of 'strategic greenspace enhancement' and to promote environmental, economic and social gains within these areas.</p> <p>Option 26: Policies will define areas of Strategic Greenspace Enhancement and identify green corridors connecting them and indicate how development proposals could contribute to improving their biodiversity, landscape and recreational value.</p>
--

### Reasonable Alternatives

**6.1** None. The Identification of areas for large-scale habitat enhancement is required by strategic guidance, while ensuring that development proposals contribute positively to its achievement is necessary if the objective is to be achieved.

## 6 Areas of Strategic Greenspace Enhancement

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

### Summary of Sustainability Appraisal

#### Consultation Responses to Issues and Options

6.2 The majority of respondents were supportive.

#### Assessment of Responses and Alternative Approaches

6.3 It was considered appropriate to concentrate on the core areas and the corridors connecting them so that funding and enhancement work can be targeted to the areas where it will be most effective. As such the list proposed at Issues and Options has been reduced.

#### Tests of Soundness

#### Preferred Approach

6.4 The Preferred Approach is detailed in Volume 1 on page 31.

## 7 Access to Services and Facilities

### Infrastructure Requirements

National	PPS3: Housing, Circular 05/2005 - Planning Obligations, Planning and Compensation Act 1991
Regional	
Local	Corporate Plan Objectives: 1) to support more opportunities for residents to walk, cycle and use public transport, 2) to make town centres and key settlements accessible, 3) to enable residents to take an active part in their communities, 4) improve access to and the provision of services in rural areas, Community Strategy Objectives: realise the benefits to economic, social and environmental well being from housing and employment development Planning Contributions SPD (forthcoming), Developer Contributions Towards Affordable Housing SPD - Consultation draft June 2007, Huntingdonshire District Council Open Space, Sport and Recreation Needs Assessment and Audit (2006), Local Plan Alteration 2002 policies OB1 and OB2
Other	

Table 7.1 Key Sources for Infrastructure Requirements

#### Issues and Options Identified for Consultation

Issue 12: The need to ensure appropriate, timely provision of any infrastructure requirements associated with new development.

Option 35: Policies will require development proposals to contribute towards the cost of providing infrastructure, and of meeting social and environmental requirements, where this is necessary to make a scheme acceptable in planning terms.

Criteria will be proposed to allow assessment of the scale and nature of development proposals where contributions are likely to be required.

Question 44: What criteria should be used to determine if contributions are necessary?

#### Reasonable Alternatives

**7.1** None. Existing national guidance (Circular 5/2005) requires development plans to set out policies indicating the circumstances in which planning obligations will be sought and indicates that formulae and standard charges may be used where appropriate.

## 7 Access to Services and Facilities

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

### Summary of Initial Sustainability Appraisal

#### Consultation Responses to Issues and Options

**7.2** Most respondents considered this to be an important area of policy coverage, although there was only limited consensus on what should be included.

#### Assessment of Responses and Alternative Approaches

**7.3** It was considered appropriate to include a list of areas that contributions are likely to be sought for. While it is not a comprehensive list it does cover the most likely areas. The Council is committed to producing SPD to support this policy area that will give more information.

#### Tests of Soundness

#### Preferred Approach

**7.4** The Preferred Approach is detailed in Volume 1 on page 34.

## 8 A Strong, Diverse Economy

### Re-using Military Sites

**8.1** This is an interesting one as there is no policy. Do we just say that following consultation we thought it was covered sufficiently by other policies? Is this the place to go into more detail about the TSSS extra growth options

National	PPS3: Housing, PPG4: Industrial, commercial development and small firms PPS7: Sustainable Development in Rural Areas, Eco Towns Prospectus (DCLG 2007)
Regional	East of England Plan December 2004, Examination in Public, Report of the Panel Volume 1
Local	The Housing Land Availability Study (HLAS) Corporate Plan Objectives: 1) to encourage a strong business community which supports new enterprise, 2) to support town centres to be economically viable and vibrant, 3) to encourage the provision of a wide range of jobs appropriate for existing and future residents, 4) to promote development opportunities in and around the market towns, Community Strategy Objectives: 1) maintain business confidence to increase investment which creates opportunities to work locally and reduces out commuting, 2) ensure an appropriate provision of land for business, 3) development and promote the market towns, 4) develop the rural economy, especially the Ramsey area, 5) realise the benefits to economic, social and environmental well being from housing and employment development, Core Strategy 2007 Issues and Options; Towards a Spatial Strategy for Huntingdonshire
Other	

Table 8.1 Key Sources for Reusing Military Sites

#### Issues and Options Identified for Consultation

Issue 13: The need to identify the most appropriate future use of military sites which are, or become, redundant.

Option 36: Policies could set out the strategic approach to re-use of military sites and include criteria against which to assess potential suitability of different types of use.

Option 37: The Core Strategy could state that due to the potential scale of development that could be accommodated consideration of the future of Alconbury Airfield should await consideration at the first review of the Regional Spatial Strategy.

Question 45: What uses would you like to see RAF Upwood put to?

## 8 A Strong, Diverse Economy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Consideration of Options

Question 46: Should the Future of Alconbury Airfield await consideration at the first review of the Regional Spatial Strategy?

Question 47: Disregarding the potential timing of any redevelopment, what uses would you like to see Alconbury Airfield put to?

Question 48: What uses would you like to see the airfield part of RAF Wyton put to?

Question 49: If it becomes available, what uses would you like to see RAF Brampton put to?

### Reasonable Alternatives

**8.2** No alternatives were identified.

### Summary of Initial Sustainability Appraisal

#### Consultation Responses to Issues and Options

**8.3** Most respondents thought that while it was important to be sure of achieving the housing and other growth requirements of the East of England Plan and that having regard to potential ways to achieve higher levels of growth this was not an essential element to build into the Core Strategy.

#### Towards a Spatial Strategy

In consideration of options for further growth in the 'Towards a Spatial Strategy' document the airfields at Alconbury and Wyton were identified as possible locations for Eco-town development. These airfields are both significant brownfield sites within the District. As two potential sites were identified the option was considered in two parts considering these two locations for the new settlement.

A New Settlement at Wyton Airfield would potentially give rise to an estimated 6,700 homes. An Eco-town at Alconbury Airfield would potentially give rise to an estimated 9,500 homes. Both would require significant development of employment, shops, infrastructure, services and facilities to ensure that they are sustainable. It is estimated that development would continue well beyond the end of the extended plan period of 2026 even if these options were taken forward at this time.

It was emphasised that the future of Alconbury Airfield could only be considered through review of the Regional Spatial Strategy.

### Key Stakeholder Responses

#### Assessment of Responses and Alternative Approaches

**8.4** The approach to redevelopment of military sites is incorporated into the Spatial Strategy where this is appropriate. Redevelopment at RAF Brampton will form part of allocations to achieve the growth strategy once it becomes redundant for military use.

**8.5** Due to the potential scale of development that could be accommodated consideration of the future of Alconbury Airfield will await the review of the Regional Spatial Strategy.



## Tests of Soundness

### Preferred Approach

**8.6** The Preferred Approach is incorporated into the Spatial Strategy in Volume 1.

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# Core Strategy 2007 - Preferred Options - Volume One

Huntingdonshire District Council

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# 1 Foreword

**1.1** The District Council wants Huntingdonshire to be a place where people can thrive, at work and at play, at home and in the community, in a safe and healthy environment, actively taking part in decisions, and continuing to learn and develop throughout their lives. The Core Strategy, as the primary element in the Local Development Framework (LDF), can help achieve these aims. It will set the spatial framework for Huntingdonshire's future to 2026, providing essential housing development, stable economic growth and environmental improvements.

**1.2** Huntingdonshire is an attractive place and year on year many people come to live and work here. Much of the economy has historically been based around agriculture and associated food production, there is a strong specialist manufacturing industry and more recently the economy has changed with more jobs in retail, leisure but particularly the office based sector. However, many households are in housing need. There are obvious development pressures and so it will be essential to safeguard the unique character of Huntingdonshire, its landscape, wildlife and the built environment of our market towns and villages.

**1.3** As well as these local issues, the Core Strategy will need to address matters of wider concern including climate change and the need to reduce our carbon footprint.

**1.4** There are a number of options which have been considered and consulted upon to address these issues. It is crucial that we make the right choices for the people of Huntingdonshire now and in the future.

**1.5** Everyone has ideas on where new development should go and what it should be like. Many people have already had a say in the way these choices will be taken. The Core Strategy will affect every community in Huntingdonshire, whether it is a major housing development or conversion of redundant farm buildings. This paper sets out the District Council's Preferred Options for the Core Strategy . Do you agree with these Preferred Options? Now is your chance to get involved and let the Council know what you think. There may be other issues that are important to you which you consider need to be addressed in the Core Strategy and the Council would welcome you raising them.

Councillor Peter Bucknell  
Executive Councillor for Planning Strategy  
Environment and Transport

## 2 Introduction

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Volume One

## 2 Introduction

**2.1** In April 2006, the District Council published a Core Strategy as part of its Local Development Framework (LDF) which was submitted to the Secretary of State for examination, with a six week period allowed for representations to be made with regard to the document's soundness.

**2.2** However, following prolonged discussion on the Submission Core Strategy with the Government Office for the East of England and the Planning Inspectorate, and in the light of further guidance issued on the required spatial content of Core Strategies, the Secretary of State made a direction, under Section 22(2) of the Planning and Compulsory Purchase Act 2004, for the Council to withdraw the document. The Council was advised to replace the Core Strategy (2006) with two separate documents: one to address the Core Strategy and one to provide Development Control Policies.

**2.3** The comments received during consultation periods for the withdrawn Core Strategy (2006) cannot be brought forward to the new document. However, they have been used to inform some of the options put forward in the consultation process so far.

**2.4** This Preferred Options Report for the new Core Strategy contains the options that the Council considers to be the best way to tackle the identified issues. It includes a spatial vision, objectives and policies for shaping Huntingdonshire over the period to 2026 and aims to guide strategic growth for the benefit of both residents and visitors.

**2.5** Issues and Options Stage (Regulation 25) consultation was undertaken throughout May and June 2007 with the public and other stakeholders. The representations received were considered and used to inform a further round of consultation with selected key stakeholders to aid further the preparation of the Preferred Options. The next stages are:

- Submission of the Core Strategy to the Secretary of State (April 2008)
- A statutory 6 week consultation on the soundness of the submission document (April-May 2008)
- Independent Examination of the submitted document (November 2008)<sup>(i)</sup>
- Report of the Examination (April 2009)
- Adoption of the Core Strategy (June 2009)

**2.6** The Preferred Options have been set out in two volumes. This document, Volume 1 identifies the Preferred Options for policies and their reasoned justification. Volume 2, provides the strong evidence base for the development of the Preferred Options. It records how each Preferred Option was chosen and forms the audit trail for the development of the policy, setting out a precis of the alternatives that were also considered. This includes the Options which have been the subject of consultation, any further Options arising (this is only in respect of the Spatial Strategy), a summary of the results of Community Involvement, a summary of the Initial Sustainability Appraisal of the Options, the Council's response and how it performs against the Tests of Soundness as set out by Regulations. Appropriate Assessment as required by the European Directive on Habitats will be undertaken to test the Document when it is submitted to the Secretary of State.

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i Dates following the consultation on the submission document may be subject to change as they are dependent on the Planning Inspectorate.

### Sustainability Appraisal and Appropriate Assessment

**2.7** European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is known as 'Strategic Environmental Assessment' (SEA). This requirement applies to the documents that make up the Local Development Framework.

**2.8** At the same time, the Planning and Compulsory Purchase Act 2004, requires a Sustainability Appraisal (SA) of all local development documents<sup>(ii)</sup>. The processes of SEA and SA are closely related and government guidance on SA in the LDF process incorporates the requirements of the SEA Directive and so only one appraisal process needs to be carried out.

**2.9** The Scoping Report is the first stage of the SA process and provides baseline information and indicators as well as setting out the framework by which documents can be appraised. This was produced by the Council in 2007.

**2.10** Alongside the preparation of the Core Strategy Issues and Options paper an initial sustainability appraisal was undertaken by the Council which has informed the development of the Preferred Options. The Preferred Options have been subject to SA, the results of which can be found in the accompanying draft Final Sustainability Appraisal Report (SAR). The draft SAR has been an important influence on the Preferred Options as the policies proposed consequently represent the most sustainable option possible.

**2.11** Appropriate Assessment (AA) is complementary to SA/SEA and is designed to protect sites of European importance (European Sites). AA refers to the assessment of the effects of a plan, or plans in combination on a European Site to enable a judgement to be made on whether there will be an adverse effect on the site's integrity. AA is required under amendments to Article 6(3) and (4) of the Habitat Directive 92/43/EEC which were transposed into UK law by the Conservation (Natural Habitats, &c.) (Amendment) (England and Wales) Regulations 2006. As the Core Strategy will have a significant impact upon the potential scale, location and type of development to be accommodated in the District, the impact on European sites within and beyond the District needs to be assessed. The first stage in the process is to prepare a Screening Assessment, which is to be carried out by specialist external consultants Scott Wilson and will be published for the Core Strategy submission (Regulation 28) which is scheduled for April 2008.

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ii Section 19 para (5)(a)

## 3 Role of the Core Strategy

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Volume One

### 3 Role of the Core Strategy

**3.1** The Core Strategy will set the strategic framework for how Huntingdonshire will develop up to 2026. It will contain strategic policies to manage growth and guide new development.

**3.2** The District Council will be preparing a series of companion planning documents, collectively known as the Local Development Framework, to guide growth and change in the District up to 2026. The Development Plan Documents (DPDs), which are subject to independent examination are:

- Core Strategy Development Plan Document
- Development Control Policies Development Plan Document (Preferred Options to be published January 2008)
- Huntingdon West Area Action Plan (currently at Issues and Options Stage)
- Planning Proposals Development Plan Document (Work to commence in 2008)
- Gypsy and Traveller Sites Development Plan Document (Work to commence in 2008)
- Proposals Map (Work to commence in 2008)

**3.3** These will be complemented by Supplementary Planning Documents (SPD) on specific issues, such as developer contributions to affordable housing and planning obligations. Further details of the stages involved in the preparation of DPDs and SPDs, including the timetables for production, can be found in the Huntingdonshire Local Development Scheme.

**3.4** The Core Strategy includes:

- a vision of how Huntingdonshire will develop to meet the needs of our residents and business communities, now and in the future
- spatial principles to support the vision giving more detail about the locations that will see the most change and how the Council seeks to address the key challenges
- strategic objectives for the area to achieve the vision - to help guide and manage the growth and mitigate adverse effects
- a spatial strategy which will help direct growth to locations where it can be sustainably accommodated and will identify any areas of significant change
- core policies to establish overall development principles and to provide a framework for more detailed policies for the Development Control DPD
- details of how the local development framework will be monitored and how the implementation of the Core Strategy will be assessed

**3.5** It will not include detailed development control policies or identify specific development sites. These will be dealt with separately by the Development Control DPD and the Planning Proposals DPD.

**3.6** The Core Strategy will provide the local context for considering the long term social, economic, environmental and resource impacts of development. The key role of the Core Strategy will be to guide the spatial aspirations of the Council and other service providers and stakeholders to ensure that the needs of our residents, businesses and visitors are met and a sustainable future is ensured for Huntingdonshire.



## 4 Links with Other Documents

**4.1** The Core Strategy is informed by the regional and local context set in other policy documents. The emerging East of England Plan, which is the Regional Spatial Strategy, will form part of the Development Plan together with the DPDs from the LDF. The other key document is the emerging Sustainable Community Strategy for Huntingdonshire.

**4.2** The emerging East of England Plan sets specific targets and policy requirements which need to be incorporated into the Core Strategy, and this includes housing at District level. It requires Huntingdonshire to deliver 11,200 homes in the period 2001 to 2021, and in addition to provide a share of 75,000 net new jobs for Cambridgeshire over the same plan period.

**4.3** The East of England Plan also sets out a number of policies which seek to secure sustainable development through different measures. These policies include an expectation for authorities to set appropriate targets for affordable housing with the expectation that a minimum of 35% of all housing across the Region will come forward as affordable.

**4.4** As the emerging East of England Plan and the Core Strategy are key parts of the Development Plan they are required to be in conformity, and this is a key test of soundness.

**4.5** The Huntingdonshire Community Strategy was produced by the Huntingdonshire Strategic Partnership, in which the District Council works with its partners including the County Council, the Area Partnerships, Health Services, the Police, Town and Parish Councils and other key agencies. The original Community Strategy was adopted by the Council in 2004. The Community Strategy is currently being reviewed and updated during the preparation of the Core Strategy, into the Sustainable Community Strategy (SCS) for Huntingdonshire and revisions to the strategy will need to be taken into account at subsequent stages.

**4.6** The Community Strategy sets out a framework for delivering its vision. It identifies outcomes needed to achieve the vision, these are:

### **Supporting continued economic success**

- a stable, buoyant and balanced local economy;
- a balanced housing market; and
- improved and sustainable infrastructure for communities

### **Promoting opportunity for all**

- a healthy population;
- easy and affordable access to services and facilities;
- good opportunities for learning;
- good cultural and leisure opportunities; and
- vibrant, confident and effective communities

### **Protecting and improving our environment**

- a high quality built and natural environment;
- low crime; and
- low fear of crime

## 4 Links with Other Documents

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Volume One

**4.7** For each of these outcomes the Community Strategy sets out measures to assess success, headline targets, short term objectives to achieve the outcomes and priority actions needed. The vision will be delivered by public, private and voluntary organisations.

**4.8** The emerging Sustainable Community Strategy sets out the long-term vision for the development of communities in Huntingdonshire. The main underlying principle is that it should deal with the issues that the local community feel are important to their economic, social and environmental well-being.

**4.9** The Core Strategy has to have regard to the SCS. The Local Development Framework is the means of achieving the spatial elements of the SCS and therefore they have been developed together and have more than just regard to each other. Strong links between the LDF and the Community Strategy will help to ensure that the LDF is based on a greater understanding of the community's needs as well as establishing an integrated approach towards future development.

**4.10** Local Authorities in Cambridgeshire have prepared the Local Area Agreement (LAA), called Cambridgeshire Together, as the delivery contract with central Government for providing high quality cost effective public services. It is based on the priorities of the SCS supported by local planning policy to deliver the outcomes agreed.

### Other Plans and Strategies

**4.11** The Core Strategy's vision, objectives and policies seek to address the spatial implications of a wide range of environmental, social and economic concerns, so that it provides an overall framework for managing the pattern of change in Huntingdonshire. This 'spatial planning' approach requires a wide range of other plans and programmes to be taken into account. The most significant include: the Cambridgeshire Local Transport Plan, the Housing Strategy for Huntingdonshire, the Local Economic Strategy for Huntingdonshire which is currently being revised, the emerging Huntingdonshire Environment Strategy, the emerging Huntingdonshire Cultural Strategy and the 50 Year Wildlife Vision for Cambridgeshire and Peterborough. In addition a series of visions, action plans and urban design frameworks for Huntingdonshire's market towns which contain proposals for the redevelopment and enhancement of selected areas have been taken into account. These have been produced by the Council in consultation with local communities (or, in Ramsey, by the coalition of local organisations that form the Ramsey Area Partnership). In rural areas Parish Plans provide detailed information on local aspirations.

### Supporting Documents

**4.12** The Core Strategy has been informed by a range of studies produced or commissioned by the Council, and show that the Preferred Options are backed by a strong evidence base. The documents of most relevance to the Core Strategy are listed below, although this is not an exhaustive list:

- Housing Land Availability Study (2007)
- Employment Land Review (2007)
- Urban Capacity Study (2003)
- Housing Needs Survey (2003) and Update (2006)
- New Homes Survey (2003)
- Landscape & Townscape Assessment (2004)
- Huntingdonshire Design Guide (2004)
- Strategic Flood Risk Assessment (2004)
- Huntingdonshire Retail Assessment Study (2005) and Update (2007)
- Cambridgeshire Green Infrastructure Strategy (2006)
- Cambridgeshire Strategic Housing Market Assessment (forthcoming 2007)
- Settlement Hierarchy Background Paper 2007

## 5 The Spatial Vision

### A Spatial Portrait of Huntingdonshire

**5.1** Huntingdonshire is still predominantly rural in character with an area of approximately 350 square miles. The population is currently around 160,000 people (2005), with approximately half living in the four market towns of Huntingdon, St Neots, St Ives and Ramsey and most of the remainder in almost 100 villages. The District's towns, villages and countryside offer diverse and attractive environments in which to live and work, and each has its own distinctive character and role.

**5.2** The District lies within the designated London/Stansted/Cambridge/Peterborough Growth Area and in the East of England Region. It is a transitional area between London and the Home Counties and East Anglia and the East Midlands. The southern part of the District, including the towns of Huntingdon, St Neots and St Ives, fall within the Cambridge Sub-Region and looks to Cambridge for many of the higher order services, while the northern part of the District is influenced by Peterborough which has experienced significant growth over recent years and continues to do so. The St Neots area also looks towards Bedford as a higher order centre.

**5.3** The District has experienced considerable pressures for growth, originating with Town Development schemes for Huntingdon and St Neots in the 1960s and continuing in the 1980's and 1990's. Regeneration opportunities in the old estates and in town centres is now appropriate. The District has a strong net out-commuting pattern to London and Cambridge but also has a buoyant local economy which now contains the largest cluster of high-technology firms in Cambridgeshire outside the immediate area of Cambridge.

#### Huntingdon

**5.4** Huntingdon is the administrative centre and is located toward the centre of the District on the northern valley slopes of the River Great Ouse. It is accessible from the A14, which passes around the southern perimeter of the town. The south eastern edge of the town has a strong association with the river. Parts of the town centre are undergoing redevelopment and regeneration. Much of the historic core based on the Market Hill and High Street remains largely intact. Huntingdon is a major housing and employment centre with a good jobs to employment ratio. It is well served by the main road network and the east coast mainline railway. It also has a relatively strong retail sector and functions as the primary shopping centre for the District. The night time economy in Huntingdon has particular potential for growth.

#### St Neots

**5.5** St Neots is, in population terms, the largest settlement in the District. It is a market town which established on the banks of the River Great Ouse. This settlement has expanded significantly over recent years and the smaller and previously independent settlements of Eaton Socon, Eaton Ford and Eynesbury to the south and west have been largely assimilated into the urban fabric of St Neots, although their historic and separate character is still recognisable within the town. Housing development is now taking place to the east of the railway and north of Cambridge Road. St Neots has its own railway station located in the north eastern quarter of the town, and has easy access to the A1. It is connected to Cambridge via the A428. Attracting retail, leisure and employment development to St Neots is challenging due to competition from Bedford and Cambridge.

#### St Ives

**5.6** St Ives is an historic market town situated on the northern bank of the River Great Ouse. The town centre contains many original buildings and retains its distinctive medieval street pattern. The town has grown asymmetrically to the north of the river; the extensive floodplain to the south being retained as open land. The

# 5 The Spatial Vision

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historic core of the town developed around the bridge over the River Great Ouse, and along the northern bank of the river. St Ives has developed a base of small specialist shops which have enabled it to successfully compete with the other market towns. St Ives is a picturesque town and is a popular destination for tourists and visitors.

## Ramsey and Bury

**5.7** Ramsey is located on the edge of the fenland landscape. The original settlement has effectively merged with the village of Bury and for planning purposes is referred to as the Market Town of Ramsey and Bury. Ramsey has a wide variety of urban character. The 'historic core' is centred on High Street and Great Whyte and the 'abbey greens' associated with the former Abbey to the east of the town. Ramsey is relatively remote as it lies off the main road network and this restricts the opportunities for future development. Ramsey continues to be the focus of a number of regeneration initiatives and is developing its heritage assets.

## Population

**5.8** The population of Huntingdonshire is generally healthier and life expectancy higher than the national average, and incomes are above the national average. There are, however, pockets of deprivation such as the Eynesbury Ward in St Neots, and the Huntingdon North Ward which has the lowest levels of both household income and educational attainment in the District, and is within the 10% most deprived areas in Cambridgeshire.

**5.9** Of the District's population 21.7% are aged between 0 -15, 15.5% are within the 16 to 29 age group, 24.4% are within the 30 to 44 age group, 25.5% are within the 45 to 64 age group, 11.45% are within the 65 to 84 age group and 1.49% are 85 or over. The population of the District is expected to rise to over 166,000 by 2026 with over 23% aged 65 and over. There is some evidence that immigration from other countries in the European Union may be an increasingly important factor.

## Landscape, Biodiversity and Ecology

**5.10** The countryside is fertile farmland, much of which is arable with large fields and few hedgerows. The gentle low relief is mainly a clay plateau dissected by the valley of the River Great Ouse and its associated brooks. To the north and east of the District the land levels fall to fen, most of which is below sea-level.

**5.11** Huntingdonshire contains a number of sites of particular importance for biodiversity, such as the Ouse Washes, Woodwalton Fen and Portholme Meadow. There are over 25 Sites of Special Scientific Interest (SSSIs), four Woodland Trust sites, and over 125 County Wildlife Sites. Particular opportunities have been identified by the Cambridgeshire and Peterborough Biodiversity Partnership in a 50 year Wildlife Vision for Cambridgeshire, which suggests a number of priority areas for habitat creation and enhancement. A Strategic Open Space Study was commissioned by Cambridgeshire County Council in 2004 which looks at the provision of open space across the county. Cambridgeshire Sub-Regional Green Infrastructure Strategy (2006), produced by Cambridgeshire Horizons has been developed to provide a strategy for Green Infrastructure. The Great Fen Project is a major habitat restoration project which will create a 3700 hectare wetland between Huntingdon and Peterborough by connecting Holme Fen and Woodwalton Fen, which will also provide new opportunities for recreation and education. There are also significant initiatives to extend Paxton Pits Nature Reserve and to create a new wildlife reserve at Needingworth Quarry.

**5.12** Tourism and leisure are important contributors to the local economy. Visitors are attracted to the District by its strong local historical connections, such as to Oliver Cromwell and Samuel Pepys, as well as opportunities for sport and informal recreation in the countryside. There are opportunities for water-related activities on the River Great Ouse and at Grafham Water.

## Infrastructure

**5.13** Growth will generate additional demands on the District's physical and social infrastructure. A key challenge will be the timely provision of adequate and appropriate new infrastructure to meet these demands as this is essential to the creation of balanced, sustainable communities and will make a significant contribution to the successful integration of new development into existing communities and the environment. Infrastructure requirements reflect more than physical provision of utility services and the highway network; education, health services, recreation, cultural facilities and green infrastructure are all vital to help communities thrive.

**5.14** Cambridgeshire Horizons was established to co-ordinate development and infrastructure implementation and overcome barriers to the development of strategic sites. The District Council will continue to work jointly with Cambridgeshire Horizons to facilitate growth and infrastructure for the benefit of Huntingdonshire.

## Education and Health Care

**5.15** In terms of education infrastructure, Cambridgeshire County Council is responsible for ensuring an appropriate match between pupil numbers and school places. It manages the planning and delivery of school buildings and children's centres and contributes to the extended schools programme and early years provision. The County Council identifies potential sources of capital funding for education infrastructure, including contributions from new housing developments.

**5.16** Confirmation was obtained in June 2007 of the continuing provision of health care services at Hinchinbrooke Hospital in Huntingdon which serves most of the District's population. Additional community based intermediate care services will be expanded over the next few years to provide a greater range of services in accessible locations and reduce patients' need to travel.

## Transport

**5.17** A number of main communication routes pass through the District including the main north –south routes of the East Coast Main Line Railway from London to Edinburgh and the A1 and A1(M) and the primary east-west routes of the A14 and A428.

**5.18** The Cambridgeshire Local Transport Plan proposes significant enhancement of the transport links between Cambridge and the market towns of Huntingdon, St Ives and St Neots. There are to be major road improvements, including a new route for the A14 between Ellington and Fen Drayton, although as the construction work is expected to start in 2010, it is unlikely to be finished before 2014. The route will pass to the south of Brampton and Godmanchester. It will involve the removal of the existing A14 viaduct over the railway at Huntingdon. Studies have shown that this should also enable improved local road access to Huntingdon town centre. Delivery of these improvements will influence the distribution and phasing of residential and employment development in and around Huntingdon.

**5.19** High quality public transport services will be developed to increase alternatives to the car. Between Cambridge and St Ives these will include a Guided Busway, with related on-street bus priority measures to continue the services on to Huntingdon. The Council and County Council are also working towards promoting a High Quality Public Transport Corridor along the A428 between St Neots and Cambridge. The District Council and the County Council are also seeking improvements to the A428 between the A1 and Caxton Gibbet, which is currently nearing capacity.

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**5.20** Market town transport strategies exist, or are being prepared to promote integrated highway, public transport, cycling and walking improvements in Huntingdon, St Neots, St Ives and Ramsey. A park & ride site will be developed at St Ives as part of the proposed Guided Busway. Consideration will be given to a second park and ride site serving Huntingdon and Godmanchester. There are plans to relieve traffic on the A15 at Yaxley through the development of the township of Hampton and its possible extension.

**5.21** Improved access is planned from villages in the north and west of the District to the market towns and Peterborough, with better public and community transport services and further development of local and long-distance cycle routes. At the same time, significant improvements in the accessibility of services are expected through the increased availability and use of information technology, such as broadband internet access.

## The Planning Context

**5.22** The new development plans system consists of Regional Spatial Strategies and Local Development Frameworks. The East of England Plan is currently at the stage of Proposed Changes with adoption expected early 2008. It will guide development through to 2021. To reflect new national guidance a single issue review has commenced to address the needs for gypsy and traveller accommodation which is expected to be complete in 2009. The emerging East of England Plan is also expected to be subject to an early review which will cover the period to 2031 and it is anticipated that it may seek to increase growth rates.

### Housing requirements

**5.23** The emerging East of England Plan requires a minimum of 11,200 new homes to be built in Huntingdonshire over the period 2001 to 2021. Taking into account housing completions from 2001 to 2006, this is the equivalent of 550 per year up to 2021. As the plan period is already part way through, about 8,500 homes have already been built or are accounted for in existing planning permissions. This leaves 2,700 homes to be built before 2021. Government guidance in PPS3: Housing requires the Council to ensure that there is at least a 15 year supply of land for housing from when the Core Strategy is adopted. As the Core Strategy is due to be adopted in 2009 the remaining plan period to 2021 would not achieve this. The emerging East of England Plan advises that the annual housing requirement should continue to be used for planning purposes during the years after 2021. Therefore an additional 2750 homes will be needed between 2021 and 2026 (five years at the annual rate of 550). As the figures in the emerging East of England Plan are to be treated as the minimum, a number of growth options beyond this were considered as part of the issues and options process.

**5.24** Affordable housing is a key issue in Huntingdonshire due to the relatively high level of house prices compared with local incomes. The emerging East of England Plan seeks 35% of all housing across the region to be affordable. Huntingdonshire's Housing Needs Survey Update (2006) demonstrates a high level of need, particularly for social rented housing.

### Employment

**5.25** The emerging East of England Plan requires jobs in Cambridgeshire to increase by 75,000, of which it is predicted that at least 13,000 should be created in Huntingdonshire. To support continued economic growth, sufficient land of a suitable quality in the right locations to meet expected needs for industrial and commercial development needs to be identified. As there is no direct link between jobs growth and land availability, the scale of employment land needed will be the product of a complex series of factors shaping the demand for new accommodation and supply of new and existing employment land and property. The main factors are: overall national economic growth, local labour supply and demand, changing conditions for business competitiveness, and most notably the need to reduce CO<sub>2</sub> emissions and unsustainable modes of transport for employees and the distribution of goods. Most importantly, the growth of jobs and in choice in the range of jobs in the in Huntingdonshire will help to redress the current imbalance of out-commuting.

**5.26** The Employment Land Review looked at the existing supply of employment land and considered the requirements for the LDF. It recommends retaining a number of existing allocations and two scenarios for future requirements. The future requirements are based on two alternative models. The first is a business as usual approach, which is, and will continue to be, affected by existing trends and other forces, which is referred to as the 'New Usual for Business' model. The second model predicts trend breaking policies that will reshape demand for the type, location and scale of employment building, referred to as the 'Low Carbon Future' model. Under the New Usual for Business model about 96ha of additional employment land is considered necessary up to 2026, whereas under the Low Carbon Future model only about 66ha would be required. For both models the required development would be mostly concentrated in the central employment market area around Huntingdon, although housing growth at St Neots will give rise to the need for significant additional new employment opportunities to create a sustainable community.

## Retail requirements

**5.27** The Core Strategy needs to identify the centres for additional retailing together with an indication of the quantity needed in each centre to ensure their continuing viability and vitality. At present a high proportion of money spent by residents on comparison goods goes to Cambridge, Peterborough and Bedford rather than being spent in shops in Huntingdonshire's towns. The Huntingdonshire Retail Assessment Study (2005, updated 2007) suggests 20,000m<sup>2</sup> net additional comparison floorspace and 3,900m<sup>2</sup> net additional convenience floorspace is needed up to 2021. This figure allows for a slight increase in the proportion of expenditure retained locally as a result of more attractive retail opportunities being offered. Opportunities for regenerating and strengthening the role of town centres exist and can be achieved by policies to promote further retail development.

**5.28** The proposed quantity of convenience floorspace is not sufficient to require strategic consideration. To promote sustainable communities convenience shopping floorspace will need to follow broadly the distribution of additional housing growth. Therefore, the Preferred Option focuses solely on the distribution of comparison floorspace.

## A Spatial Vision for Huntingdonshire

**5.29** The Vision for the Local Development Framework has been developed from the key characteristics in the Spatial Portrait, the challenges posed by the Planning Context and the vision from the East of England Plan:

### Preferred Approach

#### The Spatial Vision

In 2026, Huntingdonshire will have retained its distinct identity as a predominantly rural area of villages and market towns whilst accommodating the development for the homes and jobs required as part of a major growth area. It will have taken advantage of the economic vitality of the Cambridge Sub-Region, in a sustainable manner while respecting, maintaining and enhancing the special characters of its towns, villages and countryside. Its residents will have an improved quality of life with improved access to a wider range of local jobs, housing and high quality services, facilities and green infrastructure.

# 5 The Spatial Vision

## Reasoned Justification

**5.30** The spatial vision for Huntingdonshire should flow from the visions set out in the key documents of the East of England Plan and Huntingdonshire's Sustainable Community Strategy, while incorporating the key characteristics that define Huntingdonshire as a unique place and the ways in which the LDF can address their protection and enhancement. The Core Spatial Strategy will provide the spatial expression of these for the District and will direct future development to help achieve their visions and objectives.

**5.31** The Spatial Vision identifies the need to protect the key characteristics of Huntingdonshire and seeks to meet the challenges and pressures arising from the issues highlighted in the planning context.

### The Vision of the emerging East of England Plan:

'By 2021 the East of England will be realising its economic potential and providing a high quality of life for its people, including by meeting their housing needs in sustainable and inclusive communities. At the same time it will reduce its impact on climate change and the environment, including through savings in energy and water use and by strengthening its stock of environmental assets'<sup>(iii)</sup>

**5.32** The Huntingdonshire Community Strategy was produced by the Huntingdonshire Strategic Partnership and adopted by the Council in 2004. The Community Strategy is under review and will be published as the Sustainable Community Strategy (SCS) for Huntingdonshire. It will reflect key national, regional and local plans and will be closely linked to the LDF which is the delivery mechanism for the spatial elements of the Strategy.

Although there is, as yet, no adopted vision in the SCS, a draft vision is emerging from the Partnership which is:

### The emerging Huntingdonshire Sustainable Community Strategy Vision, 2007

The Huntingdonshire Strategic Partnership is working together to achieve a long term vision for Huntingdonshire as a place where current and future generations have a good quality of life and can –

- make the most of opportunities that come from living in a growing and developing district;
- enjoy the benefits of continued economic success;
- access suitable homes, jobs, services, shops, and things to do;
- realise their full potential;
- maintain the special character of our market towns, villages and countryside; and
- live in an environment that is protected from the effects of climate change

## Spatial Principles

**5.33** The Spatial Principles indicate the general direction for the policies of the Core Strategy. They build on and support the Spatial Vision and set out how the Council intends to address the key planning challenges that the District faces.

iii (Modified text of Regional Spatial Strategy incorporating proposed changes, paragraph 2.2, December 2006)



## Preferred Approach

### Spatial Principles

Huntingdonshire will play a proactive role in accommodating future growth in the Cambridge-sub region. The majority of growth will be concentrated in the most sustainable locations of Huntingdon, St Neots and St Ives where there is access to existing and improving public transport, new road infrastructure and where the use of amenities and facilities can be maximised.

RAF Brampton and the industrial area west of Huntingdon town centre will provide significant opportunities for development on previously developed land within the District. Further opportunities to maximise the use of previously developed land on a smaller scale will be encouraged within the market towns of the Cambridge-Sub region.

The visual quality, viability and vitality of the four market town centres in Huntingdonshire will be enhanced by identifying and implementing appropriate development opportunities and opportunities to improve the public realm. Improvements to the public realm, improving the quality of both place and culture, will encourage local people to use local facilities and will attract visitors.

The regeneration of run down areas will be encouraged with particular attention paid to areas of deprivation within St Neots, Huntingdon and Ramsey through neighbourhood management and regeneration projects.

Opportunities for retail growth will be encouraged within all market towns and in larger villages which are identified as key service centres in order to respond to competitive pressure from other centres and further strengthen the District's economy. A large proportion of future retail growth will be accommodated within the town centre of Huntingdon, with additional, complementary development to the west of the town centre facilitated through an Area Action Plan. Further growth will be accommodated in St Neots where a large scale urban extension to the east of the town will require a district centre which will complement the town centre. There will be a lesser scale of growth in St Ives and Ramsey.

Future employment development will mostly be located in the most sustainable locations of the market towns and will be commensurate with housing growth to ensure the creation of balanced communities. The provision of a wider range of local employment opportunities will help limit levels of out commuting to London, Peterborough and Cambridge and ensure the continued success of the District's economy.

Development in most of the key service centres outside the Spatial Planning Areas will be restricted to a level that will help sustain the existing facilities and amenities, without encouraging growth in these less sustainable locations. In smaller settlements future housing will be restricted to small scale development and that necessary to meet local housing needs.

The further expansion of Peterborough will respect the separate identities of Yaxley, Facet, Folksworth, Stilton and Alwalton by maintaining green separation. However, it is important to ensure those settlements enjoy the benefits of future of development within Peterborough through improved access to a greater range of amenities and facilities. The areas of greenspace around those settlements close to the boundary with Peterborough will also be important areas of open space resource for the expanded population of Peterborough.

The landscape and countryside of Huntingdonshire will be protected and enhanced. Areas identified for enhancement include the Ouse Valley from St Neots to Earith, the woodlands around Grafham Water and Brampton and the wetland and woodlands of the Great Fen Project. These areas will also have improved

## 5 The Spatial Vision

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access for informal recreation. Further opportunities for improved recreation and biodiversity/green infrastructure will be identified. The growth in the Huntingdon and St Neots areas will reinforce the need to protect and enhance areas of greenspace around them.

The A14 improvements will create significant opportunities for new development in the Huntingdon area. The changes will improve access problems to the town centre and facilitate the extension of the town centre in a westerly direction. Other improvements to the transport network will also influence the delivery of housing and employment growth in more sustainable locations. Projects with particular importance include the Cambridge to St Ives Guided Bus, the A428 road improvements and High Quality Public Transport Corridor and the A15 improvements at Hampton near Peterborough. Improvements in public transport will enable the promotion of sustainable travel options.

Any redundant military bases in Huntingdonshire will need careful consideration to ensure that any potential re-use or redevelopment maximises the economic benefit to the District. RAF Brampton, subject to its release by the MoD, offers the opportunity for mixed use development on an appropriate scale in a sustainable location within the plan period. The future potential of Alconbury Airfield and Wyton Airfield will need to be considered in the longer term as part of the next review of the Regional Spatial Strategy. That review will need to take into account wider strategic issues for the region and the range of sustainable options available.

### Objectives of the Core Strategy

**5.34** A series of spatial objectives are required for the Core Strategy. These summarise its key policy directions and help provide a framework for developing appropriate indicators and targets for monitoring purposes. The objectives will be devised within the context established by the Regional Spatial Strategy.

#### Preferred Approach

##### Objectives

1. To enable required growth to be accommodated in locations which limit the need to travel, while catering for local needs
2. To ensure that the types of dwellings built are suited to the requirements of the local population, and that an appropriate proportion is 'affordable' to those in need
3. To enable specialist housing needs of particular groups to be met in appropriate locations
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting
5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping and leisure
6. To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and avoids adverse environmental impacts
7. To maintain and enhance the availability of key services and facilities including communications services
8. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species
9. To identify opportunities to increase and enhance major strategic greenspace
10. To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns
11. To ensure that design of new development integrates effectively with its setting and promotes local distinctiveness

12. To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste
13. To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change
14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling
15. To provide a framework for securing adequate land and infrastructure to support business and community needs

### Reasoned Justification

**5.35** These objectives summarise the key policy directions. They provide a suitable framework for developing appropriate indicators and targets for monitoring purposes. There may be tension between objectives but the spatial strategy seeks to achieve the best possible overall balance between the objectives. They are also influenced by the many other strategies and plans which have been taken in to account in the preparation of this document, including the East of England Plan and the Sustainable Community Strategy.

# 6 The Cornerstone of Sustainable Development

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## 6 The Cornerstone of Sustainable Development

**6.1** The promotion of a sustainable future is a key responsibility for the Council. It is now a legal requirement that plans reflect the overarching objective of promoting sustainable development. It should influence all aspects of the Core Strategy, both the built form and green spaces, managing growth to ensure that the needs of our residential, business and interest communities are met whilst not compromising the ability of future generations to meet their own needs.

**6.2** The Core Strategy will provide the local context for considering the long term social, economic, environmental and resource impacts of development through to 2026. It will contribute to the promotion of sustainable communities and provision of opportunities for local residents and businesses to adopt sustainable practices.

### The Preferred Approach

#### Policy Wording 1

All plans, policies and programmes of the Council and its partners, with a spatial element, along with all development proposals in Huntingdonshire will contribute to the pursuit of sustainable development.

Reflecting environmental social and economic issues the following criteria will be used to assess how a development proposal will be expected to achieve the pursuit of sustainable development including how the proposal would contribute to minimising the impact on and of climate change. All aspects of proposals will be considered including the design, implementation and function of development. The criteria are:

making best use of land and existing infrastructure;

minimising the use of non-renewable energy sources and construction materials and maximising opportunities for renewable energy;

minimising water consumption, and the impact on water resources and flood risk;

curtailing greenhouse gas emissions and other forms of pollution;

encouraging waste reduction and recycling;

preserving the diversity and distinctiveness of Huntingdonshire's towns, villages and landscapes including the conservation of buildings, sites and areas of architectural or historic importance;

maintaining and enhancing the range and vitality of characteristic habitats and species;

creating places that are attractive, respond well to their surroundings, adaptable, and which are accessible and safe to use for all sections of the community and encouraging regeneration;

contributing to social cohesion;

supporting the local economy and businesses;

and

limiting the need to travel, and increase opportunities to make necessary journeys by foot, cycle or public transport.

# The Cornerstone of Sustainable Development 6

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An assessment will be required to accompany any proposal for major development to demonstrate how the criteria have been met.

## Reasoned Justification

**6.3** Sustainable Development is at the heart of planning and is essential to address the issue of climate change. The assessment criteria will be important in achieving more sustainable outcomes through the planning process.

# 7 The Spatial Strategy

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## 7 The Spatial Strategy

**7.1** The Spatial Strategy sets out how the Council sees the different parts of the District developing. It identifies the different types of settlement within the District and how they will develop. It shows how and where the growth in housing, employment and retailing will be accommodated, and sets out priorities for areas that will be protected from development pressures.

### Strategic Housing Growth - Spatial Planning Areas

**7.2** In spatial planning terms the relationship between the District's four market towns and their nearby settlements is an important consideration. Whilst each settlement possesses its own distinctive character and identity there are strong functional, economic and social links so that these nearby settlements benefit from greater sustainability than they would otherwise have. Within these Spatial Planning Areas existing and future residents enjoy greater opportunities to achieve a sustainable lifestyle.

**7.3** The Huntingdon Spatial Planning Area includes Huntingdon, Brampton and Godmanchester which have a clear physical and functional relationship. Together these settlements have around 31,000 residents (2005). The majority of services and facilities are concentrated in Huntingdon but are accessible to Godmanchester and Brampton by public transport, cycling and walking. The area is a key driver of the local economy, particularly in the retail, leisure and office based sectors. The Housing Land Availability Study (HLAS) identified significant opportunities for development, including previously developed land west of the town centre and at RAF Brampton. The realignment of the A14 and proposed removal of the viaduct over the railway will help facilitate development opportunities after 2015.

**7.4** The St Neots Spatial Planning Area includes St Neots and Little Paxton and had a combined population of around 31,200 in 2005. Little Paxton has its own distinctive identity and is physically separated from St Neots by the River Great Ouse. However, the key concentration of services and facilities of St Neots town centre are as close to Little Paxton as to many parts of the town itself. Along with land in Bedfordshire around Wyboston, the area is also a key driver of the local economy particularly for the manufacturing and warehousing and distribution sectors. The HLAS identified that this area offers significant opportunities for development especially through the creation of a large sustainable urban extension to the east of the town. The capacity of the A428 is an issue until the section between the A1 and Caxton Gibbet is upgraded to a dual-carriageway.

**7.5** The St Ives Spatial Planning Area includes the town of St Ives and development at London Road just south of the town in the parishes of Hemingford Grey and Fenstanton. This area is smaller in scale than Huntingdon and St Neots with a population of just under 16,000 in 2005. The area has enjoyed recent employment growth, particularly to the east of St Ives and has a relatively small but thriving retail sector. It offers fewer opportunities for sustainable development options. Flooding is a major constraint to the south of the town. St Ives will see significant improvement in accessibility with the completion of the guided bus route.

**7.6** The Ramsey Spatial Planning Area includes Ramsey, Bury and part of RAF Upwood, but excludes the small villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside and Ramsey St Marys. The population was around 8,000 in 2005. The town serves as a focal point for a significant rural community. Ramsey has relatively

poor transport infrastructure as it is well off the main road network and is relatively remote and has more limited services and facilities than the other three areas. These factors combine to make this a significantly less sustainable location than the other three spatial planning areas.

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### Policy Wording 2

At least 5450 homes will be provided before 2026 at a rate of at least 550 per year. Of these at least 1575 homes will be on previously developed land and 3875 homes on greenfield land. About 2150 will be provided as affordable housing. Provision will be monitored regularly and the release of locations will be managed and phased during the plan period with the aims of meeting identified needs and demand and maintaining sufficient supply of deliverable sites.

As part of the overall development strategy to concentrate the majority of growth in the Huntingdon and St Neots Spatial Planning Areas, it is proposed that strategic housing growth will be located:

In the Huntingdon Spatial Planning Area where 1800 homes will be provided. Of these, 1000 homes will be on previously developed land, 800 homes will be on greenfield land and about 700 homes will be affordable. Provision will be in the following general locations:

In a significant mixed use redevelopment in the area west of the town centre covered by the Huntingdon West Area Action Plan and redevelopment of previously developed land within the built up area of Huntingdon ;

In Brampton on previously developed land ; and

In Godmanchester as part of a significant mixed use development to the south east/east after the A14 road improvements have been implemented and on greenfield land to the south west.

In the St Neots Spatial Planning Area where at least 2600 homes will be provided. of these 150 homes will be on previously developed land, 2450 homes will be on greenfield land and about 1050 will be affordable. Provision will be in the following general locations:

In the first phase of a significant mixed use urban extension on greenfield land to the east of the town and as redevelopment of previously developed land within the built up area of the town.;

In Little Paxton where a small number of homes will be developed.

In the St Ives Spatial Planning Area where 500 homes will be provided. of these, 100 homes will be on previously developed land, 400 homes will be on greenfield land and about 200 will be affordable. Provision will be in the following general locations:

In a significant greenfield development to the west of the town and

In the redevelopment of previously developed land within the built up area of the town.

In the Ramsey Spatial Planning Area where 300 homes will be provided. Of these 250 homes will be on previously developed land, 50 will be on greenfield land and about 100 will be affordable. Provision will be made in the following general locations:

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In an employment led mixed use redevelopments to the west of the town and to the north of the town and as development of land within the built up area of the town. .

Outside the Spatial Planning Areas, in the Key Service Centres of Fenstanton, Sawtry and Yaxley, 250 homes will be provided. Of these 75 homes will be on previously developed land, 175 will be on greenfield land and around 100 will be affordable. Provision will be made in the following general locations:

On land within the built up area and on land to the east and south of Fenstanton. ;

On land to the west of Sawtry; and

On previously developed land within the built up area of Yaxley.

## Reasoned Justification

**7.7** The emerging East of England Plan sets an allocation of 11,200 new homes to be built in Huntingdonshire for the period 2001 to 2021. Allowing for completions from 2001 to 2006 this is the equivalent of 550 per year up to 2021. As the plan period is already part way through about 8,500 homes have already been built or are accounted for in permissions granted since 2001. This leaves 2,700 homes to be achieved before 2021. PPS3: Housing also requires the Council to ensure that there is at least a 15 year supply of land for housing from when the Core Strategy is adopted. As the Core Strategy is due to be adopted in 2009 the plan period to 2021 would not achieve this PPS3 requirement. Regional policy advises that annual averages for housebuilding to 2021 be extrapolated forward. For Huntingdonshire this means rolling forward the 550 annual average to provide for at least a further 2750 new homes to 2026. The end date of 2026 will allow for a 15 year land supply upon adoption of the Core Strategy and will mean that the overall District housing figure for the period 2001-26 is at least 13,950 new homes with 5450 to be allocated.

**7.8** The strategy is mainly based on a combination of options. The Cambridge Sub-region is identified in the emerging East of England Plan and previously in the Cambridgeshire and Peterborough Structure Plan (2003). The strategy recognises the significance of the Sub-region by concentrating housing development in the towns and Key Service Centres which lie within it. St Neots has been identified as an important location where there is the opportunity for significant benefits from a large scale urban extension on land to the east of the town and the East Coast Mainline railway. Land in this location will play a significant role, particularly in later phases of the plan period, in ensuring housing delivery is maintained above the annualised rate of 550 and this location offers a unique opportunity to create a truly sustainable community with a new secondary school, a higher level of employment than envisaged in the ELR and the construction of a viable District Centre which will complement the town centre.

**7.9** The approach to affordable housing has been informed by the Huntingdonshire Housing Needs Survey (2003), the update of that survey from 2006, the sub-regional Strategic Housing Market Assessment and policy in the emerging East of England Plan.

**7.10** In line with National and Regional policy the approach is to develop sustainable brownfield land first. Due to the predominantly rural character of the District there is not sufficient well located brownfield land to achieve the national target. However, Brampton and the Huntingdon West area are particularly significant areas where brownfield redevelopment can be achieved. Land east of St Neots offers the best opportunity in the District to create sustainable development on greenfield land.

**7.11** Other housing will come forward on sites within the built up areas of the towns and villages in line with the levels of development set out in the Settlement Hierarchy. This will be in excess of the 5450 homes planned for through the strategic development opportunities identified above.



## Settlement Hierarchy

**7.12** The settlement hierarchy provides a framework to manage the scale of housing development appropriate on unallocated sites.

**7.13** The settlement hierarchy continues the strategic aim of concentrating development in the larger sustainable settlements that offer the best levels of services and facilities and protects the character and scale of smaller villages and the countryside. It will help increase the opportunities for sustainable lifestyles, reduce the need to travel and make good use of existing infrastructure.

### Policy Wording 3

The hierarchy identifies:

Huntingdon, St Neots, St Ives and Ramsey and Bury as 'Market Towns' in which development schemes of large, moderate and minor scale will be appropriate;

Brampton, Buckden, Fenstanton, Godmanchester, Kimbolton, Little Paxton, Sawtry, Somersham, Warboys and Yaxley as 'Key Service Centres' in which development schemes of moderate and minor scale will be appropriate

The following villages as 'Smaller Settlements';

Abbotsley, Abbots Ripton, Alconbury, Alconbury Weston, Alwalton, Bluntisham, 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 Staughton, Great Stukeley, Hail Weston, Hamerton, Hemingford Abbots, Hemingford Grey, Hilton, Holme, Holywell, Houghton and Wyton, Keyston, Kings Ripton, Leighton Bromswold, Little Stukeley, London Road (St Ives)<sup>(iv)</sup>, Molesworth, Needingworth, Offord Cluny, Offord D'Arcy, Oldhurst, Old Weston, Perry, Pidley, Pondersbridge (part)<sup>(v)</sup>, Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Mary's, Southoe, Spaldwick, Stibbington, Stilton, Stonely, Stow Longa, Tilbrook, Toseland, Upton, Upwood, Wansford (part)<sup>(vi)</sup>, Waresley, Water Newton, Winwick, Wistow, Woodhurst, Woodwalton, Wyton-on-the-Hill, and Yelling; in which residential infilling will be appropriate. In exceptional circumstances, development schemes of minor scale may be allowed where it can be demonstrated that the settlement concerned offers at least a basic range of services and public transport appropriate to the form of the housing to be provided and it secures the most sustainable solution for the site;

All other areas as part of the countryside, including those hamlets and isolated groups of buildings where nearly all services and facilities must be accessed in higher order settlements. In this tier residential development will be limited to that which has an essential need to be in the countryside.

The scale of housing development schemes is defined as:

- iv The built up area adjoining London Road to the south of St Ives, and lying within the parishes of Fenstanton and Hemingford Grey
- v The greater part of this settlement lies within the neighbouring Authority (Fenland)
- vi The greater part of this settlement lies within the neighbouring Authority (Peterborough)

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Large scale development: 60 or more dwellings

Moderate scale development: 10-59 dwellings

Minor scale development: up to 9 dwellings

Residential infilling: up to 3 dwellings

## Reasoned Justification

**7.14** In the Cambridge Sub-Region, the emerging East of England Plan (Proposed Changes 2006) includes the three settlements of Huntingdon, St Neots and St Ives as Market Towns. They have a wider range of facilities and employment opportunities compared to other settlements in the District. Ramsey and Bury lie outside the Cambridge Sub-Region. Ramsey and Bury provide a similar ranges of services and facilities justifying its designation as a Market Town although the scale of provision is below that of the other Market Towns and the availability of employment is comparatively limited. The Market Towns are defined as the first tier in the hierarchy.

**7.15** The emerging East of England Plan identifies the criteria for Key Service Centres as large villages with a good level of services such as a primary school within the village, a secondary school within the village or easily accessible by public transport, primary health care facilities, such as a GP surgery, a range of shops and services that can meet day-to-day needs, local employment opportunities and a reasonable public transport service to higher order settlements. The villages of Brampton, Buckden, Fenstanton, Godmanchester, Kimbolton, Little Paxton, Sawtry, Somersham, Warboys and Yaxley all meet these criteria despite ranging in size and function from sizeable settlements with similar services and facilities to the market towns to large villages with a range of facilities sufficient for most day to day requirements. They are therefore defined as Key Service Centres and form the second tier of the hierarchy.

**7.16** Huntingdonshire has a great many other villages of varying size and character all offering different levels of services and facilities to their residents. They are classed as Smaller Settlements in the third tier of the hierarchy. The main distinction between these Smaller Settlements and the Key Service Centres is that none offer a sufficient range of services and facilities to sustain daily living without the need to access services and facilities elsewhere.

**7.17** The countryside contains a number of hamlets, groups of houses and individual properties typical of a productive agricultural economy. These offer virtually no services for residents and typically contain less than 30 homes. Government policy clearly indicates that such locations should not be a focus for further development.

**7.18** The Council has produced a background paper on the Settlement Hierarchy and the potential Key Service Centres. Updated in October 2007, this paper provides further information on the criteria used to determine a settlement's position in the hierarchy.

## Affordable Housing in Development

**7.19** It has become increasingly difficult for local people on low to modest incomes to gain access to suitable housing. A growing gap between average earnings and housing costs, a limited supply of new affordable properties and the loss of existing social housing through 'right to buy' / 'right to acquire' provisions have all contributed to this problem. The planning system has a key role to play in making more affordable properties available, through securing contributions from market housing schemes and by enabling rural 'exceptions' sites to come forward. It is necessary to define the scope of what constitutes 'affordable housing' in order to develop policies specifying where and when its provision will be required.

**7.20** PPS3 sets out up to date definitions of affordable housing, distinguishing between social rented and intermediate housing tenures. It acknowledges that to be deemed 'affordable' housing must be made available at a cost low enough for eligible households to afford when compared to local incomes and house prices. It specifies that low cost homes for sale can contribute towards the supply of intermediate housing but specifically excludes low cost market housing from the definition of affordable housing.

**7.21** Housing Needs Surveys in the District have shown a significant demand for affordable housing, far exceeding that likely to be built. Thus, it is important to ensure that provision caters for priority needs. The Housing Needs Surveys have advised that a District-wide target should be set to enable the Council to respond to its responsibility at a District-wide level in order to meet need where it can best do so. A Strategic Housing Market Assessment is currently being undertaken and outcomes will be taken into account in preparing later stages of the Core Strategy as appropriate.

## Policy Wording 4

The definition of Affordable Housing in PPS3 will be used.

40% of all housing proposed in developments in the following categories should be provided as affordable housing:

on proposals of 15 or more homes or 0.5ha or more in all parts of the District; or

on proposals of 3 or more homes or 0.1ha, in all parishes with less than 3000 population.

In order to prevent avoidance of contributions the requirement will consider the complete developable area rather than the area or number of homes of a proposal where it forms a sub-division of a larger developable site.

In determining the amount of affordable housing site conditions including redevelopment of previously developed land or mitigation of contamination will be considered. Where evidence shows that site conditions or other material considerations may affect the amount of affordable housing, criteria will set out the priorities for achieving affordable housing. Similarly criteria will be set for the form the contribution should take and the circumstances in which these may be varied.

## Reasoned Justification

**7.22** It is considered that the definition of affordable housing and the threshold of 15 dwellings in PPS3 is appropriate in Huntingdonshire. The average target of 35% included in the emerging East of England Plan is an average for the region and applies to all housing development. In order to achieve the average when a site threshold is used, a higher percentage must be sought on eligible sites, as some sites will not contribute because they are below the threshold. The Council considers it is viable and practical to set requirements for affordable housing from development in rural areas that reflect the need and type of development likely to take place in these areas. With these characteristics in mind the threshold and the percentage sought are lowered. It is considered prudent to include site thresholds expressed in both number of homes and in land area

## Rural Exceptions Affordable Housing

**7.23** House prices in many of our villages are unaffordable to many local people leading to significant demand in some for provision of affordable housing to prevent people having to move away or to enable those with local connections to return.

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**7.24** In the settlement hierarchy most new housing will be built in the Market Towns and Key Service Centres, but where rural housing need is high, like in Huntingdonshire it is important to have a mechanism for addressing affordable housing needs that arise within the District's rural areas. The exceptions process is well established. It is so called because an exception to the prevailing policy that determines where and what scale of housing development can take place as long as it is for affordable housing to meet the needs of local people. The level of services available locally will be informed by Parish Plans.

## Policy Wording 5

In exceptional circumstances, affordable housing development will be considered acceptable within or adjacent to the built up areas, subject to the following criteria:

The proposal is limited in number and type of housing to that which can be justified by evidence of need for affordable housing arising from people who are either currently resident, have an existing family or employment connection or have some other unambiguous local connection in the parish or individual settlement;

The settlement is a small rural community that is below 3000 population<sup>(vii)</sup> that offers at least a basic range of services appropriate to the form of housing to be provided;

Appropriate safeguards are put in place that ensure that the housing will remain affordable for successive occupiers; and

It can be demonstrated that there is no land in a more suitable location that is available.

## Reasoned Justification

**7.25** It is important that occupiers of the new properties have access to at least a basic level of facilities appropriate to their needs, to help reduce their need to travel. For instance access to a food shop and also a primary school where the houses will be occupied by families would be expected.

## Gypsies, Travellers and Travelling Showpeople

**7.26** The Government, in Circular 01/2006, requires local authorities to provide for the housing needs of gypsies and travellers through a rural exception sites policy and the allocation of sites in a Development Plan Document. The Circular considers rural sites, where not subject to special planning constraints, to be acceptable in principle; and points to the benefits that sites can bring to previously developed, untidy or derelict land. The Circular defines Gypsies and Travellers, and an additional draft circular has indicated that this will also include Travelling Showpeople.

**7.27** Land in urban areas which is suitable for housing may also be suitable for Gypsy and Traveller sites but may have land prices which are effectively beyond the reach of the Gypsy and Traveller community.

**7.28** The East of England Regional Assembly (EERA) is preparing a single issue review of the emerging East of England Plan to develop a policy which will address the needs of Gypsies and Travellers across the region. It will identify the total number of additional pitches requires to 2016 and the number of additional pitches which

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vii as defined in the Housing Act 1996

should be provided in local authority area. EERA has consulted on an Issues and Options document and is currently considering the responses. The document proposed two options for the distribution of pitches, both of which set the number of additional requirement to be provided in Huntingdonshire at 20 pitches.

**7.29** This took account of the Gypsy and Traveller Accommodation Assessment (GTAA) for the wider Cambridge Sub-Region which was published in May 2006; it identified that the need in Huntingdonshire for the period to 2011 is for an additional 15 to 25 pitches. The GTAA identified that in Huntingdonshire at the time of the survey (2005) there were 20 pitches (with a capacity for 36 caravans) on the County Council owned site at St. Neots, while the average number of unauthorised caravans 2002-2004 was 14 caravans.

**7.30** Huntingdonshire is committed to preparing a Development Plan Document (DPD) for Sites for Gypsies and Travellers and the programme for its preparation is set out in the Local Development Scheme. The programme reflects the need to ensure that the DPD is consistent with the RSS policy and policies in the Core Strategy.

**7.31** Circular 01/2006 requires the Core Strategy to set out the criteria for the location of gypsy and traveller sites, as the Government sees this as a strategic issue, which will be used to guide the allocation of sites in the DPD and to meet demand which may result in planning applications on land as a rural exception site either before the DPD is prepared or in addition to sites allocated.

## Policy Wording 6

Account will be taken of the need to ensure that Gypsies, Travellers and Travelling Showpeople are accommodated in sustainable locations where essential services such as water and sewerage are provided and with good access by foot, cycle or public transport to services such as education and health. Account will also be taken of the rural nature of Huntingdonshire where the availability of public transport is limited. Providing sites in appropriate locations will help prevent the social exclusion of Gypsies, Travellers and Travelling Showpeople and conflict with settled communities. Consideration will be taken of the preference of many Gypsies, Travellers and Travelling Showpeople for a rural location with a degree of separation from the settled community.

The following criteria will guide the provision of sites:

adequate schools, shops and other community facilities are within reasonable travelling distance, and can be reached by foot, cycle or public transport;

the site is served (or can be served) by adequate water and sewerage connections;

there would be no significant adverse effect on the amenity of nearby residents or operations of adjoining land uses;

the health and safety of occupants are not put at risk including through unsafe access to sites, poor air quality or unacceptable flood risk.

## Reasoned Justification

**7.32** This policy is required to be consistent with Government policy.

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## Employment

**7.33** The Employment Land Review (ELR) and the draft Local Economic Strategy both identify the strong economic performance that Huntingdonshire has enjoyed recently with both the number of jobs and the number of businesses being created well above the national and regional averages. The emerging East of England Plan identifies jobs growth for Cambridgeshire of 75,000, but gives only limited guidance as to how this figure might be made up from jobs growth in the local authorities in the County. However forecasts predict that at least 13,000 jobs will be created in Huntingdonshire. The ELR looks in detail at various models that seek to predict the amount of employment growth during the plan period, and compares this with evidence of land take up in recent years. The ELR concludes that planning for a 'low carbon future' is the most appropriate model and that at least 66ha of land for employment uses should be identified.

**7.34** Most of the jobs growth in recent years has been centred in and around Huntingdon and this trend is predicted to continue. However, to support the creation of sustainable communities it is necessary to increase the amount of employment land provided in Godmanchester and St Neots.

## The Preferred Approach

### Policy Wording 7

At least 82 ha of employment land will be provided before 2026 in order to support the creation of at least 13,000 jobs and reduce the significant level of out commuting. Of this at least 15 ha will be on previously developed land. Provision will be monitored regularly and the release of locations will be managed and phased during the plan period with the aims of meeting identified needs and demand and maintaining sufficient supply of deliverable sites.

As part of the overall development strategy to concentrate the majority of growth in the Huntingdon and St Neots Spatial Planning Areas, strategic employment growth will be located:

In the Huntingdon Spatial Planning Area where 51 ha of land will be provided of which 13 ha will be on previously developed land. Provision will be made in the following locations:

In a mixed use redevelopment for B1 uses to the west of the town centre covered by the Huntingdon West Area Action Plan, and in greenfield development for B1, B2 and B8 uses to the north west of the town.

In a mixed use redevelopment for B1 uses on land within Brampton;

and

In Godmanchester as part of significant mixed use greenfield development to the south east/east of Godmanchester after the A14 road improvements have been implemented.

In the St Neots Spatial Planning Area where 25 ha of land, all of which is greenfield land, will be provided in the following general location:

In a significant mixed use urban extension for B1, B2 and B8 uses on greenfield land to the east of St Neots.

In the St Ives Spatial Planning Area;

On existing commitments and other sites within the built up area of St Ives, which might come forward during the plan period.

In the Ramsey Spatial Planning Area where at least 4 ha of land, of which 2 ha will be on previously developed land, will be provided in the following general locations:

In a mixed use redevelopment for B1 and B2 uses to the west and to the north of Ramsey.

Outside of the Spatial Planning Areas, in the Key service Centre of Yaxley, 2 ha of land will be provided for B1, B2 and B8 uses to the north east of the village;

## Reasoned Justification

**7.35** This approach is based the Employment Land Review which suggests that as part of a low carbon future recommends the provision at least 66ha of additional employment land by 2026. To support the creation of sustainable communities, it is considered necessary to increase the amount of employment land in Godmanchester and St Neots where it will form an important component of mixed use development.

**7.36** The ELR also recommends retention of existing allocations in Ramsey and Bury and in Yaxley. The main reasons for retaining both of these locations are regeneration and the creation of more sustainable communities. Employment in Ramsey and Bury will be further supported by employment lead mixed use development at RAF Upwood.

**7.37** St Ives has significant constraints including flood risk that mean potential employment locations is limited to existing commitments and sites within the built up area of the town which might come forward during the plan period.

# 7 The Spatial Strategy

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## Retail

**7.38** The Retail Assessment Study Update (2007) suggested that the Core Strategy should endeavour to increase the proportion of available expenditure which is spent locally as this is currently low. One way of encouraging this is to provide a greater quantity and choice of shops which will reduce the need to travel to other centres outside the District. A target is proposed of 20,000m<sup>2</sup> net of additional comparison retail floorspace and a further 3,900m<sup>2</sup> net of convenience floorspace in the District for the period 2006-2021. This will allow a slow but steady increase in the proportion of expenditure being retained locally.

**7.39** A target of 20,000m<sup>2</sup> net additional comparison floorspace is proposed. The Retail Assessment Study identified comparatively strong demand from retailers wishing to trade in Huntingdon and an encouraging level of interest in St Neots which has traditionally been considered less attractive by investors. The distribution is consistent with the Retail Assessment Study. Government guidance dictates that new retail facilities should be in town centres and edge of centre and out of centre locations only considered where this cannot be reasonably achieved. The Retail Assessment Study suggested that although the level of need for convenience floorspace appears limited there may be further opportunities to increase the range of facilities. In particular it noted the need for a discount foodstore in Huntingdon town centre. Compared with other centres Huntingdon is the higher order centre where pressure for further retail development is greatest. It also has more opportunities to regenerate and thus strengthen the range of uses with retail expansion on sites in and adjacent to the town centre.

## The Preferred Approach

### Policy Wording 8

At least 20,000m<sup>2</sup> of comparison floorspace and 4,000m<sup>2</sup> of convenience floorspace will be provided before 2026. As part of the overall development strategy to concentrate the majority of growth in the Huntingdon and St Neots Spatial Planning Areas, retail growth will be located:

In 9,000m<sup>2</sup> of comparison floorspace in Huntingdon, concentrated in the town centre and complementary and appropriate development in significant mixed use redevelopment in the area west of the town centre covered by the Huntingdon West Area Action Plan;

In 9,000m<sup>2</sup> of comparison floorspace in St Neots, concentrated in the town centre and complementary and appropriate development as part of significant mixed use urban extension on greenfield land to the east of the town;

In 2,000m<sup>2</sup> of comparison floorspace in St Ives concentrated in the town centre; and

In 4,000m<sup>2</sup> of convenience floorspace located to serve population growth in town centres across the District.

## Reasoned Justification

**7.40** This distribution provides the best combination of a high but achievable level of retail growth, market preferences, retaining and encouraging local spending in the local area and taking into account sustainability issues including reducing the need to travel. It recognises the market preference for locating in Huntingdon. Retail growth at St Neots is considered necessary to support the proposed increase in population and to retain more local spending in the town.



**7.41** St Ives is considered to be the most appropriate place for additional comparison retail floorspace outside Huntingdon and St Neots.

# 7 The Spatial Strategy

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## Key Diagram

7.42 The following diagram illustrates the geographic distribution and levels of growth in the preferred approach.

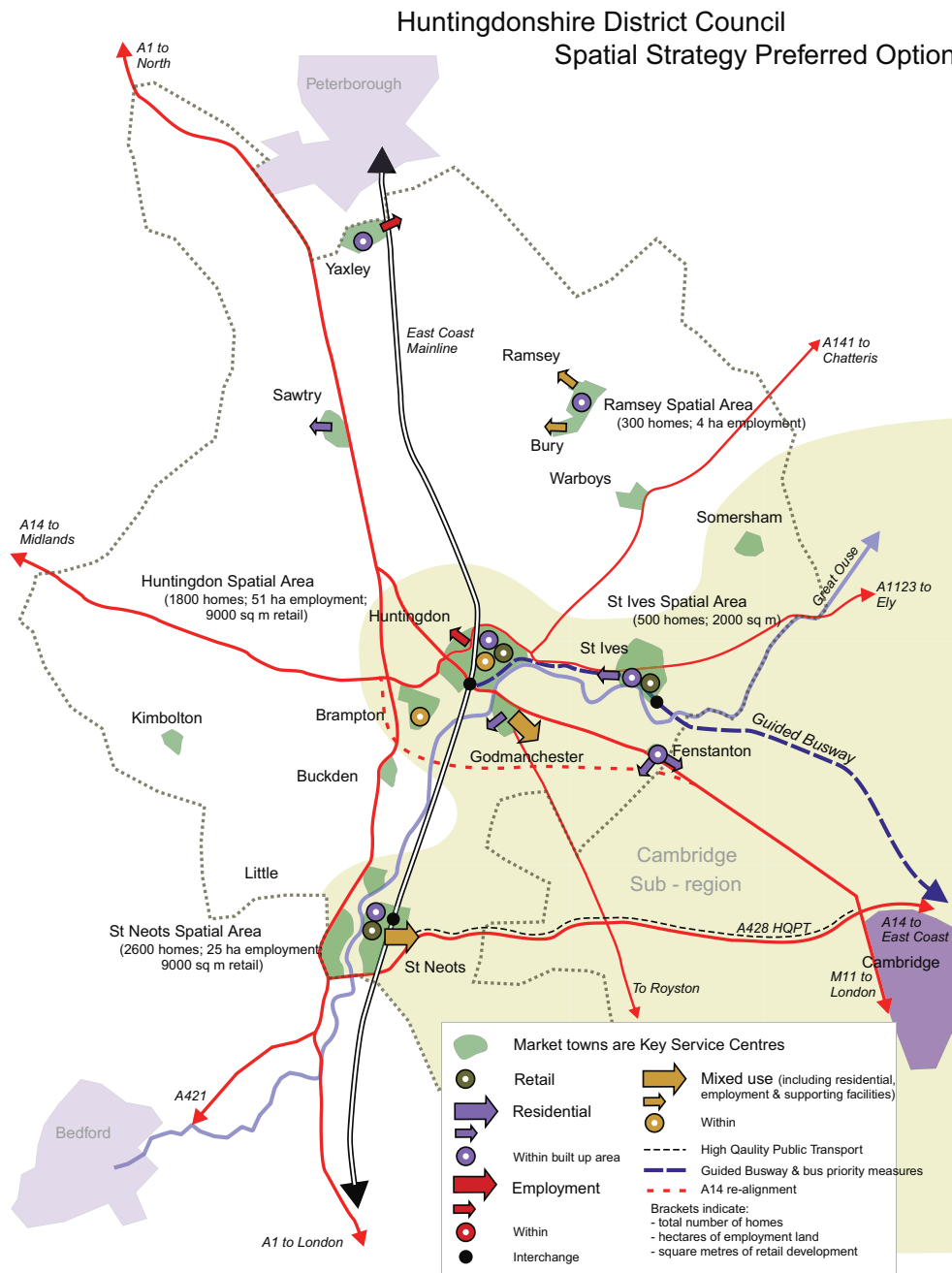


Figure 7.1 Key Diagram

## 8 Core Strategic Issues

### Areas of Strategic Greenspace Enhancement

Huntingdonshire's countryside needs to respond to changing economic and environmental circumstances. Improving the biological, visual and recreational value of the countryside brings obvious environmental and social benefits, but can also boost the local economy through increased visitor spending. It is something that should be addressed by all proposals within or adjoining the countryside and some particular opportunities for significant enhancement have been identified. Access to quality greenspace is a priority for the Council. There are however considerable pressures on green infrastructure brought about by development.

**8.1** These possible areas of 'strategic greenspace enhancement' reflect the target areas for habitat creation identified in the Structure Plan and the Biodiversity Partnership for Cambridgeshire and Peterborough's 50 Year Wildlife Vision.

#### Preferred Approach

##### Policy Wording 9

Areas of Strategic Greenspace Enhancement along with green corridors connecting them are identified in Figure 8.1. Within these areas, coordinated action will be taken via consultation with statutory and other agencies to improve their biodiversity, landscape and recreational value through appropriate forms of habitat creation and landscape management, and projects to promote quiet enjoyment of the countryside. The creation or enhancement of green corridors connecting these areas will be promoted. It is particularly important that resources are concentrated in these areas in the early part of the plan period and to promote the early creation or enhancement of green corridors connecting these areas with areas of population, to form a coherent network:

- The Great Fen Project;
- The Grafham Water / Brampton Woodlands; and
- The Great Ouse Valley (St Neots to Earith)

#### Reasoned Justification

**8.2** Focusing countryside enhancement efforts on these areas will give maximum scope for consolidating and linking important habitats, and enable complementary access improvements to be pursued. Within the defined areas, it will be important to ensure that development proposals do not conflict with this vision and, when development does occur, that the design, landscaping and any community benefits contribute to its realisation.

**8.3** The Cambridge Horizons Green Infrastructure Strategy is a valuable source of information that seeks to enhance and reinstate green infrastructure and a network of corridors connecting the key areas across Cambridgeshire. The corridors will allow sites important for biodiversity to be connected thus encouraging the spread of wildlife and will also create opportunities for countryside recreation including walking and cycling.

## 8 Core Strategic Issues

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**8.4** Green infrastructure is defined as a network of protected sites, nature reserves, greenspaces and greenway links. It offers opportunities to provide for a number of functions, including recreation and wildlife as well as landscape enhancement.

**8.5** The Great Fen Project is a major initiative of habitat restoration which is of international significance. It will extend significantly the area of fen by connecting Holme Fen and Woodwalton Fen to create a 3700 ha wetland.

**8.6** Grafham Water offers opportunities for water based recreation together with the creation of wildlife habitats and better links to nearby woodlands such as Brampton Wood.

**8.7** The Great Ouse Valley is a distinctive lowland landscape of extensive areas of wetlands, including major areas of water filled sand and gravel pits such as Paxton Pits and Needingworth Quarry, and meadows which require sensitive agricultural management. It is close to centres of population and there needs to be a balance struck between the needs of recreation and biodiversity.

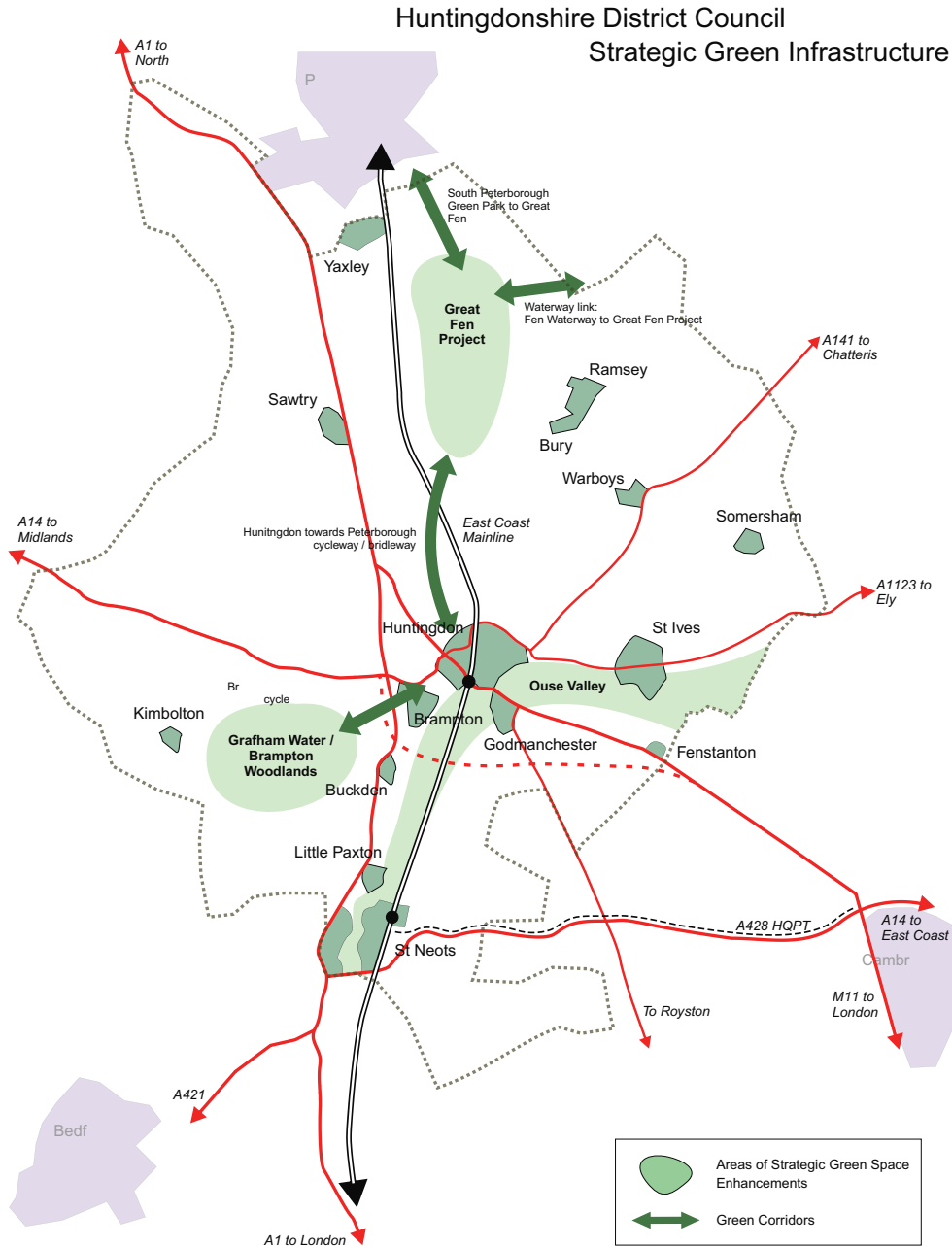


Figure 8.1 Strategic Green Infrastructure

## 8 Core Strategic Issues

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### Access to Services and Facilities

#### Infrastructure Requirements

**8.8** The detailed framework for calculating and negotiating obligations will be set out in separate Supplementary Planning Documents, which will be updated on a regular basis. Huntingdonshire forms part of a wider growth area, and some of the items for which contributions will be required may be strategic in nature (such as strategic open space). Contributions from individual developments may be pooled where appropriate, but in all such cases the nature and scale of contributions sought will be related to the size of scheme and the extent to which it places additional demands upon the area.

#### Preferred Approach

##### Policy Wording 10

Development proposals will be expected to provide or contribute towards the cost of providing appropriate infrastructure, and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms.

Contributions may also be required to meet the management and maintenance of services and facilities provided through an obligation. The appropriate range and level of contributions will be assessed in a comprehensive manner, taking into account strategic infrastructure requirements and using standard charges where appropriate. Standards and formulae for calculating contributions will be set out in separate Supplementary Planning Documents. Where appropriate, the particular requirements of specific sites will be set out in other DPDs.

The nature and scale of any planning obligations sought for this purpose will be related to the form of development and its potential impact upon the surrounding area. Where appropriate, any such provision will be required to be provided on site. Where this is not possible, a commuted payment will be sought. The range and level of contributions will be assessed in a comprehensive manner, taking into account strategic infrastructure requirements and using standard charges or tariff where appropriate.

Contributions may be required for the following:

- affordable and key worker housing
- open space and recreation (including leisure and sports facilities)
- strategic green infrastructure
- transport (including footpaths, bridleways, cycleways, highways, public transport, car parks and travel planning)
- community facilities (including meeting halls, youth activities, library services, cultural facilities and places of worship)
- education, health and social care
- utilities infrastructure
- emergency services

environmental improvements  
drainage / flood prevention and protection  
waste recycling facilities  
public art

## Reasoned Justification

**8.9** Development can place additional demands upon physical infrastructure and social facilities, as well as having impacts upon the environment. In many cases planning obligations will be required, so that provision is made for the necessary improvements to services and facilities, or to secure compensatory provision for any loss or damage arising, for instance the loss of open space. Obligations may also be necessary for corporate planning objectives to be secured, in particular, the provision of affordable and key worker housing where this is justified.

**8.10** This approach highlights the general principle that obligations will be required where necessary in planning terms, and indicates the broad range of matters that may need to be addressed. The detailed framework for calculating and negotiating obligations will be set out in separate Supplementary Planning Documents which will be updated on a regular basis. Huntingdonshire forms part of a wider regional and sub-regional growth area, and some of the items for which contributions will be required will be strategic in nature.

## 9 Implementation and Monitoring

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### 9 Implementation and Monitoring

**9.1** Monitoring and review are key aspects of the development plan system with its emphasis on delivery of sustainable development and sustainable communities. Local Development Frameworks should be regularly reviewed and revised to ensure that components of the framework are updated to reflect changing circumstances nationally, regionally and locally. In the Core Strategy there should be a focus on implementation, setting out agreed delivery mechanisms to ensure that policies achieve desired results in the required time frame. Monitoring will evaluate progress being made towards delivering the spatial vision and objectives through the implementation of policies. The results of such monitoring should provide the basis for any contingencies to be implemented or the need for a review to be undertaken.

**9.2** In accordance with the Planning and Compulsory Purchase Act 2004, the Council will produce an Annual Monitoring Report (AMR) containing an assessment of Local Development Document preparation against milestones set out in the Local Development Scheme (LDS), and the extent to which policies set out in Local Development Documents are being achieved and targets being met. The AMR will be the main mechanism for assessing the LDF's performance and effect. As well as linking with spatial objectives and policies, indicators in the AMR will also link to sustainability appraisal objectives in order to identify the significant effects of policy implementation. If, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the Core Strategy or other parts of the LDF.

**9.3** Information on housing delivery in terms of net additional dwellings, will be set out in the AMR in the form of a housing trajectory, showing past and estimating future performance.

**9.4** The following table sets out performance indicators and targets which will form the basis for identifying where the spatial strategy needs to be strengthened, maintained or revised.



Indicator	Indicator Type	Related Spatial Objective(s)	Related SA Objective(s)	Related Policy Wording	Target	Responsible Agencies	Implementation
<b>Land, Water and Resources</b>							
Number of dwellings completed (net)	Core indicator, Significant effects	1, 2, 3	16	2	550 per annum	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
% housing completions on previously developed land	Core output, Significant effects	8, 12	1	2	29%	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
Estimated household water consumption	Local output, Significant effects	12	2	1	Reduce pro capita water consumption rates	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
<b>Biodiversity</b>							
Change in areas and populations of biodiversity importance:	Core output, Significant effects	8, 9	1, 3, 12	1, 9	Increase the number of ha of specified target habitats	Huntingdonshire District Council, Cambs Biodiversity Partnership, Natural England, RSPB	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs, Countryside Services Initiatives
1. change in priority habitats and species (by type)							
2. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance							

# 9 Implementation and Monitoring

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Volume One

Indicator	Indicator Type	Related Spatial Objective(s)	Related SA Objective(s)	Related Policy Wording	Target	Responsible Agencies	Implementation
<b>Landscape, Townscape and Archaeology</b>							
Large scale housing sites meeting 'Building for Life' equivalent standards	Local output, Significant effects	10, 11, 12, 13	4, 5, 10, 13	1	60% to achieve Silver Standard equivalent	District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs, Conservation initiatives
<b>Climate Change and Pollution</b>							
% household waste which is recycled	Local output, Significant effects	12	8	1	50% by 2011 56% by 2016 60% by 2021	District Council, Cambridgeshire County Council	Provision of recycling facilities, Recycling campaigns, Cambridgeshire and Peterborough Joint Waste Strategy
% of housing completions in Market Towns and Key Service Centres	Local output, Significant effects	1, 12, 13	7, 9	2, 3	Maximise the % of housing completions in Market Towns and Key Service Centres	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
<b>Inclusive Communities</b>							
% of housing completions on qualifying sites which are affordable	Core output, Significant effects	2, 3	15, 16	4, 5	40%	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions
Amount of new residential development within 30 mins public time of GP, hospital, primary and secondary	Core output, Significant effects	1	14, 15	1	Maximise the amount of new residential development within 30 mins public transport time of GP, hospital, primary and secondary school,	Huntingdonshire District Council, Private Sector, Registered Social Landlords	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs

Indicator	Indicator Type	Related Spatial Objective(s)	Related SA Objective(s)	Related Policy Wording	Target	Responsible Agencies	Implementation
school, areas of employment and a major retail centre					areas of employment and a major retail centre		
Number of permissions granted for new public or private Gypsy, Traveller & Travelling Showpeople sites, or expansion of existing sites	Core output	3	15, 16	6	Increase provision of pitches available on legal sites for Gypsies, Travellers & Travelling Showpeople	County Council, Registered Social Landlords, Private Sector	Through Gypsies and Travellers DPD and development control decisions
<b>Economic Activity</b>							
Amount and % of employment floorspace developed on previously developed land	Core output, Significant effects	6, 8, 12	1	7	Maximise the % of completed employment floorspace on previously developed land	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
Amount of land for which planning permission has been granted for employment uses	Local output, Significant effects	4, 6, 15	17, 18	7	Annual average 4.3 ha	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs
% of retail completions in Huntingdon and St Neots	Local output, Significant effects	5, 7	14, 17, 18	8	Ensure a balance between the two main market towns of Huntingdon and St Neots	Huntingdonshire District Council, Private Sector	Through Planning Proposals DPD, Huntingdon West AAP, development control decisions SPDs and UDFs

## 10 Glossary

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Volume One

## 10 Glossary

### **Adoption**

The point at which the final agreed version of a document comes fully into use.

### **Affordable Housing**

Housing available at a significant discount below market levels so as to be affordable to householders who cannot either rent or purchase property that meets their needs on the open market. It can include social-rented housing and intermediate housing.

### **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 tranquility.

### **Annual Monitoring Report (AMR)**

Document produced each year to report on progress in producing the *Local Development Framework* and implementing its policies.

### **Areas of Strategic Greenspace Enhancement**

Areas which have been identified as having opportunities to expand and create strategic greenspace.

### **Biodiversity**

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

### **Brownfield**

Previously developed land (PDL). In the sequential approach this is preferable to greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition includes the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Statement 3 'Housing'.

### **Built-up Framework**

Excludes buildings that are clearly detached from the main body of the settlement, and gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, especially where those gardens relate more to the surrounding countryside than they do to the built-up parts of the settlement.

### **Community Infrastructure**

Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

### **Comparison Floorspace**

Shops retailing items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

### **Compulsory Purchase Order (CPO)**

The power given to the Local Authority to acquire land for redevelopment which may include development by private developers.

**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 Floorspace**

Shops retailing everyday essential items, including food, drinks, newspapers/magazines and confectionery.

**Core Strategy**

The main document in the *Local Development Framework*. It is a *Development Plan Document* containing the overall vision, objectives, strategy and key policies for managing development in Huntingdonshire.

**County Structure Plan**

An existing document containing strategic planning policies and proposals for the county. Under the new system it will be phased out and replaced by policies in the *Regional Spatial Strategy* and *Development Plan Documents*.

**Curtilage**

The area occupied by a property and land closely associated with that property. E.g. in terms of a house and garden, the garden forms the curtilage of the property.

**Department for Communities and Local Government (DCLG)**

The Government department responsible for planning and production of planning guidance

**Development Plan**

The documents which together provide the main point of reference when considering planning proposals. The Development Plan includes the *Regional Spatial Strategy* and *Development Plan Documents*.

**Development Plan Documents**

A document containing local planning policies or proposals which form part of the *Development Plan*, which has been subject to independent examination.

**Eco-town**

Eco-towns will be small new towns of at least 5-20,000 homes. They are intended to exploit the potential to create a complete new settlement to achieve zero carbon development and more sustainable living using the best new design and architecture.

**European Sites**

Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

**Examination**

Independent inquiry into the soundness of a draft *Development Plan Document* or *Draft Statement of Community Involvement*, chaired by an Inspector appointed by the Secretary of State, whose recommendations are binding.

**Greenfield**

Land which has not been developed before. Applies to most sites outside built-up area boundaries.

**Habitat**

The natural home or environment of a plant or animal.

## 10 Glossary

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Volume One

### **Housing Needs Assessment**

An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

### **Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

### **Issues and Options preliminary consultation document**

This is the first stage in the production of development plan documents. The Council brings possible issues and options for the District into the public domain, in order to generate responses to aid the development of the 'Preferred Options' development documents.

### **Key Workers**

Essential public sector workers such as nurses, teachers and social workers.

### **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**

The creation of 60 or more dwellings on one site.

### **Local Development Document**

The collective term for *Development Plan Documents*, the *Proposals Map*, *Supplementary Planning Documents* and the *Statement of Community Involvement*.

### **Local Development Framework**

The collection of documents to be produced by Huntingdonshire District Council that will provide the new planning policy framework for the district.

### **Local Development Scheme**

Sets out the Council's programme for preparing and reviewing statutory planning documents.

### **Local Strategic Partnership**

A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy.

### **Material consideration**

Factors that may be taken into account when making planning decisions.

### **Minor development**

The creation of up to 9 dwellings on one site.

### **Mitigation measures**

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

### **Moderate development**

The creation of between 10 and 59 dwellings on one site.

**Open Space and Recreational Land**

Open space within settlements includes parks, village greens, play areas, sports pitches, undeveloped plots, semi-natural areas and substantial private gardens. Outside built-up areas this includes parks, sports pitches and allotments.

**Planning Policy Guidance Notes (PPG)/ Planning Policy Statements (PPS)**

Central Government produce Planning Policy Guidance Notes, to be replaced by Planning Policy Statements which direct planning in the country.

**Preferred Options**

Public consultation on the intended content of a *Development Plan Document*, prior to the DPD itself being drafted. It is a statutory stage of the Local Development Framework preparation for the District.

**Previously Developed Land (PDL)**

(See *Brownfield*.)

**Regional Spatial Strategies (RSS)**

Plan covering the East of England as a whole, and setting out strategic policies and proposals for managing land-use change.

**Registered Social Landlords**

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.

**Residential infilling**

The development of a small site within the built-up framework or defined limits of a settlement by up to 3 dwellings.

**Rural Exception Site**

Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

**Sequential Approach**

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

**Settlement Hierarchy**

Settlements are categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement, access to education and non-car access to higher-order centres.

**Social rented**

Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

**Spatial Planning**

Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

## 10 Glossary

Huntingdonshire District Council | Core Strategy 2007 - Preferred Options - Volume One

### **Stakeholders**

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

### **Statement of Community Involvement**

Document setting out the Council's approach to involving the community in preparing planning documents and making significant development control decisions.

### **Statement of Compliance**

A report or statement issued by the local planning authority explaining how they have complied with the Town and Country Planning Regulations 2004 and their Statement of Community Involvement during consultation on Local Development Documents.

### **Statutory Development Plan**

The Development Plan for an area which has been taken to statutory adoption. In other words, it has been through all the formal stages and has been approved by the relevant Government office and adopted by the Council.

### **Statutory Organisations**

Organisations the Local Authority has to consult with at consultation stages of the Local Development Framework.

### **Strategic Greenspace**

These are areas of greenspace that serve a wider population than just the District, for example Paxton Pits, The Great Fen and Hinchingsbrooke Country Park.

### **Submission**

Point at which a draft *Development Plan Document* (or the draft *Statement of Community Involvement*) is published for consultation. At the same time it is submitted to the Secretary of State in advance of its *examination*.

### **Supplementary Planning Guidance**

Provides additional guidance on the interpretation or application of policies and proposals in the *Local Plan* or *Structure Plan*. Under the new system this will be phased out and replaced by *Supplementary Planning Documents*.

### **Supplementary Planning Documents**

Provides additional guidance on the interpretation or application of policies and proposals in a *Development Plan Document*.

### **Sustainable Development**

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "*Securing the future - UK Government strategy for sustainable development*". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

### **Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)**

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable principles.

### **Tenure**

Refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.



**Tests of Soundness**

These are tests to ensure that the document produced is sound. For further guidance please refer to 'Development Plans Examination - A Guide to the Process of Assessing the Soundness of Development Plan Documents' produced by the Planning Inspectorate (2005).

**Use Class Orders**

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

**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 site**

A previously developed site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

**Zero carbon building**

A building with a net energy consumption of zero over a typical year. This can be measured in different ways relating to cost, energy or carbon emissions.

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**LICENSING ACT 2003  
STATEMENT OF LICENSING POLICY**

(Report by Head of Administration)

**1. Introduction**

- 1.1 The Licensing Act 2003 requires the Council in its role as the licensing authority to adopt a statement of licensing policy and to have regard to that statement in the exercise of its functions under the Act. The existing statement came into effect on 7<sup>th</sup> January 2005 for a period of three years and will expire shortly. The Council must therefore review its policy and approve a new statement that will come into effect on 7<sup>th</sup> January 2008
- 1.2 The Act also requires each licensing authority to have regard to any guidance issued by the Secretary of State and revised guidance was issued at the end of June 2007.

**2. Secretary of State's Guidance**

- 2.1 The authority can depart from the guidance where this is felt appropriate but must have good reason for doing so and must be able to substantiate its decision if challenged through the courts.
- 2.2 The alterations compared with the earlier guidance are not substantial, although the document has been re-ordered and updated to reflect legislative change and Government thinking since 2004. The main alterations in terms of the former are –
- a new offence of persistently selling alcohol to children,
  - new powers for the Police and the authority to designate Alcohol Disorder Zones as a last resort to tackle alcohol related crime and disorder,
  - a power to attach interim conditions to licences pending a full review, following an application by a senior police officer in cases of serious crime and disorder,
  - an additional power to issue a fixed penalty notice to licensed premises emitting excessive noise between 11.00 p.m. and 7.00 a.m., and
  - a ban on smoking in all enclosed workplaces and public places.
- 2.3 The guidance also draws attention to the changes introduced by a new Fire Safety Order that requires responsible persons to carry out fire risk assessments focusing on the safety of all relevant persons. Any conditions imposed by a licensing authority relating to requirements or prohibitions that could be imposed by the Order automatically have ceased to have effect without licences being varied.

**3. Statement of Licensing Policy**

- 3.1 Approval of the statement cannot be delegated by the Council. Again regard must be had to the statement by the authority in carrying out its licensing functions and there must be good reasons for deviating from its content.
- 3.2 The existing statement reflected the Secretary of State's earlier guidance and has not attracted any adverse challenge to its implementation, nor to its application in either the transitional stage or subsequently.

3.3 The new draft statement has been modelled on the existing document and changes made only where it would otherwise conflict with the Secretary of State's updated guidance. A copy has been distributed previously to all Members and comments invited from a wide variety of organisations with a closing date of 5<sup>th</sup> November. To avoid the necessity of calling a special meeting of the Licensing Committee to formulate recommendations to Cabinet, consideration of responses has been delegated to the Head of Administration after consultation with the Chairman and Vice Chairman of the Committee.

3.4 The replies received as a result of the consultation exercise are summarised in Annex A, together with a comment on the points raised. A copy of the proposed statement of licensing policy has been circulated separately with the agenda for the meeting.

#### **4. Conclusion and Recommendation**

4.1 Once adopted, the statement of licensing policy can be amended by the licensing authority at any time during the ensuing three years, prior to its renewal in 2011.

4.2 The consultation exercise on the revised statement has elicited few responses and the only comments of significance reiterate views and suggestions made by those organisations when the first statement was approved. It is therefore proposed that no change be made to the draft other than minor corrections and

#### **Recommended**

that the Cabinet be requested to endorse the document for submission to the Council for approval.

#### **Background Papers:**

- Guidance issued by the Secretary of State for Culture, Media and Sport under section 182 of the Licensing Act 2003
- Statement of Licensing Policy of the authority dated January 2005
- Draft statement of Licensing Policy of the authority dated January 2008.
- Consultation replies as set out in Annex A attached.

**Contact Person:** Roy Reeves  
Head of Administration  
Tel: (01480) 388003.

**LICENSING ACT 2003  
STATEMENT OF LICENSING POLICY**

**Summary of Written Representations**

**British Beer and Pub Association**

Welcomes the Council's positive approach to the licensing of the sale of alcohol and provision of public entertainment and in particular its recognition of the cultural and social contribution that the trade has to make and its importance as a local employer.

In paragraph 6.7, the Association suggests that the authority cannot 'expect' every person engaged in the sale or supply of alcohol to be authorised by a personal licence holder in the manner proposed as this is not a legal requirement. The Secretary of State's guidance merely outlines good practice for authorising sales of alcohol. Written authorisation is not a legal requirement and ultimately it is for the designated premises supervisor to decide how to manage this issue.

In paragraph 7.5, the Association points out that the Licensing Act does not require a risk assessment to be carried out by applicants and that instead of stating that 'an applicant should carry out a risk assessment', the statement should say 'it is recommended that an applicant carry out a risk assessment'.

The link to the National Pubwatch website quoted in Annex A has changed and attention is drawn to guidance for pub operators on compliance with the Disability Discrimination Act which is available from the Association's website.

**Comment**

*If licensing policy served merely to reproduce legislative requirements, there would be no need for separate statements to be approved by all authorities. On the authorisation of alcohol sales, the Secretary of State's guidance states that advice should promote greater clarity and consistency and that the factors reproduced in paragraph 6.7 of the statement 'should be relevant in considering whether or not an authorisation has been given'. No change is therefore recommended.*

*With regard to risk assessments, the revised statement contains the same wording as the original, notwithstanding a similar representation at that time by the Association. It would be difficult for an applicant to complete the necessary operating schedule in an application effectively without first having undertaken a risk assessment and, as paragraph 7.6 points out, the Regulatory Reform (Fire Safety) Order 2005 now requires each responsible person who has control of premises to carry out a fire risk assessment. No change is therefore recommended.*

*The changes to the website addresses will be made.*

**Campaign for Real Ale (Huntingdonshire Branch)**

Room divisions and separated areas could be set out in operating schedules and plans or encouraged as conditions when alcohol is to be sold. Use of separate areas in single room pubs can prevent the spread of disorderly activity and new or converted open plan premises are likely to make compliance with the licensing objectives harder to achieve. There should be a presumption to ensure, by means of appropriate conditions as necessary, that room plans incorporate divisions and the

Branch suggests that an appropriate condition be added to the pool of possible conditions in Annex F. It also suggests that there should be a presumption against permitting variations to remove partitions as this is likely to adversely impact on compliance with the licensing objectives.

**Comment**

*The local branch of CAMRA made similar representations when the first statement was approved by the authority. The content of plans to accompany applications is defined in statutory regulations and includes internal walls. The authority must determine each application on its merits and cannot make general presumptions. No change is therefore recommended.*

**St Ives Town Council**

Support the policy.

**Comment**

*Noted.*

**Hemingford Grey Parish Council**

Support the policy.

**Comment**

*Noted.*

**Holywell-cum-Needingworth Parish Council**

No adverse comment. Comprehensive document.

**Comment**

*Noted.*

**Cambridgeshire Fire & Rescue Service**

No comment.

**Comment**

*Noted.*

**Somersham Parish Council**

No comment but query what is meant in the statement by the term 'in the vicinity of' licensed premises.

**Comment**

*Noted and explanation provided to Parish Council.*

## **THE LICENSING ACT 2003**

### **STATEMENT OF LICENSING POLICY**

**7TH JANUARY 2008**

Licensing Section, Administration Division,  
Huntingdonshire District Council, Pathfinder House, St Mary's Street,  
Huntingdon, Cambridgeshire, PE29 3TN  
[www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk)

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## PREAMBLE

This Statement of Licensing Policy has been prepared by Huntingdonshire District Council acting as the licensing authority under the Licensing Act 2003. It represents the authority's policy with respect to the exercise of its licensing functions for the supply of alcohol, certain forms of entertainment and the provision of late night refreshment.

The statement replaces an existing three year statement and was approved by the licensing authority on 5th December 2007. It came into operation on 7th January 2008 for a further period of three years during which time it will be kept under review by the authority.

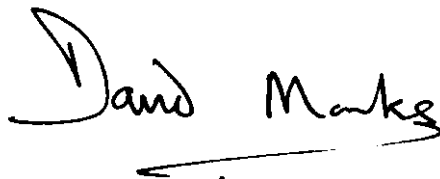
The Act has introduced greater flexibility for the entertainment industry, which can have a positive impact upon local communities in Huntingdonshire. This is balanced by tougher controls for the police and the licensing authority and an opportunity for other businesses and residents to raise concerns in the event of those greater freedoms having an adverse effect on our communities.

The licensing authority consulted widely in the preparation of the Statement and took into account the views submitted in its adoption.

**If you wish to make further comments on the statement or think that the contents should be reviewed, please contact the Licensing Section, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN.**



Cllr John Sadler  
Chairman  
Licensing Committee



David Monks  
Chief Executive

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# HUNTINGDONSHIRE DISTRICT COUNCIL

## LICENSING ACT 2003

### STATEMENT OF LICENSING POLICY

#### 1. INTRODUCTION

- 1.1 The Licensing Act 2003 introduced fundamental changes to the law relating to the licensing of the sale and supply of alcohol, the provision of regulated entertainment and the provision of late night refreshment. It has brought together six previously separate licensing procedures into a unified system of regulation and transferred the licensing of the sale and supply of alcohol to local authorities. Huntingdonshire District Council is the authority responsible for the licensing of such activities within Huntingdonshire and is referred to in this statement as the licensing authority.
- 1.2 The Licensing Act requires the Secretary of State to issue guidance to licensing authorities on the implementation and administration of the legislation and each authority to prepare a statement of licensing policy based upon the legislation and the Secretary of State's guidance. In publishing this statement, the licensing authority has consulted widely with interested parties and has given the views received appropriate weight in determining its policy.

#### 2. PRINCIPLES OF THE LEGISLATION

- 2.1 The Act requires all parties involved in the licensing and provision of regulated activities to have regard to four statutory objectives –
- the prevention of crime and disorder
  - public safety
  - the prevention of public nuisance
  - the protection of children from harm
- 2.2 However the legislation extends more widely than the statutory objectives and there are other key aims and purposes that are of fundamental significance for all involved in licensed activities. These include –
- the necessary protection of local residents, whose lives can be blighted by disturbance and anti-social behaviour associated with the behaviour of some people visiting licensed premises of entertainment;
  - the introduction of better and more proportionate regulation to give business greater freedom and flexibility to meet their customers' expectations;
  - greater choice for consumers, including tourists, about where, when and how they spend their leisure time;

- the encouragement of more family friendly premises where younger children can be free to go with the family;
  - the further development within communities of our rich culture of live music, dancing and theatre, both in rural and urban areas;
  - the regeneration of areas that need the increased investment and employment opportunities that a thriving and safe night-time economy can bring; and
- 2.3 The Act has introduced a lighter touch administration for those businesses and community activities which enhance leisure opportunities and our cultural heritage. Those businesses that meet the licensing criteria without an adverse impact upon the communities in which they are situated can expect no unnecessary interference. However where licence holders fail to meet the licensing objectives, there are opportunities for residents who are adversely affected to bring their concerns to the licensing authority and licence holders and their employees can expect a sharp focus on enforcement.
- 2.4 This can be best achieved through partnership working between all involved, including the licensing authority itself, other responsible bodies such as the police, fire and rescue authority, environmental health and health and safety which are defined in the Act, the private sector providing leisure opportunities, local residents and community groups, town centre managers, Crime and Disorder Reduction Partnerships, performers and local transport providers. All have an equally vital role to play in promoting the licensing objectives.
- 2.5 The licensing authority will form licensing liaison groups and forums that bring together interested parties on a regular basis to monitor developments and propose possible solutions to any problems that arise.
- 2.6 Licensing is concerned with the regulation of licensable activities on licensed premises, by qualifying clubs and at temporary events within the meaning of the legislation. The conditions to be attached to the required authorisations will focus on those matters that are within the control of individual licence and certificate holders. They will relate to the direct impact of the activities taking place at the licensed or club premises on members of the public living or working in the vicinity of the premises. The licensing legislation is not the primary mechanism for the general control of anti-social behaviour and nuisance by individuals who are not in the vicinity of the licensed or club premises and therefore beyond the direct control of the licence or certificate holder and their employees.
- 2.7 The Act complements and does not duplicate existing legislation. The licensing authority will therefore not impose conditions on a licence which are already dealt with by other current legislation. Nor will the authority impose conditions that are not within the control of a licence or certificate holder.

### **3. LICENSING OBJECTIVES**

- 3.1 This statement of licensing policy is concerned with the promotion of the four licensing objectives –
- the prevention of crime and disorder

- public safety
  - the prevention of public nuisance
  - the protection of children from harm.
- 3.2 Each objective has equal weight. In carrying out its licensing functions, the licensing authority will have regard to the licensing objectives, the Guidance issued by the Secretary of State under the Act and this statement of licensing policy. So far as is possible, the licensing authority will avoid duplication with other regulatory regimes, for example fire safety and health and safety at work.
- 3.3 Equally, applicants are required to have regard to the licensing objectives, the Secretary of State's Guidance and this statement and to demonstrate in their application and operating schedule how they will achieve those objectives and how they have met the requirements of other relevant regulatory regimes. Other guidance and best practice which is commended by the licensing authority to applicants is listed in Annex A.
- 3.4 An applicant will be required to demonstrate in his/her application and accompanying operating schedule that suitable measures and controls will be implemented and maintained to achieve the licensing objectives relevant to the nature of the premises, the locality in which it is situated and the type of activity to be licensed.

#### **4. STATEMENT OF LICENSING POLICY**

- 4.1 This statement has replaced a similar statement approved by the authority in January 2005 and will come into effect from 7<sup>th</sup> January 2008. It will remain in force for a further period of three years and will be subject to review at the end of that period with a view to a new statement being adopted with effect from January 2011. During the period in which it is in force, the licensing authority will keep the policy under review and may make such revisions to it as may be considered appropriate. If any revision is made, the licensing authority will publish a statement of the revisions or the revised statement of licensing policy in such a manner as to bring it to the attention of the bodies referred to below and the general public.
- 4.2 In preparing this statement, the licensing authority has consulted Cambridgeshire Constabulary, Cambridgeshire Fire and Rescue Service, other responsible authorities, such persons/bodies as are considered to be representative of local holders of premises licences, club premises certificates and personal licences, such persons/bodies considered to be representative of businesses and residents in the District and other organisations considered by the authority to have an interest in the matter. Comments were welcomed from any interested party and member of the public and given due weight in the adoption of this policy.
- 4.3 In considering any revision of the policy and its further review after three years, the licensing authority will consult fully with appropriate parties and with such persons as are considered to be representative of the holders of

premises and personal licences and club registration certificates issued by the licensing authority.

## **5. CO-ORDINATION WITH OTHER POLICIES**

- 5.1 In preparing this statement of licensing policy, the licensing authority has had regard to and consulted with those involved in other relevant strategies and policies in relation to local crime prevention, culture, planning, building control, transportation, economic development, tourism, racial equality, and other plans for the management of town centres and the night-time economy. A schedule listing the relevant policies is attached as Annex B.
- 5.2 The licensing authority also recognises that as part of implementing the local authority's cultural strategy, proper account should be taken of the need to encourage and promote a broad range of entertainment, particularly live music, dancing and theatre, including the performance of a wide range of traditional and historic plays for the wider cultural benefit of communities. A natural concern to prevent disturbance in neighbourhoods will be carefully balanced with the wider cultural benefits.
- 5.3 The licensing authority will ensure the proper co-ordination and integration of such strategies and policies to ensure that they are complementary and mutually supportive. The licensing authority will also monitor the impact of any change in those strategies and policies on this licensing policy and will undertake a revision of this policy if that is considered appropriate.
- 5.4 Arrangements will be made for the licensing authority's Licensing Committee to receive, where appropriate, reports on the needs of the local tourist economy for the District to ensure that these are reflected in the deliberations of the Committee. The Committee will be apprised of the employment situation in the District and the need for new investment and employment where appropriate.
- 5.5 Applications for premises licences for permanent commercial premises should normally be from businesses with planning permission for the property concerned. The licensing regime will thus be separated from the planning and building control regimes to avoid duplication and inefficiency. Licensing applications will not be a re-run of a planning application and similarly the granting by the Licensing Committee of a variation of a licence which involves a material alteration to a building will not relieve an applicant from the need to apply for planning permission or building control permission where this is required. The Licensing Committee will, where appropriate, provide regular reports to the local authority's Development Control Panel on the situation regarding licensed premises in the District, including the general impact of alcohol related crime and disorder.
- 5.6 The licensing authority recognises its responsibilities under the Race Relations Act 1976, as amended by the Race Relations (Amendment) Act 2000. The impact of this policy upon race relations in the District will be monitored through the Council's corporate equality policy.

## **6. ACTIVITIES TO BE LICENSED**

- 6.1 The following activities are required to be licensed under the Licensing Act 2003 -



- the sale by retail of alcohol,
- the supply of alcohol by or on behalf of a club to a member of the club,
- the provision of regulated entertainment, and
- the provision of late night refreshment.

6.2 Regulated entertainment is defined as both the provision of entertainment and entertainment facilities. Entertainment includes –

- a performance of a play,
- an exhibition of a film,
- an indoor sporting event,
- a boxing or wrestling entertainment,
- a performance of live music,
- any playing of recorded music,
- a performance of dance, and
- any similar entertainment to the playing of live or recorded music or dance

where the entertainment takes place in the presence of an audience.

Entertainment facilities means facilities for enabling persons to take part in entertainment consisting of making music, dancing or any entertainment of a similar description to making music or dancing.

6.3 Certain activities are not regarded as regulated entertainment and are exempt for the purposes of the Act. A list of exempt entertainment is attached at Annex C.

6.4 Late night refreshment means the supply of hot food or drink to members of the public between the hours of 11.00 p.m. and 5.00 a.m., whether for consumption on or off the premises. It includes the provision of refreshment from vehicles while they are stationary.

6.5 The Act requires a premises licence or a club premises certificate to be obtained where any of the licensable activities are to take place (including the open air). Such licences and certificates are of unlimited duration unless where otherwise stated in the licence or certificate.

6.6 The sale and supply of alcohol, because of its impact on the wider community and on crime and anti-social behaviour, carries with it greater responsibility than the provision of regulated entertainment and late night refreshment. Individuals who are engaged in or authorising the sale and supply of alcohol require a personal licence. A personal licence is of ten years duration and an application for its renewal must be made to the original licensing authority that

granted the licence, irrespective of the current address of the personal licence holder.

- 6.7 Not every person who sells or supplies alcohol at premises licensed for that purpose needs to hold a personal licence but every person engaged in the sale or supply of alcohol must be clearly authorised by such a licence holder. The licensing authority will expect –
- every person authorised to sell alcohol at any particular premises to be clearly identified,
  - for the authorisation to have specified the acts so authorised,
  - for there to be an overt act of authorisation, such as a written statement given to the individual so authorised, and
  - for sensible arrangements to be in place for the personal licence holder to monitor the activity that they have authorised on a reasonably regular basis.
- 6.8 A personal licence holder is not required for the supply or authorisation of the sale or supply of alcohol in qualifying clubs. To qualify as a club for the purposes of the Act, a series of conditions defined in the Act have to be met involving the membership and rules of a club which are summarised in Annex D.
- 6.9 Special arrangements apply for temporary events which require the service of a temporary events notice upon the licensing authority and the police not less than 10 days prior to the event.
- 6.10 A glossary of relevant terminology is contained at Annex D.

## **7. APPLICATIONS AND OPERATING SCHEDULES**

- 7.1 Any person (including a business or an individual over the age of 18 years) may apply for a premises licence either on a permanent basis or for a time-limited period to carry out licensable activities on the premises (which includes the open air). A qualifying club may apply for a club premises certificate to carry out those activities. An application must be accompanied by the required fee, an operating schedule, a plan of the premises in a prescribed form and, if the application involves the supply of alcohol at licensed premises, the written consent of the person who is to be the designated premises supervisor. Details of the required fees, forms and plans are available from the licensing authority and on the authority's website at [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk). In submitting an application, an applicant must have regard to this statement of licensing policy.
- 7.2 Organisers of major festivals, carnivals and similar types of events are encouraged to approach the licensing authority at the earliest opportunity to discuss arrangements for licensing activities falling under the Act. An operating schedule for such an event will be substantial and the authority will offer advice and assistance, where appropriate, in its preparation. The authority may also act as a co-ordinator for the input of responsible bodies in respect of an application.

- 7.3 **The operating schedule forms a crucial part of the completed application. It should include sufficient information to enable the responsible authorities and any interested party to assess whether the steps to be taken to promote the licensing objectives are satisfactory.** For example, it should include a description of the style and character of the business to be conducted on the premises (for example, a supermarket, or a cinema with a number of screens and a bar, or a restaurant, or a public house with a number of bars, a dining area and a garden open to customers). Where alcohol is to be sold for consumption on the premises, the application should show the amount of seating to be provided. Where dancing is to be provided, the operating schedule should describe the type of dancing in broad terms and whether the dancing is to be provided by professional performers or involves members of the public or both. It should also disclose whether the dancing is to include striptease or lap dancing.
- 7.4 An operating schedule must also set out the following details –
- the relevant licensable activities to be undertaken on the premises;
  - the times during which the licensable activities are to take place (including the days of the week, the times of day, whether those times are different on different days, whether different times will apply in different seasons or holiday periods);
  - any other times when the premises are open to the public;
  - where the licence is only required for a limited period of time, what that period is;
  - where the activities include the supply of alcohol, the name and address of the individual to be specified as the designated premises supervisor;
  - where the activities include the supply of alcohol, whether the alcohol will be supplied for consumption on or off the premises or both; and
  - the steps that the applicant proposes to take to promote the licensing objectives.
- 7.5 An applicant should carry out a risk assessment in preparing an operating schedule to identify what risks are posed to employees, to performers, to persons attending the premises and members of the public who live and work in the vicinity of the premises and to demonstrate what action will be taken to alleviate those risks.
- 7.6 Applicants are particularly reminded that the Regulatory Reform (Fire Safety) Order 2005 has replaced previous fire safety legislation. The Order covers general fire precautions and other fire safety duties that are needed to protect relevant persons in case of fire in and around most premises. Responsibility for complying with the Order rests with the responsible person which may be the employer or any other person who may have control of the premises. Each responsible person must carry out a fire risk assessment that must focus on the safety in case of fire for all relevant persons.

- 7.7 The licensing authority will not therefore seek to impose fire safety conditions in any licence or certificate where the Order applies. Any conditions attached to existing licences and certificates that relate to any requirements or prohibitions that could have been imposed by the Order have automatically ceased to have effect. There is no need for existing licence or certificate holders to apply to vary their licences or certificates.
- 7.8 An applicant will be required to advertise an application in the required format and the licensing authority will consider any representations received from responsible bodies and interested parties described in Section 10 below. If any representations are received from such a body or party, unless these are determined by the authority to be frivolous or vexatious, the application will be heard by a licensing sub committee of the licensing authority's Licensing Committee. In exceptional circumstances, it may be heard by the Licensing Committee itself. It is important therefore for an applicant to include in the application as much information as possible to satisfy those bodies and parties to pre-empt any representations that they may otherwise make which would result in a hearing before a licensing sub committee.
- 7.9 All parties are expected to work in partnership together to ensure that the licensing objectives are promoted collectively and to minimise the burden on the licensing authority and applicants. Applicants are encouraged to seek the views of the licensing authority, the police and the fire authority before formally submitting applications. Having completed drafts of their operating schedules, applicants may wish to consult with appropriate bodies to minimise subsequent representations on their part, for example with the police on matters relating to crime and disorder and with the Council's Environmental Health Division on noise nuisance.

## **8. CUMULATIVE IMPACT**

- 8.1 Cumulative impact is the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area, for example the cumulative impact on crime and disorder or public nuisance in a town centre as a result of a large concentration of licensed premises of a particular type in that part of the District.
- 8.2 If, after considering the available evidence and consulting relevant individuals and organisations, the licensing authority is satisfied that it is appropriate and necessary to include an approach to cumulative impact in the statement of licensing policy, a special policy will be included in the statement that the licensing authority will generally refuse new applications for premises licences or club premises certificates whenever relevant representations are received about the cumulative impact on the licensing objectives.
- 8.3 The effect of the special policy is to create a rebuttable presumption that applications for new premises licences or certificates will normally be refused, if relevant representations to that effect are received, unless it can be demonstrated to the licensing authority's satisfaction that the operation of the premises will not add to the cumulative impact already being experienced. This presumption does not however relieve responsible authorities or interested parties of the need to make relevant representations before the licensing authority can consider giving effect to the special policy on cumulative impact.

- 8.4 A special policy is not absolute and the circumstances of each application will be considered individually by the licensing authority, with licences and certificates that are unlikely to add to the cumulative impact on the licensing objectives being granted. It would also not be justifiable, for example, to adopt a special policy on the basis of a concentration of shops, stores or supermarkets selling alcohol for consumption off the premises. A special policy is intended to address the impact of a concentration of licensed premises selling alcohol for consumption on the premises which may give rise to large numbers of people on the streets who have been drinking alcohol in a particular area.
- 8.5 A special policy will not be used as a ground for revoking an existing premises licence or certificate when relevant representations are received about problems with those premises. By its nature, cumulative impact refers to the concentration of many premises in a particular area. Identifying an individual premise in the context of a review would be arbitrary.
- 8.6 The steps to be taken in considering whether to adopt a special policy in the statement of licensing policy will be –
- the identification of concern about crime and disorder or public nuisance;
  - consideration as to whether crime and disorder and public nuisance are rising and are caused by the customers of licensed premises, and if so identifying the area from which problems are arising and the boundaries of that area; or that the risk factors are such that the area is reaching a point when a cumulative impact is imminent;
  - consultation with the police, the fire authority, representatives of the holders of premises and personal licences and club premises certificates and of businesses and residents in the area as part of a general consultation required in respect of the whole statement of licensing policy;
  - subject to that consultation, inclusion of a special policy about future premises licence or club registration certificate applications from that area within the terms of the statutory guidance and the statement of licensing policy; and
  - publication of the special policy as part of the statement of licensing policy as required by the Act.
- 8.7 On the evidence available to it, the licensing authority is of the opinion that a special policy on cumulative impact should not be included in this statement of licensing policy.
- 8.8 The absence of a special policy does not prevent any responsible authority or interested party from making representations on a new application for the grant of a licence on the grounds that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives.
- 8.9 Notwithstanding the absence of a special policy on cumulative impact, there are other mechanisms both within and outside the licensing regime that are available to address the minority of consumers who behave badly and unlawfully once they have left licensed premises. These include –

- planning controls;
- positive measures to create a safe and clean town centre environment in partnership with local businesses, transport operators and other divisions of the Council;
- the provision of CCTV surveillance in town centres, the existence of sufficient taxi ranks, the provision of public conveniences open late at night, street cleaning and litter controls;
- the power of the licensing authority to designate parts of the District as places where alcohol cannot be consumed publicly;
- police enforcement of the general law concerning disorder and anti-social behaviour, including the issue of fixed penalty notices;
- the prosecution of any personal licence holder or member of staff at such premises who is selling alcohol to people who are drunk;
- the confiscation of alcohol from adults and children in designated areas;
- police powers to close down instantly for up to 24 hours licensed premises or temporary events on the grounds of disorder or likely disorder or noise emanating from the premises causing a nuisance; and
- the power of the police, other responsible authorities or a local resident or business to seek a review of the licence or certificate in question.

8.10 These may be supported by other local initiatives that seek to address the problem.

## **9. LIVE MUSIC, DANCING AND THEATRE**

9.1 In carrying out its licensing function, the licensing authority will take into account the need to encourage and promote a broad range of entertainment, particularly live music, dancing and theatre, including the performance of a wide range of traditional and historic plays for the wider benefit of communities. This will be balanced against a concern to prevent disturbance in neighbourhoods. To ensure a thriving cultural diversity, the licensing authority will consider establishing a policy of seeking premises licences for public spaces within the community itself. This could include village greens, market squares, parks and other public areas. Performers and entertainers would then not be obliged to obtain a licence or submit a temporary events notice to enable them to give a performance in those areas. Advice about whether an activity requires a licence in such circumstances can be obtained from the authority's Licensing Section, contact details of which are contained in Annex I.

9.2 When applications for premises licences are submitted from another part of the Council, the Licensing Committee and officers with delegated powers will consider such matters from an entirely neutral standpoint.

## 10. AUTHORISED PERSONS, INTERESTED PARTIES AND RESPONSIBLE AUTHORITIES

10.1 Three key groups have important roles in the context of applications, inspection, enforcement and reviews of premises licenses and certificates.

10.2 '**Authorised persons**' are bodies empowered by the Act to carry out inspection and enforcement roles. These include licensing officers of the Council, fire inspectors, inspectors locally responsible for the enforcement of the Health and Safety at Work legislation (usually officers of the Council) and environmental health officers. The police are not regarded as an authorised person as they have separate powers under the Act to carry out their duties. Other authorised officers may be prescribed in secondary legislation from time to time by the Secretary of State.

10.3 '**Interested parties**' are the bodies or individuals who are entitled to make representations to the Council on applications for the grant, variation or review of premises licences and certificates. Interested parties may themselves also seek a review of a premises licence or certificate. This group includes –

- a person living in the vicinity of the premises in question;
- a body representing persons living in the vicinity such as a residents' association or a town or parish council;
- a person involved in a business in the vicinity of the premises in question; and
- a body representing persons involved in such businesses such as a chamber of trade or commerce.

10.4 Any of these individuals or groups may request a representative to make representations on their behalf. This can include a legal representative, a friend, a Member of Parliament or a local ward or town or parish councillor.

10.5 Local councillors play an important role in their local communities. They can make representations in writing and at a hearing on behalf of an interested party if specifically requested to do so. They can also make representations in their own right if they live or are involved in a business in the vicinity of the premises in question. However a councillor who is making representations on behalf of an individual or group who is also a member of the licensing authority's Licensing Committee will be required to declare an interest under the Council's code of conduct for members and will not take part in the decision-making process in respect of that application or licence. Recent changes to the members' code of conduct will enable a councillor with a prejudicial interest, having declared that interest, to make representations, answer questions and give evidence at a sub committee hearing in the same way as any other interested party but the councillor must withdraw from the meeting immediately after doing so. The licensing authority has adopted a Members' Licensing Code of Good Practice to assist its councillors in dealing with the implications of the Act, a copy of which can be inspected as part of the authority's constitution on its website at [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk)

- 10.6 The licensing authority will determine whether or not representations are relevant representations or whether they are frivolous or vexatious and will interpret whether a person resides or a business takes place in the vicinity of the premises which has been licensed or is the subject of an application.
- 10.6 The licensing authority will provide information on its website and in such other means as are considered appropriate to advise interested parties how they can make representations to it.
- 10.7 **‘Responsible authorities’** are public bodies that must be notified of applications and that are entitled to make representations to the licensing authority in relation to an application for the grant, variation or review of a premises licence or club premises certificate. All representations made by responsible authorities are relevant representations if they concern the effect of the premises on the licensing objectives. Responsible authorities include the chief officer of police, the local fire and rescue authority, the local enforcement agency for the Health and Safety at Work etc. Act 1974 (which may be the Council or the Health and Safety at Work Executive), the Council in its role as the authority responsible for environmental health and for planning, and any body that represents those who are responsible for or interested in matters relating to the protection of children from harm and is recognised by the Council as being competent to advise it on such matters. In the case of the latter, the body recognised by the Council is Cambridgeshire County Council’s Office of Children and Young Persons. In relation to a vessel, this will also include the Environment Agency and the British Waterways Board.

## **11. DETERMINATION OF APPLICATIONS**

- 11.1 If an application has been submitted in the prescribed format and properly made and no relevant representations are received, the licensing authority must grant the application in the terms sought, subject only to any mandatory conditions that may apply and any conditions consistent with the operating schedule.
- 11.2 Responsible authorities and interested parties may make representations to the licensing authority about an application for a premises licence or club premises certificate and for a review of a licence or certificate that has been issued.
- 11.3 If no representations are received or there are no objections from the police to an application for a personal licence or a notice for a temporary event, the process of determining applications will be of an administrative nature and will be dealt with by officers. Where representations are received and unless they are considered to be vexatious or frivolous or repetitious (in the case of a review), the Act requires a hearing to be convened of the Licensing Committee or a sub committee of that committee which will determine the application or the review of an existing licence or certificate. In practice, this will be a hearing of a licensing sub committee.
- 11.4 Where a notice of a hearing is given to an applicant or an existing licence or certificate holder, the authority will provide copies of any relevant representations that have been made. In exceptional circumstances, if the authority is satisfied that an interested party has a genuine and well-founded fear of intimidation or may be deterred from making a representation for that



reason, the authority may advise the party to make any representation through a responsible authority or may withhold some or all of the party's personal details from an applicant or licence or certificate holder, providing only sufficient detail to demonstrate that the party is within the vicinity of the premises.

- 11.5 In the interests of the efficient administration of the licensing procedure, the licensing authority has delegated decision-making to its Licensing Committee, sub committee(s) and officers in accordance with the Act and secondary legislation as set out in Annex E. However the statement of licensing policy will be approved by the licensing authority and the Licensing Committee will receive regular reports on decisions made by officers so that they can maintain an overview of the general situation with regard to licensing within the District.

## **12. OPENING HOURS**

- 12.1 The aim through the promotion of the licensing objectives should be to reduce the potential for concentrations of customers leaving licensed premises simultaneously and achieve a slower dispersal of people through flexible opening hours. Arbitrary restrictions that would undermine the principle of flexibility will be therefore avoided by the licensing authority. The authority will not fix predetermined closing times for particular areas through a zoning of the District, nor seek to engineer staggered closing times by setting quotas for particular closing times. Licence and certificate holders however are under no obligation to remain open during the whole of the permitted hours specified in the premises licence, club premises certificate or temporary events notice.
- 12.2 The licensing authority will generally permit shops, stores and supermarkets to sell alcohol for consumption off the premises in line with their normal trading hours, unless there are exceptional reasons why to do so would hinder the achievement of the licensing objectives. An example of the latter would be if some shops were known to be a focus of disorder and disturbance because youths gather there. Similarly the licensing authority will not take into account the question of any rights of employees working on licensed premises in terms of the closing hours as these are addressed in employment legislation.
- 12.3 Applicants will be required to demonstrate in their operating schedule how the hours that they propose to be open for the sale of alcohol, the provision of regulated entertainment or the supply of late night refreshment will promote the licensing objectives.

## **13. CONDITIONS**

- 13.1 A key concept of the Licensing Act is for conditions to be attached to licences and certificates that are tailored to the individual style and characteristics of the premises and events concerned. Disproportionate and overly burdensome conditions will be avoided by the licensing authority where there is no need for such conditions. Conditions may only be imposed where they are necessary for the promotion of one or more of the licensing objectives and not for other purposes.

- 13.2 Conditions that are necessary for the promotion of the licensing objectives should emerge initially from the risk assessment which should be undertaken by an applicant before submitting an application for a licence or certificate. These will be translated into the operating schedule which will be the subject of scrutiny by responsible authorities and interested parties. Where relevant representations are not received as a result of the advertisement of the application, it is the duty of the licensing authority to grant the application for a licence or certificate, subject only to those conditions that are consistent with the operating schedule and any mandatory conditions prescribed in the Act.
- 13.3 Applicants should avoid ambiguous statements or actions in their operating schedules which are open to interpretation or are unclear. The contents of the operating schedule should be readily translatable by the authority into conditions that are easily understandable by the licence or certificate holder, responsible authorities and interested parties. The licensing authority may not impose any other conditions unless its discretion has been engaged by the making of relevant representations and it has been satisfied at a hearing of the necessity to impose conditions due to the representations raised.
- 13.4 The only conditions that may be attached to a licence or certificate by the licensing authority are those which are necessary and proportionate for the promotion of the licensing objectives. If other existing legislation places certain statutory responsibilities on an employer or operator of premises, it will not be necessary to duplicate this requirement by imposing the same or similar duties under the premises licence or club premises certificate. Standard conditions will therefore not be imposed by the licensing authority but Annex F contains pools of conditions from which necessary and proportionate conditions may be drawn in particular circumstances.
- 13.5 Applicants for premises licences and for club premises certificates should carry out risk assessments before preparing their operating schedules and addressing in those operating schedules how they will promote the licensing objectives, with special regard to the matters referred to in the pool of conditions attached at Annex F.
- 13.6 Conditions will not require adherence to requirements in law that the use of copyright material must be authorised. Applicants and licence and certificate holders are however reminded of the need, where appropriate, to obtain Performing Right Society (PRS) and Phonographic Performance Ltd (PPL) licences and to observe other copyright arrangements. Failure to observe the law in this respect could lead to an application for the review of a premises licence or club premises certificate on the grounds of the crime prevention objective.

#### **14. CHILDREN**

- 14.1 Under the Licensing Act, it is an offence to permit children under the age of 16 who are not accompanied by an adult to be present on premises being used exclusively or primarily for the supply of alcohol for consumption on the premises under a premises licence, club premises certificate or under the authority of a temporary events notice. It is also an offence to permit the presence of children under 16 who are not accompanied by an adult between midnight and 5.00 a.m. at other premises supplying alcohol for consumption on the premises. This does not automatically permit unaccompanied children under the age of 18 to have free access to licensed premises, even if they are

accompanied by an adult or to premises where the consumption of alcohol is not allowed. Subject to the Act and any licence or certificate conditions, it will be a matter for the discretion of the person managing the premises as to whether they admit children.

14.2 The licensing authority will not therefore seek to limit the access of children to any premises unless it is necessary for the prevention of physical, moral or psychological harm to them. General principles will not be applied in such circumstances and the licensing authority will consider the individual merits of each application. However the following areas will give rise to particular concern in respect of children which will include premises –

- where entertainment or services of an adult or sexual nature are commonly provided;
- where there have been convictions of members of the current staff at the premises for serving alcohol to minors or with a reputation for underage drinking;
- with a known association for drug taking or dealing;
- where there is a strong element of gambling on the premises (but not, for example, the presence of a small number of cash prize gaming machines); and
- where the supply of alcohol for consumption on the premises is the exclusive or primary purpose of the services provided at the premises.

14.3 Applicants for a premises licence or club registration certificate should demonstrate in their application and operating schedule how they propose to promote the licensing objectives in respect of the admission of children to the premises.

14.4 Alternatives that may be considered for limiting the access of children, where that is necessary for the prevention of harm to them, include any or a combination of the following factors –

- limitations on the hours when children may be present;
- limitations on the exclusion of the presence of children under certain ages when particular specified activities are taking place;
- limitations on the parts of premises to which children might be given access;
- age limitations (below 18);
- requirements for accompanying adults;
- full exclusion of those people under 18 from the premises when any licensable activities are taking place; and
- production of proof of age cards before any sale of alcohol takes place.

- 14.5 The licensing authority also commends to the operators of licensed premises and clubs The Portman Group Code of Practice on the Naming, Packaging and Promotion of Alcoholic Drinks which seeks to ensure that drinks are packaged and promoted in a socially responsible manner and only to those who are 18 years of age or older.

## **15. CHILDREN AND CINEMAS**

- 15.1 In the case of premises giving film exhibitions, the licensing authority will expect licence and certificate holders to include in their operating schedules arrangements for restricting children from viewing age-restricted films classified by the British Board of Film Classification or, in exceptional circumstances, by the licensing authority itself.

## **16. REVIEWS**

- 16.1 At any stage following the grant of a premises licence or club premises certificate, a responsible authority or an interested party may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives. In addition a review of the licence or certificate will normally follow any action by the police to close down the premises for up to 24 hours on grounds of disorder or noise nuisance as a result of a magistrate court's determination sent to the licensing authority.
- 16.2 Representations must be relevant and must not be vexatious, frivolous or repetitious. In considering whether a representation is repetitious, the authority will take into consideration the nature of the representations and whether a reasonable interval has elapsed since an earlier review or grant of a licence or certificate.
- 16.3 Subject to the above, the authority will hold a hearing of a licensing sub committee to hear the representations. It may decide that no further steps are necessary to promote the licensing objectives or to issue an informal warning to the licence or certificate holder and recommend improvements within a specified period. The authority may also, if it considers that action is required, modify the conditions of a licence or certificate, exclude a licensable activity, remove the designated premises supervisor, suspend the licence or certificate for up to three months or revoke the licence or certificate.

## **17. APPEALS**

- 17.1 An appeal against the decision of the licensing authority may be made to the magistrates court within a period of 21 days beginning with the day when the appellant was notified by the licensing authority of the decision. An appeal may be made by an applicant if an application for a licence or certificate or for the variation of such a licence or certificate is refused by the licensing authority. An interested person or responsible authority may also submit an appeal if they made relevant representations to the licensing authority and the application or variation upon which they made those representations is approved. An appeal may also be made about the approval or wording of any condition attached to a licence or certificate by the authority.
- 17.2 In order to provide applicants, responsible authorities and interested parties with sufficient information to enable them to decide whether they wish to

appeal against a decision, the licensing authority will give comprehensive reasons for its decisions and will supply copies of those reasons to those parties who are entitled to appeal against a decision.

- 17.3 In hearing an appeal against a decision of the licensing authority, the magistrates court will need to have regard to this statement of licensing policy and to the Guidance issued by the Secretary of State but it is entitled to depart from the statement or Guidance if it is considered appropriate to do so because of the individual circumstances of any case or because the court regards the statement to be ultra vires.

## **18. ENFORCEMENT**

- 18.1 Enforcement will be appropriate and proportionate and at the discretion of the licensing authority and the police as the enforcing authorities. A principle of risk assessment and targeting will prevail and inspections will be undertaken when they are considered necessary which will help to concentrate resources on problem areas.
- 18.2 In order to provide for an efficient deployment of resources, the licensing authority has developed with the police and other responsible authorities a protocol on enforcement issues which is attached at Annex G.
- 18.3 The licensing authority has also signed the local government enforcement concordat and has adopted a code of practice for licensing enforcement which is attached at Annex H.

## **19. TEMPORARY EVENTS NOTICES**

- 19.1 Permission is not required for a temporary event in certain circumstances. However the organiser of an event where licensable activities are being provided is required to give notice to the licensing authority and to the police at least ten working days prior to the event being held. Although the licensing authority is unable to attach any terms, limitations or restrictions on the carrying on of licensable activities at such events under a temporary events notice, the organiser should have regard to such other legislative requirements as may apply to such events and the impact of the event upon others that may give rise to concern.
- 19.2 The licensing authority will therefore provide local advice about the following matters to event organisers –
- proper respect for the concerns of local residents;
  - other legislative requirements regarding health and safety, noise pollution or the building of temporary structures;
  - other necessary permissions, for example, with regard to road closures or the use of pyrotechnics or lasers in public places;
  - the impact of any local byelaws; and
  - the need to prevent anti-social behaviour by those attending.

19.3 The police may object to the event taking place for reasons of preventing crime and disorder which may arise because of concerns about the scale, location or timing of the event. If the police issue an objection notice, a hearing must be held by the licensing authority. The police also have powers to close an event for up to 24 hours without notice where the activity is in their opinion disorderly, likely to become disorderly or cause disturbance by excessive noise. To alleviate the possibility of police intervention, event organisers are encouraged not to rely on the minimum notice of 10 days but to contact the licensing authority and the police at the earliest possible opportunity about their proposals.

## **20. CONTACT DETAILS**

20.1 The names and addresses of relevant authorities and bodies are given in Annex I.

## GUIDANCE AND BEST PRACTICE

Various guidance and best practice has been issued which are relevant to the licensing activities regulated under the Licensing Act 2003. Some has been commended to licensing authorities in the Guidance issued by the Secretary of State.

The licensing authority similarly commends the following documents to those involved in licensable activities and other interested parties –

The Government's Alcohol Harm Reduction Strategy ([www.dcms.gov.uk](http://www.dcms.gov.uk))

The National Pubwatch Good Practice Guide ([www.nationalpubwatch.org.uk](http://www.nationalpubwatch.org.uk))

Guidance for pub operators on the Disability Discrimination Act ([www.beerandpub.com](http://www.beerandpub.com))

The Government's Safer Clubbing Guide and Updated Drug Strategy ([www.drugs.gov.uk](http://www.drugs.gov.uk))

The Anti-Social Behaviour Act 2003

The Violent Crime Reduction Act 2006

The Health Act 2006 – workplace smoking ban

The Clean Neighbourhoods and Environment Act 2005 which provides local authorities with the power to issue a fixed penalty notice to any licensed premises emitting noise that exceeds a permitted level between 11.00 p.m. and 7.00 a.m.

The Regulatory Reform (Fire Safety) Order 2005

The Event Safety Guide – A guide to health, safety and welfare at music and similar events (HSE 1999) (“The Purple Book”) ISBN 0 7176 2453 6

Managing Crowds Safely (HSE 2000) ISBN 0 7176 1834 X

5 Steps to Risk Assessment: Case Studies (HSE 1998) ISBN 07176 15804

The Guide to Safety at Sports Grounds (The Stationery Office 1997) (“The Green Guide”) ISBN 0 11 300095 2

Safety Guidance for Street Arts, Carnival, Processions and Large Scale Performances published by the Independent Street Arts Network ([www.streetartsnetwork.org/pages/publications](http://www.streetartsnetwork.org/pages/publications))

Fire Safety Risk Assessment – Open Air Events and Venues (ISBN 978 1 85112 8235) available from [www.communities.gov.uk/fire](http://www.communities.gov.uk/fire)

Advice on steps to provide for the safety of people and performers with disabilities obtainable from the Disability Rights Commission's website ([www.drc-gb.org](http://www.drc-gb.org)).

The Portman Group Code of Practice on the Naming, Packaging and Promotion of Alcoholic Drinks

The Noise Council Code of Practice on Environmental Noise Control at Concerts  
Home Office guidance on the preparation of race impact assessments  
([www.raceimpact.homeoffice.gov.uk](http://www.raceimpact.homeoffice.gov.uk))

HSE Guide The Radiation Safety of Lasers used for Display Purposes [HS/(G)95] and BS EN 60825: Safety of laser products)

British Standards CP 1007 (Maintained Lighting for Cinemas)

Guide to responsible alcohol retailing produced by the Association of Convenience Stores, the British Retail Consortium and the Wine and Spirits Trade Association  
([www.thelocalshop.com/resposibleretailing](http://www.thelocalshop.com/resposibleretailing)).



**CONNECTIONS BETWEEN THE STATEMENT OF LICENSING POLICY AND  
OTHER RELEVANT POLICIES**

Huntingdonshire District Council has developed either individually or in partnership with other authorities and organisations a range of policies and strategies which impact upon the licensing objectives and this statement of licensing policy. These include –

Huntingdonshire Sustainable Community Strategy

Huntingdonshire Local Plan 1995

Huntingdonshire Local Plan Alteration 2002

Huntingdonshire Interim Planning Policy Statement 2007

Huntingdonshire Community Safety Strategy 2005-08

Cambridgeshire Local Transport Plan 2004-11

Huntingdonshire Taxi Strategy 2003

Huntingdonshire District Council Corporate Equality Policy

Huntingdonshire Cultural Strategy 2007-10

Huntingdonshire District Council Communications and Marketing Strategy

Huntingdonshire District Council Local Economy Strategy

Copies of the policies and strategies are available on request from the Council or by viewing the Council's website on [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk) .

## EXEMPTIONS

The following activities are not regarded as regulated entertainment and are therefore exempt for the purposes of the Act:-

### **Exhibition of a Film**

If the sole or main purpose of the entertainment is to demonstrate any product, advertise any goods or services, or provide information, education or instruction.

If the entertainment consists of or forms part of an exhibit put on show for any purposes of a museum or gallery.

### **Live Music or the Playing of Recorded Music**

If the entertainment is incidental to some other activity which is not in itself within the description of regulated entertainment or the provision of entertainment facilities.

### **Television or Radio Receivers**

If the entertainment consists of the simultaneous reception and playing of a programme included in a programme service within the meaning of the Broadcasting Act 1990.

### **Religious Services and Places of Worship etc**

If the entertainment is for the purposes of, or for purposes incidental to, a religious meeting or service or at a place of public religious worship.

### **Garden Fetes etc**

If the entertainment is at a garden fete, function or event of a similar character, unless the fete, function or event is promoted with a view to applying the whole or part of its proceeds for purposes of private gain (as defined in the Gambling Act 2005).

### **Morris Dancing etc**

If the entertainment is a performance of morris dancing or any dancing of a similar nature or a performance of unamplified, live music as an integral part of such a performance, or facilities for enabling persons to take part in such activities.

### **Vehicles in Motion**

If the entertainment is on premises consisting of or forming part of a vehicle and at a time when the vehicle is not permanently or temporarily parked.

## **Small Venues providing Unamplified, Live Music**

Where,

- a premises licence or club premises certificate authorises the supply of alcohol for consumption on the premises and the provision of music entertainment; and
- the premises are used primarily for the consumption of alcohol on the premises; and
- the premises have a capacity of up to 200 persons; and
- the music entertainment comprises unamplified, live music or facilities to enable persons to take part in that music; and
- the entertainment takes place between 8.00 am and midnight;

any condition imposed on the premises licence or certificate which relates to the provision of the music entertainment will not have effect unless it was imposed on the grounds of preventing crime and disorder and/or public safety.

This exemption will not apply if a licence or certificate has been the subject of a review and has been modified by the licensing authority to include a statement disapplying this exemption to the licence or certificate.

## GLOSSARY OF TERMINOLOGY

**Licensable Activities and Qualifying Club Activities**

- **Are defined in the Licensing Act as:**
  - (a) the sale by retail of alcohol;
  - (b) the supply of alcohol by or on behalf of a club to, or to the order of, a member of the club;
  - (c) the provision of regulated entertainment;
  - (d) the provision of late night refreshment.
- **For those purposes the following licensable activities are also qualifying club activities:**
  - (a) the supply of alcohol by or on behalf of a club to, or to the order of, a member of the club for consumption on the premises where the supply takes place;
  - (b) the sale by retail of alcohol by or on behalf of a club to a guest of a member of the club for consumption on the premises where the sale takes place;
  - (c) the provision of regulated entertainment where that provision is by or on behalf of a club for members of the club or members of the club and their guests.

**Qualifying Club****General conditions that a club must satisfy to be a qualifying club:**

- (a) Under the rules of the club, persons may not be admitted to membership or admitted as candidates for membership without an interval of at least two days between nomination or application and admission;
- (b) Under the rules of the club, persons becoming members without prior nomination or application may not be admitted to the privileges of membership without an interval of two days between their becoming members and their admission;
- (c) the club is established and conducted in good faith as a club;
- (d) the club has at least 25 members; and
- (e) that alcohol is not supplied, or intended to be supplied, to members on the premises otherwise than by or on behalf of the club

## **Regulated Entertainment**

- **Is defined as:**

- (a) A performance of a play
- (b) An exhibition of film
- (c) An indoor sporting event
- (d) A boxing or wrestling entertainment
- (e) A performance of live music
- (f) Any playing of recorded music
- (g) A performance of dance
- (h) Entertainment of a similar description to that falling within paragraph e), f) or g)

where the entertainment takes place in the presence of an audience and is provided for the purpose, or for purposes which include the purpose, of entertaining that audience. Any reference to an audience includes a reference to spectators. This definition is subject to Part 3 of Schedule 1 to the Licensing Act 2003.

## **Entertainment Facilities**

- **Are defined as:**

Facilities for enabling persons to take part in entertainment of a description falling within those mentioned above for the purpose, or for purposes which include the purpose, of being entertained. The descriptions of entertainment are making music, dancing, and entertainment of a similar description to that falling within those mentioned above. This definition is subject to Part 3 of Schedule 1 to the Licensing Act 2003.

## **Interested Party**

- **Is defined as:**

- (a) a person living in the vicinity of the premises;
- (b) a body representing persons who live in that vicinity;
- (c) a person involved in a business in that vicinity;
- (d) a body representing persons involved in such businesses.

## **Responsible Authority**

- **Is defined as:**

- (a) the Chief Officer of Police for any Police area in which the premises are situated;
- (b) the Fire Authority for any area in which the premises are situated;
- (c) the enforcing authority within the meaning given by section 18 of the Health and Safety at Work etc. Act 1974 for any area in which the premises are situated;
- (d) the local planning authority within the meaning given by the Town and Country Planning Act 1990 for any area in which the premises are situated;
- (e) the local authority by which statutory functions are exercisable in any area in which the premises are situated in relation to minimising or preventing the risk of pollution of the environment or of harm to human health;
- (f) a body which:
  - (i) represents those who, in relation to any such area, are responsible for, or interested in, matters relating to the protection of children from harm, and
  - (ii) is recognised by the licensing authority for that area for the purposes of this section as being competent to advise it on such matters.
- (g) any licensing authority (other than the relevant licensing authority) in whose area part of the premises is situated;
- (h) in relation to a vessel:
  - (i) a navigation authority (within the meaning of section 221(1) of the Water Resources Act 1991) having functions in relation to the waters where the vessel is usually moored or berthed or any waters where it is, or is proposed to be, navigated at a time when it is used for licensable activities
  - (ii) the Environment Agency
  - (iii) the British Waterways Board, or
  - (iv) the Secretary of State
  - (v) a person prescribed for the purpose of this subsection.

## Temporary Event

- **Is defined as:**

The use of premises for one or more of the licensable activities during a period not exceeding 96 hours usually where a premises licence covering the

licensable activity is not in place and limited to events involving less than 500 people.

## **Provision of Late Night Refreshment**

- **Is defined as:**

- (a) The provision of hot food or hot drink to members of the public, or a section of the public, on or from any premises, whether for consumption on or off the premises between 11.00pm and 5.00am, or;
- (b) At any time between those hours when members of the public, or a section of the public, are admitted to any premises, a person supplies, or holds himself willing to supply, hot food or hot drink to any persons, or to persons of a particular description, on or from those premises, whether for consumption on or off the premises.

## **Hot Food or Hot Drink**

- **Is defined as:**

Food or drink supplied on or from any premises is “hot” for the purposes of Schedule 2 to the Act if the food or drink, or any part of it:

- (a) before it is supplied, is heated on the premises or elsewhere for the purpose of enabling it to be consumed at a temperature above the ambient air temperature and, at the time of supply, is above that temperature, or
- (b) after it is supplied, may be heated on the premises for the purpose of enabling it to be consumed at a temperature above the ambient air temperature.

## DELEGATION OF FUNCTIONS

<b>Matter to be dealt with</b>	<b>Full Committee</b>	<b>Sub Committee</b>	<b>Officers</b>
Application for personal licence		If a police objection	If no objection made
Application for premises licence/club premises certificate		If a relevant representation made	If no relevant representation made
Application for provisional statement		If a relevant representation made	If no relevant representation made
Application to vary premises licence/club premises certificate		If a relevant representation made	If no relevant representation made
Application to vary designated premises supervisor		If a police objection	All other cases
Application for transfer of premises licence		If a police objection	All other cases
Cancellation of interim authority notice		If a police objection	
Application to review premises licence/club premises certificate		All cases	
Agreement that hearing is unnecessary where relevant representations received			All cases, after consultation with Chairman or Vice-Chairman
Decision on whether a complaint is irrelevant, frivolous, vexatious, etc			All cases, after consultation with Chairman or Vice-Chairman
Decision to object when local authority is a consultee and not the relevant authority considering the application		All cases	
Determination of a police objection to a temporary event notice		All cases	
Proceedings for contravention of the provisions of the Act			All cases, after consultation with Chairman or Vice-Chairman



## POOLS OF LICENSING CONDITIONS

### 1. Pool of Conditions

Guidance issued by the Secretary of State outlines a number of conditions that may be used to promote the licensing objectives. Whilst this list is not exhaustive it is an indication to applicants of the conditions that may be considered appropriate in individual cases. A risk assessment to identify any measures that are necessary to promote the licensing objectives should consider the individual circumstances of the premises and take into account a range of factors including the nature and style of the venue, the activities being conducted there, its location and the anticipated clientele.

It should be noted that the Licensing Act 2003 creates the following offences and conditions prohibiting these activities do not therefore need to be attached to licences and certificates:

- (a) knowingly to sell or supply or attempt to sell or supply alcohol to a person who is drunk;
- (b) knowingly to allow disorderly conduct on licensed premises;
- (c) for the holder of a premises licence or a designated premises supervisor knowingly to keep or to allow to be kept on licensed premises any goods that have been imported without payment of duty or which have otherwise been unlawfully imported; and
- (d) to allow the presence of children under 16 who are not accompanied by an adult between midnight and 5am at any premises licensed for the sale of alcohol for consumption on the premises, and at any time in premises used exclusively or primarily for the sale and consumption of alcohol.

### 2. Conditions relating to Crime and Disorder

#### (a) Door Supervisors

Conditions relating to the provision of door supervisors and security may be valuable in:

- (i) preventing the admission and ensuring the departure from the premises of the drunk and disorderly, without causing further disorder;
- (ii) keeping out individuals excluded by court bans or by the licence or certificate holder;
- (iii) searching and excluding those suspected of carrying illegal drugs or carrying offensive weapons and;
- (iv) maintaining orderly queuing outside venues

Where door supervisors are to be a condition of a licence which means that they would have to be registered with the Security Industry Authority, conditions may also need to deal with

- (i) the number of supervisors;
- (ii) the displaying of name badges;

- (iii) the carrying of proof of registration;
- (iv) where and at what times they should be stationed at the premises;
- (v) whether at least one female supervisor should be available (for example if female customers are to be given body searches).

(b) **Bottle bans**

Glass bottles and glasses may be used as weapons inflicting serious harm during incidents of disorder. Conditions may include:

- (i) No bottles containing beverages of any kind, whether open or sealed, shall be given to customers on the premises whether at the bar or by staff service away from the bar
- (ii) No customer carrying open or sealed bottles shall be admitted to the premises at any time that the premises are open to the public.

In appropriate circumstances, conditions may exempt bottles containing wine or similar sold for consumption with a table meal by customers who are seated in a separate area set aside from the bar area.

(c) **CCTV**

The presence of CCTV cameras can be an important means of deterring and detecting crime at and immediately outside licensed premises. Conditions may include:

- (i) The need to have CCTV cameras on the premises
- (ii) The precise positioning of each camera
- (iii) The requirement to maintain cameras in good working order
- (iv) The requirement to retain recordings for an appropriate period.

(d) **Other conditions that may be considered relevant to promote the reduction of crime and disorder may include:**

- (i) Text/radio pagers connecting premises with the local police
- (ii) Restriction on drinking areas
- (iii) Capacity limits
- (iv) Proof of age cards
- (v) Crime prevention notices
- (vi) Signage at or immediately outside the premises
- (vii) Use of plastic containers and toughened glass (especially at outdoor events or during the televising of live sporting events such as international football matches)
- (viii) Open containers not to be taken from the premises
- (ix) Irresponsible drinks promotions
- (x) CCTV
- (xi) An appropriate ratio of tables and chairs to customers based on the capacity of premises used exclusively or primarily for the “vertical” consumption of alcohol (HVDDs).

**3. Conditions Relating to Public Safety**

Conditions relating to public safety will be those that are necessary to promote the objective of public safety for individual premises or clubs. They should not

duplicate other legal requirements. Equally the attachment of conditions to a premises licence or club premises certificate will not relieve employers of the statutory duty to comply with the requirements of Health and Safety at Work legislation and the requirements under the Management of Health and Safety at Work Regulations 1999 and the Regulatory Reform (Fire Safety) Order 2005 including the undertaking of risk assessments. Conditions enforcing these arrangements will therefore be unnecessary.

In addition those preparing an operating schedule, responsible authorities and the licensing authority should consider:

- Model National and Standard Conditions for Places of Public Entertainment and Associated Guidance ISBN 1 904031 11 0 (Entertainment Technology Press – ABTT Publications)
- The Event Safety Guide – a guide to health, safety and welfare at music and similar events (HSE 1999) (“The Purple Book”) ISBN 0 7176 2453 6
- Managing Crowds Safely (HSE 2000) ISBN 0 7176 1834 X
- 5 Steps to Risk Assessment: Case Studies (HSE 1998) ISBN 07176 15804
- The Guide to Safety at Sports Grounds (The Stationery Office 1997) (“The Green Guide”) ISBN 0 11 300095 2
- Safety Guidance for Street Arts, Carnival, Processions and Large Scale Performances published by the Independent Street Arts Network, copies of which can be obtained through:  
[www.streetartsnetwork.org.uk/pages/publications.htm](http://www.streetartsnetwork.org.uk/pages/publications.htm)

The following British Standards should also be considered:

- BS 5588 Part 6 (regarding places of assembly)
- BS 5588 Part 9 (regarding ventilation and air conditioning systems)
- BS 5588 Part 9 (regarding means of escape for disabled people)
- BS 5839 (fire detection, fire alarm systems and buildings)
- BS 5266 (emergency lighting systems).

Where existing legislation does not provide adequately for the safety of the public, consideration may be given to conditions covering:

**(a) Disabled people**

- (i) Adequate arrangements to enable their safe evacuation in the event of an emergency
- (ii) Disabled people on the premises are made aware of those arrangements.

**(b) Escape routes**

- (i) All exit doors are easily openable without the use of a key, card, code or similar means
- (ii) Doors at such exits are regularly checked to ensure that they function satisfactorily and a record of the check kept
- (iii) Any removable security fastenings are removed whenever the premises are open to the public or occupied by staff
- (iv) Exits are kept unobstructed with non-slippery and even surfaces, free of trip hazards and clearly identified

- (v) Where chairs and tables are provided in restaurants and other premises, internal gangways are kept unobstructed
  - (vi) The edges of treads of steps and stairways are maintained so as to be conspicuous.
- (c) **Safety Checks**
- (i) Safety checks are carried out before the admission of the public and details of such checks are kept in a log book.
- (d) **Curtains, Hangings, Decorations and Upholstery**
- (i) Curtains, hangings and temporary decorations are arranged so as not to obstruct exits
  - (ii) Temporary decorations are not used without prior notification to the licensing authority and relevant responsible body.
- (e) **Capacity limits**
- (i) Arrangements are made to ensure that any capacity limit imposed under the premises licence or club premises certificate is not exceeded
  - (ii) The licence holder, a club official, manager or designated premises supervisor should be aware of the number of people on the premises and required to inform any authorised person on request.
- (f) **Access for emergency vehicles**
- (i) Access for emergency vehicles is kept clear and free from obstruction.
- (g) **First aid**
- (i) An adequate and appropriate supply of first aid equipment and materials is available on the premises
  - (ii) Where appropriate, at least one suitably trained first-aider shall be on duty when the public are present and, if more than one suitably trained first-aider, that their respective duties are clearly defined.
- (h) **Lighting**
- (i) In the absence of adequate daylight, the lighting in any area accessible to the public, members or guests shall be fully in operation when they are present
  - (ii) Emergency lighting is not altered
  - (iii) Emergency lighting batteries are fully charged before the admission of the public, guests and members
  - (iv) In the event of failure of normal lighting where the emergency lighting has a capacity of one hour, arrangements are in place to ensure that the public, members or guests leave the premises within 20 minutes unless within that time normal lighting has been restored and the battery is being re-charged. If the emergency lighting battery has a capacity of three hours the appropriate

period by the end of which the public should have left the premises is one hour.

(i) **Temporary electrical installations**

- (i) Temporary electrical wiring and distribution systems shall comply with the recommendations of applicable British Standards 7671 or 7909
- (ii) Where they have not been installed by a competent person, temporary electrical wiring and distribution systems are inspected and certified by a competent person before they are put to use
- (iii) Temporary electrical wiring and distribution systems are not provided without notification to the licensing authority at least ten days before commencement of the work and/or prior inspection by a suitable qualified electrician.

(j) **Indoor sports entertainments**

- (i) If necessary, an appropriately qualified medical practitioner is present throughout a sports entertainment involving boxing, wrestling, judo, karate or other sports entertainment of a similar nature
- (ii) Where a ring is being used, it is constructed by a competent person and inspected by a competent authority
- (iii) At any wrestling or other entertainment of a similar nature members of the public do not occupy any seat within 2.5 metres of the ring
- (iv) At water sports entertainments, staff adequately trained in rescue and life safety procedures are stationed and remain within the vicinity of the water at all material times.

(k) **Alterations to premises**

- (i) Premises should not be altered in such a way as to make it impossible to comply with an existing condition without first seeking a variation of the premises licence or club premises certificate to delete the relevant public safety condition.

(l) **Special effects**

- (i) Any special effects or mechanical installation should be arranged and stored so as to minimise any risk to the safety of the audience, the performers and staff.

(m) **Other measures**

- (i) Other measures mentioned in relation to the prevention of crime and disorder may also be relevant to promote public safety, including the provision of door supervisors, bottle bans and the requirement to use plastic or toughened glasses.

**4. Theatres, Cinemas, Concert Halls and Similar Places (Promotion of Public Safety)**

In addition to the points made in Section 3, there are particular matters in the context of public safety which should be considered in connection with theatres and cinemas.

**(a) Attendants**

- (i) The number of attendants on each floor in a closely seated auditorium should be as set out on the table below:

<b>Number of members of the audience present on a floor</b>	<b>Minimum number of attendants required to be present on that floor</b>
1-100	One
101-250	Two
251-500	Three
501-750	Four
751-1000	Five
And one additional attendant for each additional 250 persons (or part thereof)	

- (ii) Attendants shall not be engaged in any duties that would hinder the prompt discharge of their duties in the event of an emergency or require their absence from that floor or auditorium where they are on duty
- (iii) Any attendant shall be readily identifiable to the audience (but this need not entail the wearing of a uniform)
- (iv) The premises shall not be used for a closely seated audience except in accordance with a seating plan(s), a copy of which is available at the premises and shall be shown to any authorised person on request
- (v) No article shall be attached to the back of any seat which would reduce the clear width of seatways or cause a tripping hazard or obstruction
- (vi) A copy of any certificate relating to the design, construction and loading of any temporary seating shall be kept available at the premises and shall be shown to any authorised person on request.

**(b) Seating**

- (i) Where the potential audience exceeds 250, all seats in the auditorium should, except in boxes accommodating not more than 8 persons, be either securely fixed to the floor or battened together in lengths of fewer than 4 or more than 12.

**(c) Standing and sitting in gangways etc.**

- (i) Sitting on floors shall not be permitted except where authorised in the premises licence or club premises certificate
- (ii) Waiting or standing shall not be permitted except in areas designated in the premises licence or club premises certificate
- (iii) In no circumstances shall anyone be permitted to –
  - (i) sit in any gangway;
  - (ii) stand or sit in front of any exit; or
  - (iii) stand or sit on any staircase including any landings.

**(d) Drinks**

- (i) Except as authorised by the premises licence or club premises certificate, no drinks shall be sold to or be consumed by a closely seated audience except in plastic and paper containers.

**(e) Balcony Fronts**

- (i) Clothing or other objects shall not be placed over balcony rails or upon balcony fronts.

**(f) Special Effects**

- (i) Any special effects or mechanical installation should be arranged and stored so as to minimise any risk to the safety of the audience, the performers and staff.

Special effects include:

- dry ice machines and cryogenic fog;
- smoke machines and fog generators;
- pyrotechnics, including fireworks;
- real flame;
- firearms;
- motor vehicles;
- strobe lighting;
- lasers;
- explosives and highly flammable substances.

In certain circumstances, it may be necessary to require that certain special effects are only used with the prior notification of the licensing authority who shall notify the fire and rescue authority.

Further guidance can be found in the following publications:

HSE Guide 'The radiation safety of lasers used for display purposes' (HS(G)95)

'Smoke and vapour effects used in Entertainment' (HSE Entertainment Sheet No 3)

'Special or visual effects involving explosives or pyrotechnics used in film and television production' (HSE Entertainment Sheet No 16)

'Electrical safety for entertainers' (HSE INDG 247)

'Theatre Essentials' – guidance booklet produced by the Association of British Theatre Technicians

**(g) Ceilings**

- (i) All ceilings in those parts of the premises to which the audience are admitted should be inspected by a suitably qualified person who will decide when a further inspection would be necessary and a certificate concerning the condition of the ceilings forwarded to the licensing authority.

**Premises used for film exhibitions**

**(a) Attendants – premises without a staff alerting system**

- (i) Where the premises are not equipped with a staff alerting system the number of attendants present should be as set out in the table below:

<b>Number of members of the audience present on the premises</b>	<b>Minimum number of attendants required to be on duty</b>
1-250	Two
And one additional attendant for each additional 250 members of the audience present (or part thereof)	
Where there are more than 150 members of an audience in any auditorium or on any floor	At least one attendant shall be present in any auditorium or on any floor

**(b) Attendants – premises with a staff alerting system**

- (i) Where premises are equipped with a staff alerting system the number of attendants present should be as set out in the table below:

<b>Number of members of the audience present on the premises</b>	<b>Minimum number of attendants required to be on duty</b>	<b>Minimum number of other staff on the premises who are available to assist in the event of an emergency</b>



1-500	Two	One
501-1000	Three	Two
1001-1500	Four	Four
1501 or more	Five plus one for every 500 (or part thereof) persons over 2000 on the premises	Five plus one for every 500 (or part thereof) persons over 2000 on the premises

- (ii) Staff shall not be considered as being available to assist in the event of an emergency if they are:
  - (a) the holder of the premises licence or the manager on duty at the premises; or
  - (b) a member of staff whose normal duties or responsibilities are likely to significantly affect or delay his/her response in an emergency situation; or
  - (c) a member of staff whose usual location when on duty is more than 60 metres from the location to which he is required to go on being alerted to an emergency situation
- (iii) Attendants shall as far as reasonably practicable be evenly distributed throughout all parts of the premises to which the public have access and keep under observation all parts of the premises to which the audience have access.
- (iv) The staff alerting system shall be maintained in working order.

**(c) Minimum Lighting**

- (i) The level of lighting in the auditorium should be as great as possible consistent with the effective presentation of the film; and the level of illumination maintained in the auditorium during the showing of films would normally be regarded as satisfactory if it complies with the standards specified in BS CP 1007 (Maintained Lighting for Cinemas).

**5. Conditions relating to the prevention of public nuisance.**

Some protection to the general public from the effects of noise nuisance is contained in the provisions of the Environmental Protection Act 1990, the Noise Act 1996 and the Clean Neighbourhoods and Environment Act 2005. A senior police officer also may close down licensed premises and permitted temporary activities instantly for up to 24 hours if they are causing nuisance resulting from noise emanating from the premises.

Licence and certificate holders should have regard to the provisions of the legislation referred to before considering whether any of the following conditions are necessary:

**(a) Hours**

The hours during which the premises are permitted to be open to the public or to members and their guests can be restricted by the conditions of a premises licence or club premises certificate for the prevention of public nuisance. This must be balanced by the potential impact on disorder which may result from arbitrarily fixed closing times. However there is no general presumption in favour of lengthening licensing hours and the four licensing objectives should be paramount considerations at all times. Conditions could include:

- (i) Restrictions on the hours during which premises are permitted to be open to the public or to members and their guests
- (ii) Restrictions may be necessary on the times when certain licensable activities take place even though the premises may be open to the public at such times
- (iii) Restrictions may be necessary on parts of a premise used for certain licensable activities at certain times.

**(b) Noise and vibration**

- (i) Noise or vibration should not emanate from the premises so as to cause a nuisance to nearby properties. This may be achieved by one or more of the following conditions:
  - a simple requirement to keep doors and windows at the premises closed;
  - limiting live music to a particular area of the building;
  - moving the location and direction of speakers away from external walls or walls that abut private premises;
  - installation of acoustic curtains;
  - fitting of rubber seals to doorways;
  - installation of rubber speaker mounts;
  - requiring the licence or certificate holder to take measures to ensure that music will not be audible above background level at the nearest noise sensitive location;
  - requiring the licence or certificate holder to undertake routine monitoring to ensure external levels of music are not excessive and take appropriate action where necessary;
  - noise limiters on amplification equipment used at the premises (if other measures are unsuccessful);
- (ii) Prominent, clear and legible notices are displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly
- (iii) The use of explosives, pyrotechnics and fireworks of a similar nature which could cause disturbance in surrounding areas are restricted
- (iv) The placing of refuse - such as bottles- into receptacles outside the premises takes place at times that will minimise the disturbance to nearby properties.

**(c) Noxious smells**

- (i) Noxious smells from the licensed premises are not permitted so as to cause a nuisance to nearby properties and the premises are properly vented.

**(d) Light Pollution**

- (i) Flashing or particularly bright lights on or outside licensed premises do not cause a nuisance to nearby properties. Any such condition must be balanced against the benefits of promoting the prevention of crime and disorder by bright lighting in certain places.

**(e) Other measures**

- (i) Other measures mentioned in relation to the prevention of crime and disorder may also be relevant to prevent public nuisance, including the provision of door supervisors, open containers not to be taken from the premises and restrictions on drinking areas

**6. Conditions relating to the protection of children from harm**

Restrictions on the access of children under 18 to premises where licensable activities are taking place should be made where it is necessary to protect children from harm.

Unless there are consequences justifying the contrary, there should be a strong presumption against permitting any access at all for children under 18 at any premises with known associations (provided that evidence is available) with or likely to give rise to:

- heavy or binge or underage drinking;
- drugs;
- significant gambling; or
- any activity or entertainment (whether regulated entertainment or not) of a clearly adult or sexual nature.

For any premises not serving alcohol for consumption on the premises, but where the public are allowed on the premises after 11.00 p.m., there should be a presumption against the presence of children under the age of 12 unaccompanied by adults after that time.

Applicants wishing to allow access under the above circumstances should, when preparing new operating schedules or club operating schedules or variations of those schedules:

- explain their reasons; and
- outline in detail the steps that they intend to take to protect children from harm on such premises.

In any other case and subject to the licence or certificate holder's discretion, the expectation is that there would be unrestricted access for children subject to the terms of the Licensing Act 2003.

**(a) Age Restrictions – specific**

While it may be appropriate to allow children unrestricted access at particular times and when certain activities are not taking place, the licensing authority will consider:

- (i) The hours of day during which age restrictions should or should not apply. For example, the fact that adult entertainment may be present at premises in the evening does not mean that it would be necessary to impose age restrictions for earlier parts of the day
- (ii) Types of event or activity that are unlikely to require age restrictions such as family entertainment or non-alcohol events for young age groups such as under 18 dances
- (iii) Types of event or activity which give rise to a more acute need for age restrictions than normal such as "Happy Hours" or drinks promotion nights or activities of an adult nature.

**(b) Age Restrictions – Cinemas**

The classifications for films recommended by the British Board of Film Classification should be those normally applied, unless the licensing authority notifies the licence or certificate holder that it will make a recommendation for that particular film.

- (i) In the event that the licensing authority decides to make a recommendation on the admission of children to films, the cinema or venue operator must submit any film to the authority that it intends to exhibit 28 days before it is proposed to show it. This will enable the authority time to classify it so that the licence or certificate holder is able to adhere to any age restrictions then imposed.
- (ii) When films are classified, by either the British Board of Film Classification as specified in the licence or the licensing authority they will be classified in the following way:
  - U – Universal, suitable for audiences aged four years and over
  - PG – Parental Guidance. Some scenes may be unsuitable for young children
  - 12A – Passed only for viewing by persons aged over 12 years or older or persons younger than 12 years when accompanied by an adult
  - 15 – Passed only for viewing by persons aged 15 years and over
  - 18 – Passed only for viewing by persons aged 18 years of age and over

- (iii) Immediately before any exhibition at the premises of a film passed by the British Board of Film Classification there shall be exhibited on screen for at least 5 seconds in such a manner as to be easily read by all persons in the auditorium a reproduction of the certificate of the Board or, as regards a trailer advertising a film, of the statement approved by the Board indicating the classification of the film
- (iv) Where the licensing authority has made a recommendation on the restriction of admission of children to a film, notices are required to be displayed both inside and outside the premises to make people aware of the classification attached to any film or trailer. The condition will be expressed that -

“Where a programme includes a film recommended by the licensing authority as falling into an age restrictive category, no person appearing to be under the age specified shall be admitted to any part of the programme; where a programme includes a film recommended by the licensing authority as falling into a category requiring any persons under a specified age to be accompanied by an adult, no person appearing to be under the age specified shall be admitted to any part of the programme unaccompanied by an adult; and the licence or certificate holder shall display in a conspicuous position a notice clearly stating the relevant age restrictions and requirements, for example **PERSONS UNDER THE AGE OF (INSERT APPROPRIATE AGE) CANNOT BE ADMITTED TO ANY PART OF THE PROGRAMME.**

Where films of different categories form part of the same programme, the notice shall refer to the oldest age restriction.

This condition does not apply to members of staff under the relevant age while on duty, provided that the prior written consent of the person’s parent or legal guardian first has been obtained.

**(c) Theatres**

The admission of children to theatres is not expected to be restricted unless it is necessary to promote the protection of children from harm. However theatres may be the venue for a wide range of activities. Although the admission of children to performances normally should be left to the discretion of the licence or certificate holder, a condition restricting the admission of children to shows incorporating adult entertainment may be necessary.

**(d) Performances especially for children.**

- (i) Conditions may require a sufficient number of adult staff on the premises to ensure the well being of children on the premises during any emergency
- (iii) Where performances are presented especially for unaccompanied children in theatres and cinemas, conditions may require an attendant to be stationed in any area occupied by the children, in the vicinity of each exit or subject to a minimum of one attendant on duty per 50 children or part thereof on each level occupied by children.

**(e) Children in performances**

The Children (Performances) Regulations 1968, as amended, set out requirements for children performing in a show. Those requirements will not be duplicated in conditions but if additional conditions are considered necessary, the following matters will apply:

- (i) Venue – The backstage facilities should be large enough to accommodate safely the number of children taking part in any performance
- (iii) Special effects – It may be inappropriate to use certain special effects, including smoke, dry ice, rapid pulsating or flashing lights which may trigger adverse reactions especially with regard to children
- (iv) Care of Children - Children performing at such premises should be kept under adult supervision at all times including transfer from stage to dressing room and anywhere else on the premises. It is also important for children to be accounted for at all times in case of an evacuation or emergency.

**(f) Proof of Age cards**

Conditions may be attached to premises where alcohol is sold requiring the production of proof of age cards before any sale of alcohol takes place.

**(g) Drinks Promotions**

The Portman Group operates a code of practice on the naming, packaging and promotion of Alcoholic Drinks. The code seeks to ensure that drinks are packaged and promoted in a socially responsible manner and only to those who are 18 years or older. By means of its website, the trade press and an annual report, it reports on an Independent Complaints Panel's decisions on complaints about products and issues bulletins notifying retailers of products that breach this code, asking them not to re-stock or display any such product or point of display material until such time as the code is complied with.

In certain circumstances it may be appropriate to attach conditions requiring premises to comply with the Portman Group Code of Practice and its Retailer Alert Bulletins.

## *Licensing Act 2003*

### **Memorandum of Understanding and Joint Enforcement Protocol signed between Huntingdonshire District Council (the Licensing Authority) and**

- 1. Cambridgeshire Constabulary**
- 2. Cambridgeshire & Peterborough Fire & Rescue Authority**
- 3. Cambridgeshire County Council Trading Standards Service**
- 4. Cambridgeshire County Council Child Protection Service**
- 5. Huntingdonshire District Council Environmental Health and Planning Services.**

1. The above statutory organisations are the Parties to this Memorandum of Understanding and Joint Enforcement Protocol.
2. Huntingdonshire District Council and Cambridgeshire Constabulary, Cambridgeshire & Peterborough Fire & Rescue Authority and Cambridgeshire County Council aim to provide safe environments for the community of Cambridgeshire.
3. The Licensing Act 2003 introduces a new regime for the licensing of a variety of activities, including places where alcohol is sold and entertainment is provided. It sets out four equal licensing objectives which are to be promoted by licensing authorities, in conjunction with other “responsible authorities”, as defined by the Act, and the holders of licences. The Act also defines other bodies as responsible authorities, with rights of consultation and objection to applications, but it is not thought that formal agreements will be required with these bodies.

These are –

- (a) The prevention of crime and disorder.
  - (b) The promotion of public safety.
  - (c) The prevention of public nuisance.
  - (d) The protection of children from harm.
4. Each party has enforcement responsibilities in relation to premises licensed under the Act and recognises the importance of effective co-operation and liaison to ensure that premises licence holders, designated premises supervisors, personal licence holders and club premises certificate holders understand and comply with the law.

5. The Government has strongly recommended that protocols be set up between authorities and this document has been prepared with that in mind.
6. The purpose of this document is to ensure efficient and effective co-operation between agencies when dealing with areas of mutual interest, to secure -
  - (a) High levels of open communication between agencies.
  - (b) Clear lines of responsibility regarding enforcement of the law.
  - (c) Sharing intelligence, where appropriate to enable effective enforcement of the law.

It sets out the steps that have been agreed to achieve that aim, in accordance with guidance issued by the Office of the Deputy Prime Minister (ODPM).

## **7. Communication**

- 7.1 Good communication between agencies is vital to ensure that information of mutual interest is shared effectively and, in particular, where responses are required within a tight timescale to meet statutory periods for determination of applications, that deadlines can be met. It is important that each organisation has a reliable contact point, and will identify nominated officers and their deputies. There must be a clear understanding about when, where and how contact shall be made, including for emergencies.

## **8. Sharing Intelligence**

- 8.1 The parties to this Memorandum of Understanding need to share information about premises and people currently licensed or proposed to be licensed, in such a way as to enable the effective operation of the licensing process. This agreement enables the sharing of information by all parties in compliance with the rules on Data Protection, Freedom of Information and Human Rights.

## **9. Data Protection and Exchange of Information**

- 9.1 Section 185 of the Licensing Act 2003 states that the licensing authority and responsible authorities may share information for the purpose of “facilitating the exercise of the Authority’s functions under this Act”. Information should not be further disclosed except to a licensing authority or responsible authority and only for the purpose mentioned above.
- 9.2 Section 29 of the Data Protection Act 1998 allows for the exchange of information for the purposes of the prevention of crime or the apprehension of offenders.
- 9.3 Section 115 of the Crime and Disorder Act 1998 enables information to be exchanged between authorities.
- 9.4 Parties to this Protocol may disclose information to other Parties for these purposes providing that the local Protocols applicable to each organisation for data protection are observed. Every request for information under the Act must be made in writing giving reasons why disclosure is necessary.



- 9.5 Information supplied must only be used for the purpose for which it is obtained, must be securely retained whilst in the possession of the responsible authority that has requested it, and must be securely disposed of when no longer required. It must not be further transmitted to a third party without the consent of the original authority that supplied the information.
- 9.6 This part of the Protocol may be supplemented by any Memorandum of Understanding on data exchange agreed either at a local or national level.

## **10. Indemnity**

- 10.1 The signatories to this Memorandum of Understanding are all committed to the sharing of information to prevent and detect crime. As all signatories to this agreement are also signatories of the Cambridgeshire Partnership Information Exchange Protocol for Crime and Disorder, misuse of information provided within this Agreement will invoke the cover provided within the indemnity within the above protocol.

## **11. Enforcement Action**

- 11.1 Enforcement action taken in respect of breaches of legislation will remain the responsibility of the agency designated for each piece of legislation, but the outcome of such action should be fed into the process for determining applications and reviewing the status of licences currently in force.
- 11.2 The Licensing Act does not transfer from any enforcement body, including the Police or the Fire Authority, powers of enforcement for any pieces of legislation. From time to time, however, it may be expedient for joint operations to be carried out in respect of licensed premises by officers from the licensing authority and officers from one or more of the relevant responsible authorities.
- 11.3 Joint operations will normally be conducted on the basis of a risk assessment applied to all licensed premises, or in response to specific complaints. Responsibility for seeking a joint operation will rest with the responsible authority with the expertise in dealing with the complaint in question (e.g. the Environmental Health Service for prevention of nuisance; the Fire & Rescue Service for fire risk issues).

## **12. Relevant Legislation**

- (a) **Licensing Act 2003** – provides a clear focus on the promotion of the licensing objectives; introduces better and more proportionate regulation to give customers more choice, whilst providing the necessary protection for local residents and others.
- (b) **Police Act 1964** – imposes a primary responsibility on the Police Authority to maintain an adequate and effective Police Force.
- (c) **Fire & Rescue Services Act 2004** – places a duty on the Fire Authority to provide efficient arrangements for the giving, when requested, of advice in respect of buildings and other property as to fire prevention, restricting the spread of fires and means of escape in case of fire.

- (d) **Crime & Disorder Act 1998** – places a statutory requirement on Police Services, Local Authorities and other agencies to tackle crime and disorder by working in partnership.

### 13. Offences

- 13.1 The Parties agree that the prime responsibility for enforcing the offences under the Act should lie as follows:

*Note: Abbreviations as follows –*

*LA = Licensing Authority  
CPC = Club Premises Certificate  
DPS = Designated Premises Supervisor  
PLH = Premises Licence Holder  
AO = Authorised Officer*

<b>Section</b>	<b>Offence</b>	<b>1 Authority</b>
33 (6)	Failure to notify LA of change of name or address PLH or DPS	LA
40 (2)	Failure to notify existing DPS of variation to premises licence to exclude them	LA
41 (5)	Failure to provide premises licence to LA upon removal of DPS	LA
46 (4)	Failure to notify DPS of application for transfer of premises licence	LA
49 (5)	Failure to notify DPS of grant of interim authority notice	LA
56 (3)	Failure to provide premises licence at request of LA for amendment	LA
57 (4)	Failure to keep or display premises licence on premises	LA
57 (7)	Failure to produce premises licence to an AO for examination	LA
59 (5)	Obstruction of an AO entering premises to inspect before grant of a licence, review or a statement	LA
82 (6)	Failure to notify of change of name or alteration of rules of a club	LA
83 (6)	Failure to notify of a change of registered address of club	LA
93 (3)	Failure to produce CPC for amendment within 14 days of LA request	LA
94 (5, 6, 9)	Duty to keep, display and produce club premises certificate at premises	LA

96 (6)	Inspection of premises before grant etc of club premises certificate	LA
108 (3)	Obstruction of an AO in inspecting temporary event premises	LA or Police
109 (4)	Failure to keep or display temporary event notice on premises	LA
109 (8)	Failure to produce temporary event notice to an AO	LA
123 (2)	Failure to notify LA of conviction for relevant offence during application or renewal period	LA
127 (4)	Failure to notify LA of change of name or address of personal licence holder	LA
128 (6)	Fail to notify court of personal licence or "notifiable event" when being dealt with for a relevant offence	Police or LA
132 (4)	Failure to notify LA of conviction for relevant or foreign offence	LA
134 (5)	Failure to produce personal licence within 14 days to LA for updating	LA
135 (4)	Failure to produce personal licence to an AO whilst on premises to sell or authorise sale of alcohol	LA or Police
136 (1)	Allowing licensable activities otherwise than in accordance with an authorisation	LA or Police
137 (1)	Unauthorised exposure for retail sale of alcohol	LA or Police
138 (1)	Unauthorised possession of alcohol with intent to sell or supply	LA or Police
140 (1)	Allowing disorderly conduct on licensed premises	Police or LA
141 (1)	Sale or supply of alcohol to person who is drunk	Police or LA
142 (1)	Obtaining alcohol for a person who is drunk	Police or LA
143 (1)	Failure to leave licensed premises following a request from a PC or AO	Police
144 (1)	Keeping unlawfully imported goods on relevant premises	Police or Customs and Excise
145 (1)	Allowing unaccompanied children under 16 on relevant premises when alcohol is	LA or Police

	being supplied	
146 (1, 2, 3)	Sale or supply of alcohol to children under 18	LA, Police or Trading Standards
147 (1, 3)	Allowing sale or supply of alcohol to children under 18	LA, Police or Trading Standards
148 (1, 2)	Sale or supply of liqueur confectionery to children under 16	LA or Police
149 (1, 3, 4)	Purchase or supply of alcohol by or on behalf of children under 18	LA or Police
150 (1, 2)	Consumption on relevant premises of alcohol by children under 18, or knowingly allowing it to occur	LA or Police
151 (1, 2, 4)	Delivering or permitting others to deliver alcohol to children under 18	LA or Police
152 (1)	Sending a child under 18 to obtain alcohol for consumption	LA or Police
153 (1)	Permitting children under 18 to sell or supply alcohol to children	LA or Police
156 (1)	Sale of alcohol in or from a moving vehicle	Police
158 (1)	False statement in connection with a licensing application	LA
160 (4)	Keeping premises open in contravention of an area closure order	Police or LA
161 (6)	Permitting premises to be open in contravention of a premises closure order	Police or LA
165 (7)	Permitting premises to be open in contravention of a Magistrates' closure order	Police or LA
179 (4)	Obstructing entry by a PC or an AO to premises to check on the carrying out of licensable activity	Relevant responsible authority

## 14. Investigation of Offences

- 14.1 When the licensing authority or a responsible authority has become aware of an offence and would like another more appropriate responsible authority (or the licensing authority) to take formal action, they will take the following steps:
- (a) early discussion with the appropriate authority, including (unless in cases of extreme urgency) the licensing authority's enforcement officer;
  - (b) supply the relevant authority in a timely manner all of the relevant evidence (whether subsequently used or unused);

- (c) set out in writing details of the offence and request that the relevant authority take action.
- 14.2 Once in receipt of a written request to take action, the appropriate authority will:
- (a) assess the facts and take appropriate action in accordance with its own enforcement policy. The appropriate authority will, unless immediate action is required, commence an investigation within a maximum of 15 working days of receipt of the complaint;
  - (b) inform the authority that initiated the complaint, and any other relevant authority, of the action taken, and reasons why.

## **15. Responsibility for Prosecutions**

- 15.1 Section 186 of the Act provides that proceedings for offences under the Act may be instituted by:
- (a) the licensing authority;
  - (b) the Director of Public Prosecutions;
  - (c) for offences under Ss. 146 and 147, the local weights and measures authority
- 15.2 It is expected that the Police and the weights & measures authority will normally bring proceedings, including the issue of formal cautions, as a result of offences which they have investigated, unless, in the case of some minor offences, it is specifically agreed that the licensing authority will do so. (This may, for example, be part of a prosecution which relates to a series of matters of which the offences form part).
- 15.3 In all other cases, the licensing authority will be the prosecuting authority.

## **16. Notification of Prosecutions and Cautions**

- 16.1 Notwithstanding the duty of the court in section 131 (duty to notify the licensing authority of convictions) the appropriate prosecuting authority will inform the licensing authority within five working days of any conviction or caution under the Act.
- 16.2 The licensing authority for these purposes is the licensing authority that issued the personal licence, premises licence, club premises certificate or which received the temporary event notice, even if not a party to this Protocol.
- 16.3 The notification shall be in writing and shall state:
- (a) the name and address of the person convicted or cautioned;
  - (b) the nature and date of the conviction or caution; and
  - (c) the details of any conviction including any order under section 129 of the Act.

## **17. Register of Cautions**

- 17.1 The licensing authority will maintain a register of formal cautions issued to holders of personal licences, premises licences, club premises certificates or persons issuing a temporary event notice.

## **18. Liaison between Parties to this Agreement**

- 18.1 Liaison meetings will take normally place between the licensing authority and the Police on a monthly basis, depending on the nature and quantity of business and with other responsible authorities on a basis to be agreed, but not less than annually.
- 18.2 Responsible authorities will determine the basis for liaising with each other, but this will be not less than annually.

## **19. Consultation on Applications**

- 19.1 Applicants for licences have a duty to send copies of applications to the appropriate responsible authorities at the same time as the application is submitted to the licensing authority. If this is not done, the application may be returned, as not duly made.
- 19.2 The licensing authority will communicate with all responsible authorities on a regular basis, to check that all relevant copies of applications have been received.
- 19.3 Responsible authorities have a maximum of 28 days to raise representations to licences, where they consider that the operating schedule does not address sufficiently one or more of the licensing objectives.
- 19.4 Representations should include suggestions for conditions which would overcome the perceived shortcomings of the application.
- 19.5 Responsible authorities are encouraged to contact applicants to discuss areas of concern, so that there is an opportunity to amend applications in advance of the date set by the licensing authority for a hearing. If this is successfully achieved, **and the licensing authority receives written confirmation of the amendments from the applicant**, a representation can be withdrawn, and this may obviate the need for a hearing.

## **20. Applications for Review of a Licence**

- 20.1 This document recognises the right of any responsible authority to apply to the licensing authority for a licence or club premises certificate to be reviewed at any time.
- 20.2 Except in extreme cases (where there has been a serious incident of crime and disorder, a serious risk to public safety, a serious incident of public nuisance or a serious incident related to the protection of children from harm) the responsible authority seeking a review will be expected to:
- (a) give an early indication to the licensing authority of the events requiring an application;

- (b) seek an informal resolution to the matter if possible or appropriate;
- (c) be able to demonstrate to the licensing committee hearing the application for a licence review that, where appropriate, alternative approaches to dealing with the situation leading to the application have first been attempted, in accordance with the authority's enforcement policy.

## **21. Procedural Review**

- 21.1 All parties to this agreement shall periodically review this document to ensure that it maintains a suitable response and working arrangement for all licensing functions and achieves necessary feedback to assist in meeting the statutory objectives. It is suggested that the first review should take place not later than one year following the Second Appointed Day.

Signed

Huntingdonshire District Council as the Licensing Authority, Environmental Health Authority and Planning Authority

Cambridgeshire Constabulary

Cambridgeshire & Peterborough Fire & Rescue Authority

Cambridgeshire County Council (Trading Standards Service)

Cambridgeshire County Council (Child Protection Service)

**HUNTINGDONSHIRE DISTRICT COUNCIL LICENSING ENFORCEMENT POLICY**

The Council's licensing enforcement policy which was approved by the Licensing and Protection Panel on 17th September 2002 and subsequently adopted by the Council has been amended, as appropriate, and applied to the enforcement of the Licensing Act 2003 by this annex to the statement of licensing policy.

**LICENSING ENFORCEMENT POLICY**

**1. INTRODUCTION**

- 1.1 The purpose of this policy is to express the commitment and intention of Huntingdonshire District Council ("the licensing authority") to the principles of consistent and effective enforcement legislation relating to those licensable activities defined in the Licensing Act 2003 and defined in Appendix 2 attached.
- 1.2 The policy sets out what businesses and others can expect from the Council's licensing officers and commits the licensing authority to good enforcement policies and procedures. It is designed to set out the arrangements by which the principles of the Enforcement Concordat, to which the licensing authority is a signatory, will be incorporated into actions.
- 1.3 Officers who carry out licensing enforcement on behalf of the licensing authority are authorised in accordance with the licensing authority's scheme of delegation. Appropriate means of identification will be carried.

**2 GENERAL PRINCIPLES**

- 2.1 The licensing authority will ensure the effective implementation of national and local policies, to comply with all legislative requirements and fulfil the statutory duties imposed on the licensing authority.
- 2.2 The licensing authority will protect the public by reacting promptly to complaints about issues that are within the licensing authority's remit and by delivering a balanced programme of inspection, education and enforcement designed to achieve compliance with relevant legislation in an equitable, practical and consistent manner.
- 2.3 The licensing authority recognises that most businesses and individuals want to comply with the law and officers will, therefore, take care to help them meet their legal obligations without unnecessary expense, whilst taking firm action, including prosecution where appropriate against those who flout the law or act irresponsibly. Prosecutions will be taken in line with the prosecution policy set out Appendix 1 to this policy.
- 2.4 The licensing authority recognises the importance of the precedents set by case law and Government guidance and will draw upon them to ensure that effective standards of enforcement are consistently applied
- 2.5 Authorised officers will have regard to this policy when carrying out their assigned duties.



- 2.6 Departures from these policy guidelines will be exceptional and only following agreement with the Head of Administration, or in his absence, the Central Services Manager.
- 2.7 Where there are issues of dual or joint enforcement responsibilities with other enforcement agencies such as the police and fire authority, consultation will, except in emergencies, take place with them prior to any enforcement action being initiated.
- 2.8 The licensing authority will ensure that its officers are competent with respect to the enforcement duties they have been authorised to carry out.

### **3 PRINCIPLES OF ENFORCEMENT**

- 3.1 The enforcement of legislation is guided by the principles of the Enforcement Concordat to which the licensing authority is a signatory. This commits the licensing authority to good enforcement policies and procedures. The principles of the Enforcement Concordat are incorporated into the following:

#### **3.2 Standards**

- 3.2.1 The licensing authority is accountable to the local electorate for its actions and omissions. This means that it will have clear policies and standards against which it can be judged.

#### **3.3 Openness**

- 3.3.1 The licensing authority will provide information and advice in plain language on the law that it enforces and will disseminate this as widely as possible. It will also be open about how it sets about its work, including any charges that are made for specific activities. Officers will discuss general issues, specific compliance failures or problems with individuals or businesses experiencing difficulties.

#### **3.4 Helpfulness**

- 3.4.1 The licensing authority believes that prevention is better than cure and that its role therefore involves actively working with individuals and the business community, especially small and medium-sized enterprises, to advise and assist on compliance. It will provide a courteous and efficient service and the staff will identify themselves by name. Officers will provide a contact point and telephone number for further dealings with the licensing authority and will encourage business to seek advice/information from them. Applications for approval of establishments, licences, registration, etc, will be dealt with efficiently and promptly. The licensing authority will ensure that, wherever practicable, its enforcement services are effectively co-ordinated to minimise any unnecessary overlaps and time delays.

#### **3.5 Complaints about the service**

- 3.5.1 The licensing authority has a complaints procedure that is accessible to businesses and the public. The licensing authority will also make available the procedure for a complaint to be made to the Local Government Ombudsman that the licensing authority has acted with maladministration. This is without prejudice to any statutory rights of appeal that are available to businesses or members of the public which will be explained in writing by the licensing authority.

### **3.6 Proportionality**

- 3.6.1 As far as the law allows, the licensing authority will take account of the circumstances of each case and the attitude of the person committing the offence when considering action. Both those whom the law protects and those on whom it places a duty expect that compliance action taken by the licensing authority should be proportionate to the risks posed to the public and to the seriousness of any breach of legislation.
- 3.6.2 In dealing with small businesses, voluntary and community organisations, the licensing authority will make a particular effort to assist them in meeting their legal obligation without incurring unnecessary expense.
- 3.6.3 Some legal requirements are specific or mandatory, i.e. there is no room for discretion or individual interpretation. However, others require action in line with the principles of “reasonableness” or “appropriateness” and the regulatory system often includes the concept of proportionality through such principles. Deciding what is reasonable or appropriate to control risks involves the exercise of judgement and, when the law permits, discretion by licensing officers based on sound professional judgement. Where agreement cannot be reached, the final determination of what is reasonable in particular circumstances may ultimately be made by the Courts.
- 3.6.4 Some risks may be so serious that they cannot be permitted irrespective of the economic consequences, whilst at the other extreme, some risks may be so trivial that it may not be worth spending more to reduce them. In general, risk-reducing measures must be weighted against the associated costs, unless the cost of a particular action is excessive compared with the benefit of the risk reduction in terms of its magnitude of probability.

### **3.7 Consistency**

- 3.7.1 Consistency of approach does not mean uniformity; it means taking a similar approach in similar circumstances to achieve similar ends. In dealing with enforcement issues the licensing authority will take a consistent approach in the service tendered, the use of powers, issuing of authorisations, decisions on whether to prosecute and responses to complaints.
- 3.7.2 The licensing authority recognises that in practice consistency is not a simple matter. Officers are faced with many variables such as the severity of the issue, the attitude and competence of the individual/management and the associated previous history of compliance. These factors may vary between individuals/businesses which otherwise appear similar. Decisions on enforcement are matters of sound professional judgement as to when the licensing authority, through its officers, will exercise discretion. It will continue to develop arrangements to promote consistency in the exercise of discretion. These will include effective arrangements for liaison with other enforcing agencies.

### **3.8 Transparency**

- 3.8.1 Transparency means helping proprietors of businesses and the public to understand what is expected of them and what they should expect from the licensing authority. It also means making clear why an officer intends to or has taken a particular course of action. This means distinguishing between compulsory requirements on the one hand and advice and guidance about what is desirable, but not compulsory, on the other.

- 3.8.2 This document sets out the general policy framework within which the licensing authority will operate. Those with whom the licensing authority deals need to know what to expect when an officer visits and what rights of complaint are open to them.
- 3.8.3 In the case of informal enforcement action the officer will advise on the legal requirements, explain why a particular course of action is recommended, and if asked, distinguish legal requirements from best practice advice. Officers will, if asked, confirm any advice in writing.
- 3.8.4 In the case of a refusal of an application for a licence or registration, the reasons for the refusal will be given in writing and the appeals procedure explained.

### **3.9 Targeting**

- 3.9.1 Targeting means making sure that resources are targeted primarily on those whose activities give rise to the most serious problem, or where hazards are least well controlled, and that action is focused on those who are responsible and who are best placed to control it.
- 3.9.2 The licensing authority will prioritise compliance inspections in accordance with a risk rating system based on a combination of the factors which determine the likely compliance of that business with statutory requirements and the potential risk of non-compliance to the public.
- 3.9.3 The priorities for visits in response to complaints from the public will take into account the nature and severity of the allegations.
- 3.9.4 Where formal enforcement action is necessary, it will be directed against the person by whose act, default or sufferance the breach occurred. Where several individuals share responsibility, the licensing authority will take action against those who can be shown to be in breach.

## **4 METHODS OF ESTABLISHING COMPLIANCE**

### **4.1 Education**

- 4.1.1 The licensing authority will make every effort to provide information both to members of the general public and businesses concerning the legislation for which the licensing authority is the enforcing authority.
- 4.1.2 The information will be made available through the licensing authority's website, leaflets, at public buildings, upon request or given at the time of an inspection.
- 4.1.3 Where a requirement for information becomes evident either through problems in a particular area of enforcement or because of requests then specific information will be made available in such a way as to inform those in need.

### **4.2 Investigations**

- 4.2.1 Information on possible offences is often the result of complaints from members of the general public who have witnessed events or whose lives are being adversely affected by the actions or inactions of others.

- 4.2.2 Provided that it will not prejudice their inquiries, Officers will identify themselves at the premises at the time of entry and will show their licensing authority identification.
- 4.2.3 The licensing authority will respond to, and where appropriate, commence investigations into complaints within 3 working days. The response time may vary according to the nature of the allegation and its severity.
- 4.2.4 The person, business or land owner subject to complaint may be informed of the complaint prior to, part way through or at the end of the investigation as may be considered appropriate depending upon such facts as the nature of the complaint, the need for covert surveillance and the risk of intimidation of the complainant.
- 4.2.5 A complainant's details will not be released without either the complainant's permission or following a legal requirement to do so. This will be decided this on a case-by-case basis.
- 4.2.6 The complainant will be kept informed as considered appropriate of progress with the investigation and of the eventual outcome.
- 4.2.7 Where it has been considered appropriate to advise the alleged offender that an investigation is in progress, that person will be kept advised of the progress of the investigation. At the end of the investigation, they will be informed of the outcome and whether the licensing authority will take any further action.
- 4.2.8 Where, as a result of an investigation, action of an informal or formal nature may be taken, the alleged offender will be advised as soon as practicable upon completion of the investigation
- 4.3 **Routine Inspections**
- 4.3.1 Under normal circumstances, routine compliance visits will be arranged in advance. Spot check visits may be made without prior warning particularly when information has been obtained suggesting a breach of the law.
- 4.3.2 The main purpose of a compliance visit to land or premises is to ensure the requirements of the law are being met.
- 4.3.3 Officers will make the purpose of the inspection clear at the start of the visit with the person in charge at that time. Inspections will normally involve discussions with local management or the person in operational control of the business, activity or land at the time of the visit. At the conclusion of all inspections officers will normally offer to discuss, as may be appropriate, the findings and follow this up in writing.
- 4.3.4 The licensing authority have a number of leaflets or guidance notes that may assist in the understanding of legal requirements which will normally be provided free of charge. Some written information may be available from other sources and where this is the case the officer will supply details as to where the information can be obtained. Letters can be translated into other languages and interpreters can be used if considered appropriate.
- 4.3.5 Action of an informal or formal nature may be taken as a result of an inspection and the alleged offender will be advised as soon as practicable upon completion of the investigation

## **5 ENFORCEMENT OPTIONS**

5.1 There are a number of enforcement options available where contraventions of the law have been identified. This part of the policy provides detailed guidance on when each of the options may be considered. The options are:-

- take no action;
- take informal action;
- use formal cautions;
- revoke an authorisation, permit or licence;
- prosecute (can sometimes be taken in addition to serving notices);
- co-ordinate action with other agencies;
- any combination of the above.

5.2 Generally, enforcement will be undertaken in a graduated approach, unless immediate action is required. In the first instance, a discussion of requirements will take place with the operator or licence holder or other person by whose act default or sufferance the breach occurred.

### **5.3 No Action**

5.3.1 Where an inspection, observation or investigation reveals that, on the basis of evidence, there is a breach of legislation then no further action will be taken if after taking into account all relevant circumstances enforcement would be disproportionate or otherwise inappropriate. Confirmation of the results of the investigation will be given to any complainant and to the person or business complained of if they had previously been made aware of the investigation.

### **5.4 Informal Action**

5.4.1 Informal action may consist of any of the following:

- advice
- verbal warnings
- warning letter requesting action and setting out the consequences of failure to comply with legal requirements.

5.4.2 Officers will use informal procedures as long as they believe such actions will secure compliance with the requirements of legislation within a timescale judged reasonable depending upon the relevant facts.

5.4.3 Offences of a less serious nature may be dealt with in a number of appropriate ways including advice, verbal warning, observations, follow up letter, a re-visit or any combination of these. Persistent failures will result in more formal enforcement action.

5.4.4 Where an officer offers verbal advice following an inspection, then if requested it will be confirmed in writing.

5.4.5 While the action taken by the officer will depend on the circumstances of any particular case, for guidance purposes only, the licensing authority considers that informal action is likely to be appropriate in the following circumstances:

- a) The offence is not serious enough to warrant formal action e.g. an offence which can be immediately remedied and poses no risk;
- b) From the past history, it can reasonably be expected that informal action will achieve compliance; or
- c) There is reason to be confident that the breach will be dealt with promptly without the need for formal action.

5.4.6 Informal letters sent following inspections will distinguish legal requirements from advice, give a time period for compliance and state the offences being committed. They will also give the details of who to contact if there are any queries, or issues the recipient wishes to discuss.

5.4.7 If significant contraventions of legal requirements are found, then rather than taking immediate formal action the officer may arrange for a further visit to be carried out to determine compliance. The time period between the original inspection and any revisit will be proportionate to the risks identified. Such informal action will not necessarily preclude formal action.

## 5.5 Formal action

5.5.1 When considering formal enforcement, account will be taken of:-

- the extent of non-compliance
- the risk(s) posed
- failure to hold or apply for a licence or certificate;
- failure to apply for a variation of a licence or certificate;
- failure to apply for the transfer of a licence or certificate;
- failure to submit an appropriate notice;
- failure to comply with an informal approach to remedy breaches of legislation;
- cumulative breaches of legislation
- any act of obstruction

5.5.2 Formal action can include any of the following actions that are considered appropriate under the circumstances:-

- revocation of a licence or certificate,
- a formal caution,
- prosecution for the offence,
- obtaining an injunction.

5.5.3 **Licences and certificates**, where these are revoked, the reason for the action and the appeal mechanisms will be set out in writing to the offender at the time the action is taken.

5.5.4 **A formal caution** may be considered as an alternative to a prosecution when the following conditions are fulfilled. Refusal will result in the matter being re-considered for prosecution taking account of a person's unwillingness to accept a formal caution.

- There must be evidence of the suspected offender's guilt sufficient to give a realistic prospect of conviction if a prosecution were to be taken as an alternative; and
- the suspected offender must admit the offence; and
- the suspected offender must understand the significance of a formal caution, give an informed consent to being cautioned and will be advised to seek legal advice prior to agreeing to receive a formal caution.

The purpose of a caution is to:

- deal quickly and simply with less serious offences;
- divert less serious offences away from the Courts;
- reduce the chances of repeat offences.

A Formal Caution may only be administered by the Head of Administration or the Central Services Manager

5.5.5 **Injunctions** may be sought when the normal criminal process has proved or is likely to prove to be unlikely to remedy the problem that is occurring or likely to occur. It will be used only in exceptional circumstances.

5.5.6 **Prosecution.** Every case will be judged on its merits and in accordance with the prosecution policy set out in Appendix 1 to this policy.

## 6. AUTHORISATIONS OF PROSECUTIONS

6.1 Through its Scheme of Delegation, the licensing authority has delegated authority to prosecute to designated officers after consultation with the Chairman, or in his absence, the Vice-Chairman of the Licensing Committee.

6.2 In consultation with his/her supervising officer and, where appropriate, the licensing authority's legal adviser, the investigating officer(s) will gather appropriate evidence and prepare the case on behalf of the licensing authority. Where, having considered all the evidence, it is considered that a prosecution may be warranted, a written report will be prepared for consideration and authorisation. Following written authorisation to proceed, the licensing authority's legal service will instigate the prosecution. Regard will be had to the requirements of Police and Criminal Evidence Act 1984 (PACE) and the Criminal Procedure and Investigation Act 1996 (CPIA).

## 7. POWERS OF AUTHORISED OFFICERS

7.1 Authorised officers of the licensing authority have a variety of powers available to them for the purpose of discharging the functions of the licensing authority. These include, in appropriate cases as permitted by the Licensing Act 2003, the power of entry to relevant premises at any reasonable time (or at any time if it appears that there is serious problem).

7.2. If it is believed that entry may be refused, or entry by force may be necessary a warrant to enter will be sought from a Justice of the Peace. Refusal of entry, as permitted by the law, is obstruction and will lead to prosecution in all but exceptional circumstances.

## **HUNTINGDONSHIRE DISTRICT COUNCIL**

### **PROSECUTION POLICY**

In keeping with its preventative role, the licensing authority will use a variety of means to ensure that the law, which it is required to enforce, is complied with within the Huntingdonshire District. These means will include education, advice, guidance, warning letters, cautions and prosecution.

The licensing authority will use discretion in deciding whether to initiate a prosecution and recognises that the decision to prosecute is significant and could have far reaching consequences on the offender. Before deciding to recommend a prosecution, they will take account the criteria set out below.

The power to make a decision to prosecute is generally set out in the licensing authority's scheme of delegation. It is delegated to the Head of Administration (or in his absence the Central Services Manager) after consultation with the Chairman or Vice-Chairman of the Licensing Committee.

In determining whether or not to institute legal proceedings the public interest will be of paramount consideration. The following matters will be taken into account in addition to any other matter that may be considered relevant in any particular case.

The licensing authority will determine whether the evidence available is sufficiently reliable, admissible and substantial to provide a realistic prospect of conviction, having regard to the evidential and public interest tests set down in the Code for Crown Prosecutors and any other prosecution code or government guidance for the time being relevant to the case under consideration. Such consideration will include:-

- the general record and attitude of the offender;
- the attitude and reliability of any witnesses;
- the gravity of the offence (including where the alleged offence involves a flagrant breach of the law such that public safety is put at risk);
- the failure by offenders to comply with lawful written directions of Officers provided the offenders have been given reasonable opportunity to comply with those directions;
- whether it is desirable to deter others from similar failures to comply with the law;
- whether it is more appropriate after consideration of all the circumstances and on being satisfied of a person's guilt and the offender accepting that guilt to offer a formal caution in accordance with guidance laid down in Home Office Circular 18/1994 as may be amended from time to time.

This prosecution policy also relates to the prosecution of individuals and individual managers or directors where the licensing authority consider that a conviction is warranted and it can be shown that the offence was committed with their consent or connivance or to have been attributable to neglect on their part.

Having decided to prosecute, the policy of the licensing authority is to proceed without any unnecessary delay. Once the prosecution has been determined by a court of law, the licensing authority will contact all its witnesses to inform them of the outcome.



**LICENSING ACT 2003**

1. The sale by retail of alcohol.
2. The supply of alcohol by or on behalf of a club to, or to the order or, a member of the club.
3. The provision of regulated entertainment.
4. The provision of late night refreshment.

## CONTACT POINTS

Further information on application forms, operating schedules, the statement of licensing policy and advice as to whether or not activities need to be licensed can be obtained from –

The Licensing Section,  
Huntingdonshire District Council,  
Pathfinder House  
St Mary's Street  
Huntingdon  
Cambs  
PE29 3TN

Telephone – 01480 388010/388209

Fax. – 01480 388099

E-mail – [Greg.Peck@huntsdc.gov.uk](mailto:Greg.Peck@huntsdc.gov.uk)

[John.Frampton@huntsdc.gov.uk](mailto:John.Frampton@huntsdc.gov.uk)

[Charlotte.Taylor@huntsdc.gov.uk](mailto:Charlotte.Taylor@huntsdc.gov.uk)

This information is available on the licensing authority's website at [www.huntingdonshire.gov.uk](http://www.huntingdonshire.gov.uk).

Completed applications and temporary events notices should be sent to –

Licensing Section  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon  
Cambs  
PE29 3TN

An applicant must give notice of his/her application to each of the following responsible authorities and such other persons as may be prescribed within the prescribed period –

The Chief Constable of Police  
Cambridgeshire Constabulary  
Hinchingsbrooke Park  
Huntingdon  
PE29 6NP

Chief Fire Officer  
Cambridgeshire Fire and Rescue Service  
Hinchingsbrooke Cottage  
Brampton Road  
Huntingdon  
PE29 2NA

The Head of Environmental and Community Health Services  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon  
Cams  
PE29 3TN

Director General  
The Health and Safety Executive  
Rose Cottage  
2 Southwark Bridge  
London  
SE1 9HS

The Head of Planning Services  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon  
Cams  
PE29 3TN

The Director of of the Office of Children and Young Persons  
Cambridgeshire County Council  
Shire Hall  
Cambridge  
CB3 0AP

The Environment Agency  
Kingfisher House  
Goldhay Way  
Orton Goldhay  
Peterborough  
PE2 5ZR

The British Waterways Board  
Willow Grange (HQ)  
Church Road  
Watford  
Herts  
WD17 4QA

Or

Ground Floor (SE)  
Witan Gate House  
500-600 Witan Gate  
Milton Keynes  
MK9 1BW

Those organisers serving a temporary events notice upon the licensing authority are also required to serve a copy on the Chief Officer of Police as above.

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