

A meeting of the **CABINET** will be held in **THE AQUARIUS ROOM, ST IVO LEISURE CENTRE, WESTWOOD ROAD, ST IVES** on **THURSDAY, 19 NOVEMBER 2009** at **7:00 PM** 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 Cabinet meeting held on 22nd October 2009.

**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. BUDGET AND MEDIUM TERM PLAN 2010-2015 DRAFT PROPOSALS (Pages 5 - 26)

To consider a report by the Head of Financial Services.

**S Couper
388103**

4. CAR PARKING REVIEW (Pages 27 - 46)

With the assistance of a report by the Head of Planning Services, to consider the findings of the Member Car Parking Working Group into the revised charging arrangements and other operational changes that came into effect on 1st October 2008 following the review of the Council's Car Parking Policy.

**S Bell
388387**

5. DRAFT CAMBRIDGESHIRE INTEGRATED DEVELOPMENT PROGRAMME (Pages 47 - 48)

To consider a report by the Head of Planning Services on the draft Cambridgeshire Integrated Development Programme.

**R Probyn
388430**

6. HUNTINGDON WEST AREA ACTION PLAN PROPOSED SUBMISSION (Pages 49 - 206)

With the assistance of a report by the Head of Planning Services, to consider the contents of the Huntingdon West Area Action Plan.

**S Ingram
384000**

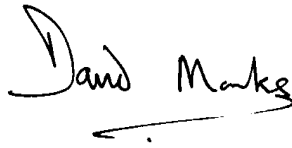
7. TRAVELLERS' TRANSIT SITE PROVISION (Pages 207 - 210)

To consider a joint report by the Heads of Planning and

S Ingram

- Housing Services on the requirement for Councils to make provision for travellers' transit sites. **388400
S Plant
388240**
- 8. THE REGIONAL SPATIAL STRATEGY REVIEW - THE EAST OF ENGLAND PLAN 2031 - RESPONSE TO THE EERA OPTIONS CONSULTATION** (Pages 211 - 234)
- To consider a report by the Head of Planning Services. **S Ingram
388400**
- 9. 10:10 CLIMATE CHANGE CAMPAIGN** (Pages 235 - 236)
- To consider a report by the Head of Environmental Management seeking the Council's support for the 10:10 Campaign and a commitment to reduce its carbon emissions by 2010. **C Jablonski
388368**
- 10. ENFORCEMENT POLICIES** (Pages 237 - 240)
- To consider a report by the Heads of Environment & Community Services and of Democratic and Central Services outlining the implications for the Council of the Regulatory Enforcement and Sanctions Act 2008. **R Reeves
388003
C Lloyd
388290**
- 11. STATEMENT OF GAMBLING PRINCIPLES** (Pages 241 - 294)
- To consider a report by the Head of Democratic and Central Services. **R Reeves
388013**
- 12. EXCLUSION OF THE PUBLIC**
- To resolve:-
- that the public be excluded from the meeting because the business to be transacted contains exempt information relating to the financial or business affairs of particular persons.
- 13. LAND ADJACENT TO THE GRAND CINEMA, RAMSEY** (Pages 295 - 302)
- With the aid of a report by the Estates and Property Manager to consider development proposals for land adjacent to the Grand Cinema in Ramsey. **K Phillips
388260**

Dated this 1 day of December 2009



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 /e-mail: 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 (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.

Agenda Item 1

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the CABINET held in the Aquarius Room, St Ivo Leisure Centre, Westwood Road, St Ives on Thursday, 22 October 2009.

PRESENT: Councillor I C Bates – Chairman.

Councillors D B Dew, J A Gray, A Hansard, C R Hyams, Mrs D C Reynolds, T V Rogers and L M Simpson

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor K J Churchill.

49. MINUTES

The Minutes of the meeting of the Cabinet held on 17th September 2009 were approved as a correct record and signed by the Chairman.

50. MEMBERS' INTERESTS

No declarations were received.

51. CAPITAL PROGRAMME MONITORING 2009/10 BUDGET

A report by the Head of Financial Services was submitted (a copy of which is appended in the Minute Book) detailing variations in the Capital Programme in the current year.

In discussing the main variations in the programme, Executive Councillors' attention was drawn to variations amounting to £1,423k as a result of the renegotiation of the recycling gate fees, delay in the A14 enquiry and lower interest rate charges. Whereupon, it was

RESOLVED

that the report be received and the expenditure variations and capital and revenue impact noted.

52. 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 in the current year in addition to those already identified and reported to Cabinet at its meeting held on 23rd July 2009 (Minute No 09/31).

Whilst welcoming a reduction of £505k in planned expenditure, the Cabinet expressed concern over the increasing cost to the Council of concessionary fares and the likely financial implications of the

Cambridgeshire Guided Bus Scheme. Executive Councillors commented that this could have a detrimental effect on town centre parking with users switching to the availability of free parking given the close walking distance to the town centre. Under the circumstances, it was

RESOLVED

- (a) that the report be received and spending variations noted; and
- (b) that representations be made to Cambridgeshire County Council over the likely adverse effects of the Cambridgeshire Guided Bus Scheme/park and ride arrangements on the concessionary bus fare budget and car park income.

53. HUNTINGDON TOWN HALL - THE WAY FORWARD

Consideration was given to a report by the Director of Environmental and Community Services (a copy of which is appended in the Minute Book) to which was attached a report by E W Consultancy (EWC) Ltd setting out potential project management arrangements, including an action plan, for the long-term sustainable use of Huntingdon Town Hall.

In noting the background to the report, Members were reminded that the Town Hall was a Grade 2* listed building which the District Council holds the freehold ownership in trust for the "public good" of the people of Huntingdon. Leasehold including responsibility for the upkeep and maintenance of the building lies with Her Majesty's Court Service (Ministry of Justice), as successors of the County Council, except for the second floor which is occupied by the Town Council. Her Majesty Courts Service had vacated the building in 2007. In view of the importance of the building, the District Council commissioned a review, including consultation with stakeholders to identify recommendations for the future arrangements for the building.

Having considered the proposals put forward by EWC, the financial implications; the views of the Overview and Scrutiny Panel (Economic Well-Being) and Huntingdon Town Council on the matter; the Cabinet

RESOLVED

- (a) that the findings of the Consultant's report be noted;
- (b) that the key recommendations of EWC consultancy, as set out in paragraphs 3.4, 3.5 and 3.6 of the report now submitted be accepted for implementation including the principle of transferring the ownership of the freehold of Huntingdon Town Hall to a Building Preservation Trust when a long term solution has been identified through a options appraisal, subject to appropriate arrangements for the surrender of the current lease; and
- (c) that, in parallel, the suggestion by the Overview and Scrutiny Panel (Economic Well-Being) to investigate

the possibility of transferring the building to Huntingdon Town Council in exchange for land currently owned by them be investigated;

- (d) that further reports addressing the above issues be submitted to future meetings of the Cabinet.

54. NEW STARTER UNITS, CAXTON ROAD, ST. IVES

By way of a report by the Head of Law, Property and Governance (a copy of which is appended in the Minute Book) the Cabinet considered a request for the release of funding from the Medium Term Plan for the development of the former depot at Caxton Road, St Ives with new industrial and commercial premises.

In considering the contents of the report, Executive Councillors acknowledged the contribution the scheme would make in achieving the targets in the Council's Corporate Plan, the Local Economy Strategy and the Environmental Strategy. The scheme would provide a flexible, mixed development of workspaces and small offices for new and small businesses. In discussing the financial costs associated with the scheme Members' attention was drawn to an offer of capital funding from Cambridgeshire County Council, amounting to £150k, for a partnership scheme supporting employment generation, to help in the recovery from the current recession. Having noted that this funding would only be available during the current financial year, the Cabinet

RESOLVED

- (a) that the relevant funding be released for the scheme to provide new starter units in St. Ives; and
- (b) that the Director of Central Services be authorised to accept a contribution of £150k from Cambridgeshire County Council subject to the agreement of the partnership terms.

55. SAFETY ADVISORY GROUP

RESOLVED

that Councillor P L E Bucknell replace Councillor P H Dakers on the Safety Advisory Group.

Chairman

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Agenda Item 3

AGENDA ITEM NO.

CABINET

19 NOVEMBER 2009

BUDGET AND MEDIUM TERM PLAN 2010-2015 DRAFT PROPOSALS

(Report by the Head of Financial Services)

1 PURPOSE

- 1.1 This report allows the Cabinet to review the draft 2010/11 budget, the Medium Term Financial Plan (MTP) to 2014/15 and the longer term financial forecast to 2023/24. It will also be considered by Overview and Scrutiny on the 12 November and their comments will be available at the Cabinet meeting.
- 1.2 Once these drafts have been approved by Council in December, they will be used to produce the final budget and MTP for the following 4 years for formal consideration and approval by Council in February.

2. BACKGROUND

- 2.1 For a number of years it has been forecast that there is a need to find additional sources of income or make budget savings. During the summer our financial forecast was revised and this was considered by Cabinet in September. The Forecast confirmed that the previously forecast gap between income and expenditure is becoming a reality. Our accounts for last year showed that we needed to draw £1.2m from our reserves. This was a slightly lower deficit than planned and left revenue reserves of £19m. Over the next few years these reserves will fall rapidly. For 2009/10 we forecast that we will have to draw £3.3m from our revenue reserves while collecting £7m in Council Tax and £12.6m in central government funding.
- 2.2 Our financial plan approved by Council in February 2009 set a target for the Council to identify £500k of savings in order to 'balance' the budget for 2010/11. This target is in addition to the impact of the recession and the worsening outlook for central government funding. In order to address this target, officers and Executive Members have been reviewing their current budgets, existing MTP schemes and plans for the coming 5 years. This has resulted in a number of proposals to reduce expenditure.
- 2.3 However, as usual, a number of issues have arisen which have generated a need to provide for additional expenditure.

These have been reviewed by the Chief Officers' Management Team and, where necessary, included in this report.

- 2.4 Details of the main items of savings, re-phasing and additional expenditure are set out in annex A.

3. SUMMARY

- 3.1 The key points in this paper are:

This draft budget will be reviewed and adjusted as necessary prior to submission to Cabinet and then Council for formal approval in February 2010.

Prospects for generating income from central government grant, Council Tax and charges to users are all substantially reduced from that expected in February 2009. The forecast increase in Council Tax is reduced from 4.99% to 2.49%. In total the Council Tax and Revenue Support Grant income available to the Council in 2011/12 (the first year of the new Government Spending Review) is expected to be £567k lower than in the approved MTP (before the adjustment on Concessionary fares referred to below).

The draft budget includes substantially reduced provision for price and wage rises in recognition of reduced inflation and funding pressures.

The draft budget for 2010/11 recognises substantial efficiencies that have been made in waste recycling £235k and leisure centres £591k. It also proposes: making some of the existing free car parks subject to a charge, transferring responsibility for public conveniences to town councils and modest reductions in a number of other service budgets.

The Council will continue to ensure that any staff vacancies are properly reviewed before they are filled in order to ensure value for money. This has led to decisions to delay the filling of posts, filling them on a temporary basis or restructuring in order to reduce costs.

The forecast for later years is substantially affected by two significant events. The three yearly revaluation of the Local Government Pension scheme is expected to identify a reduced level of funding. This shortfall will result in the Council having to make additional payments into the scheme. These additional payments are forecast at £180k in 2011/2 and £800k per year by 2014/15.

We now expect responsibility for the Concessionary Bus Fares scheme to be transferred to the County Council in April 2011. Whilst this will reduce our net expenditure by £0.9m we forecast that a £1.4m reduction will be applied to our revenue support grant based on recent Government exemptions (Annex B).

Additional spending restrictions are anticipated in future years. Whilst £2m of grants to fund the construction of new affordable homes is provided over the next four years; this is a lower level than had previously been included in the Forecast. Expenditure on the Arts Service will be substantially reduced by 2012/13. Whilst some grant funding will be retained the Council will no longer provide summer concerts, arts diaries or administer any events.

Whilst the budget does not require additional spending cuts for 2010/11, the forecast for later years sets a target to identify further savings of £1M, £2.5M and £5.7M in the following 3 years.

In 2010/11 we expect to draw £4.9m from our revenue reserves – slightly less than included in the plan approved in February. Revenue reserves will drop to a minimum acceptable level in 2013/14.

As ever these forecasts are an attempt to see into an uncertain future. We cannot predict all future events and therefore some significant risks to the Council are highlighted in Paragraph 6.

4. MTP VARIATIONS

4.1 The following table summarises the variations from the Budget/MTP approved in February:

	REVENUE						NET CAPITAL					
	2009/ 2010 £000	2010 2011 £000	2011 2012 £000	2012 2013 £000	2013 2014 £000	2014 2015 £000	2009/ 2010 £000	2010 2011 £000	2011 2012 £000	2012 2013 £000	2013 2014 £000	2014 2015 £000
	APPROVED (February 2009)	23,378	25,286	25,687	25,306	23,149	24,001	17,796	6,056	4,957	6,666	6,374
Proposed variations:												
Rephasing	264	567	85	-57	-142	-181	-1,685	-1,309	530	350	514	214
Saving	-954	-776	-1,389	-1,560	-1,631	-1,672	-1,553	3,446	-709	-2,830	-606	231
Extra Cost	456	1,028	-50	132	-72	-39	-395	1,360	3,070	-466	-1,150	3,870
Capital to Revenue	351	332	226	216	216	162	-346	-282	-181	-186	-171	-117
Revenue to Capital	-292	-322	-332	-302	-302	-302	292	322	332	302	302	302
Technical	-148	-185	129	180	248	263		-77	-50	-29	-38	-5,302
Total Variations	-323	644	-1,331	-1,391	-1,683	-1,769	-3,687	3,460	2,992	-2,859	-1,149	-802
Proposed New Plan	23,221	26,100	24,526	24,085	21,636	22,402	14,109	9,516	7,949	3,807	5,225	4,461

- 4.2** “Savings” items are significant ranging from £954k to £1,672k per year by the end of the MTP period. Some have initial periods with a net cost before overall surplus is achieved after taking account of the costs of financing any capital investment
- 4.3** Some rephasing schemes result in additional costs where income generation is delayed.
- 4.4** The following table summarises the capital schemes by service area. The difference from the totals in table 4.1 is due to adjustments to the capital inflation provision.

CAPITAL	2009	2010	2011	2012	2013	2014
	2010	2011	2012	2013	2014	2015
	£000	£000	£000	£000	£000	£000
Public Conveniences		100				
Environmental Health		20	30			
Economic Development	821	618	762	398		
Community Initiatives		11				
Parks and Open Spaces	205	131	62	73	67	60
Leisure Centres	3,205	4,185	918	375	625	691
Community Facilities	12	55	69	69	69	69
Community Safety	144	105	104	105	100	107
Housing Services		-168				
Private Housing Support (including Social Housing Grant)	1,351	1,690	1,490	1,490	1,490	1,490
Housing Benefits	31					
Transportation Strategy	414	1,296	346	296	288	214
Public Transport	58	957	-109	-108	42	
Car Parks	24	460	3,000	36	120	31
Environmental Improvements	344	-1,597	242	635	739	222
Environmental Strategy	271	90	-365	84	94	94
Operations Division	825	218	768	1,249	857	1,009
Customer Service Centre and Offices	5,031	-115	2	-1,810		
IT related	1,029	793	460	492	412	432
Other	142	307	60	43	73	69
Technical	202	283	206	643	245	515
TOTAL	14,109	9,439	8,045	4,070	5,221	5,003

- 4.5** Annex A outlines the significant elements included in these revenue and capital variations and a detailed schedule showing all variations is available on the Council’s website under “Council Finance” in the A-Z list and then pick the “2009 MTP Review”. Annex B shows the assumptions retained from the Financial Forecast Report and the additional adjustments now allowed for including pension contribution rates and concessionary fares. Annex C shows the draft MTP with all of the proposed variations integrated.
- 4.6** The relevant appraisal forms can also be found on the Council’s website and on the intranet via a link on the

Members' page. The final budget report in January will highlight those schemes that will require further approval from COMT or Cabinet before proceeding.

5 OVERALL POSITION

5.1 The table below sets out revised net revenue expenditure and funding forecasts. Annex D provides further detail of the variations and is projected for the whole forecast period.

REVENUE SUMMARY	FORECAST	BUDGET	MTP			
	2009/10 £000	2010/11 £000	2011/12 £000	2012/13 £000	2013/14 £000	2014/15 £000
2009/10 BUDGET/MTP	23,378	25,286	25,687	25,306	23,149	24,001
Total variations	-506	-247	-2,023	-1,947	-2,463	-3,640
NEW FORECAST	22,873	25,039	23,664	23,359	20,686	20,361
FUNDING						
Use of revenue reserves	-3,251	-4,863	-4,145	-3,618	-716	0
Reserves remaining EOY	16,342	11,479	7,334	3,716	3,000	3,000
Government Support	-12,572	-12,958	-12,077	-12,045	-12,011	-12,154
Collection Fund Deficit	-27	0	0	0	0	0
Council Tax	-7,022	-7,218	-7,443	-7,697	-7,959	-8,207
COUNCIL TAX LEVEL	£121.15	£124.17	£127.26	£130.43	£133.68	£137.01
£ increase		£3.02	£3.09	£3.17	£3.25	£3.33

Use of Revenue Reserves	3,251	4,863	4,145	3,618	716	0
Unidentified spending adjustments still required	0	0	1,000	2,500	5,689	6,772
Total Budget Deficit	3,251	4,863	5,145	6,118	6,405	6,772

6 RISKS

6.1 The Financial Forecast, by its very nature, takes a long-term view and, within that time frame, many of its assumptions will turn out to be imprecise. We will regularly review the latest information.

6.2 Some significant uncertainties and the dates when they may be clarified by are set out below:

Risks and Unknowns	Timescale
Impact of St Ives Guided Bus	By Spring 2010
Government capping decision	May each year
Length and depth of recession – impact on interest rates, pay inflation, house building, Council income and expenditure.	ongoing
Government grant totals for 2011/12 to 2013/14 (may be delayed by election)	November 2010
Grant formula changes (may be delayed by election)	November 2010
Changes regarding responsibility for Concessionary Fares	November 2010
Pension Scheme revaluation	December 2010

6.3 Other risks include:

- interest rates or inflation may turn out to be significantly different to the assumptions in this report.
- the possibility of further VAT refunds and receiving compound rather than simple interest on these and the refunds already agreed.
- the potential for costs relating to “orphan” contaminated land sites.
- changes in employer’s pension contributions from April 2011 being different to those assumed
- changes in Government Grant being different to those assumed due to the economic situation and changes in the formula from April 2011.
- the recession becoming more severe and prolonged.
- difficulty in delivering the savings already identified or the spending targets inherent in this plan.
- further high priority service developments or unavoidable spending requirements emerging.
- the potential for the statutory Disabled Facilities Grants budget to be exceeded if occupational therapists reduce the backlog.
- recycling gate fees changing as a result of movement in economic indices.
- additional costs if Civil Parking Enforcement introduced
- insufficient provision for the costs of replacing wheelie bins at the end of their useful life.
- occupational therapists carrying out a higher value of Disabled Facilities Grants than provided in the capital programme.
- turnover of staff remaining low and hence the turnover allowance in the staffing budget not being achieved.

6.4 All risks will be reviewed again before the final budget report and adjustments made where possible.

7. CONCLUSIONS

7.1 As usual we cannot be certain of all the issues and opportunities that the Council will face in the coming years. However the scale of the financial challenge that the Council faces is increasingly clear and immediate. Action is proposed in this draft budget. Substantial further action will be required in coming years.

7.2 The savings identified in this report provide a good contribution towards our eventual target and discussions will be continuing with Executive Councillors to agree proposals for future years.

7.3 The Council will need to be comfortable with the level of risk inherent in the MTP (including the achievement of the spending adjustments) when it considers its prudential borrowing limits in February.

7.4 The current volatility in the economy means that the impact on services and interest rates will need to be monitored over the coming weeks and may result in amendments being proposed to this draft plan before it is formally adopted in February.

8. RECOMMENDATIONS

8.1 Cabinet are asked to:

- Recommend this draft Medium Term Financial Plan to Council as the basis for the production of the 2010/11 budget, the revised MTP for 2011/12 to 2014/15 and the financial plan to 2023/24.

Annexs

- A** Explanation of main MTP variations
- B** Assumptions: Additional and from the Forecast Report
- C** Draft MTP
- D** Overall Financial Summary

ACCESS TO INFORMATION ACT 1985

Source Documents:

1. Working papers in Financial Services
2. 2009/10 Revenue Budget
3. Financial Forecast Report
4. Summary and Forms on <http://www.huntsdc.gov.uk/> - look for Council Finance in the A-Z list and then choose "2009 MTP Review"

Contact Officer:

Steve Couper, Head of Financial Services ☎ 01480 388103

SUMMARY OF SIGNIFICANT BUDGET VARIATIONS

Refuse and Recycling

Following a shared procurement exercise undertaken jointly with Fenland and Cambridge City Councils significant savings are expected in the recycling of dry waste. These savings amount to £259k next year and £235k p.a. thereafter. The sum payable is dependant on changes in an index of recycled materials.

Public Conveniences

The contract for cleaning the District's 9 public conveniences will come to an end at the end of March 2010. From 1st April 2010 the District plans to transfer responsibility for cleaning and maintaining these toilets to Town Councils. Discussions with the five town Councils affected are at an early stage. Should the Town Councils decide that they do not want to assume responsibility for these conveniences they will be closed and alternative uses will be investigated. Transferring responsibility will save the District Council £156k of revenue costs per year from next year. The capital programme includes provision for new public conveniences at the new Huntingdon Bus Station (£75k) and Ramsey Library (£25k).

Planning Policy and Conservation

Provision for Local Development Framework examinations (£500k spread over three years), preparations for the introduction of the Community Infrastructure Levy (£60k) and a reduction in Conservation Grants from £57k to £37k per year.

Economic Development

A reduction of £2M in the Housing Growth Funding available for Huntingdon West. Although the number of enquiries and letting of smaller units have increased in the last three months, the recession has had an impact on income from rents for commercial properties. The potential reduction of £80k over two years is based on an analysis of the current portfolio which shows three of the larger premises vacant at the same time and a "churn" of small business as a result of liquidations/closures and new start-ups.

£25k for St Neots Sustainable Urban Extension - Supplementary Plan and £30k for Huntingdon Town Centre - Retail Strategy Support are also included on the basis that most of the cost will be saved in later years. Significant capital schemes previously approved include Huntingdon Town Centre Development and the construction of new starter units in St Ives.

Parks and Open Spaces

Reductions in provision for the Huntingdon Riverside scheme of £550k, Year 5 provision for Play Equipment & Safety Surface Renewal £60k. Extra Housing Growth Fund money for St Neots Green Corridor £210k. Extra maintenance funds for Pavilions £8 per year.

Leisure Policy and Development

Substantial reduction in the Arts Development Service producing a £135k saving by 2012/13.

Leisure Centres

Significant extra capital investment in St Neots (£1.949M) and St Ives (£1.955M) is included but these redevelopments are expected to generate a revenue return more than sufficient to cover the cost of the capital investment and the extra running costs to make a positive contribution to the Leisure Centre Savings Target.

Provision is made for the receipt of a County Council contribution to capital maintenance costs which has been delayed and continuation of the capital maintenance provision to 2014/15.

Adjustments have been made to the savings target to reflect the MTP variations but also a delay in their achievement resulting in extra costs of £300k this year and £392k next year which is redeemed in later years

Community Safety

A recent staffing restructuring will generate savings of £72k per year from next year.

Housing Services

The negative figure in 2010/11 is the capital receipt from the sale of the mobile homes which were purchased to minimise the relocation costs while the contaminated land was dealt with on the site.

Private Housing Support

Social Housing Grant investment has been adjusted to £500k per year for remainder of MTP period. £25k per year from 2011/12 to continue to fund Safer Homes Scheme following end of grant support. One-off capital saving of £92k relating to Decent Homes scheme. Capital provision for Disabled Facilities Grants and Repairs Assistance is retained and extended to include 2014/15.

Transportation Strategy

The Capital programme retains a range of programmes, a number providing joint funding with the County Council, which have been extended to 2014/15. £537k is included in 2010/11 as a contribution to the St Neots Pedestrian Bridge.

Public Transport

The Council faces increased costs resulting from the usage of the concessionary bus fare scheme. These additional costs of £365k per year rising to an estimated £400k next year as a result of St Ives Guided Bus. Capital provision mainly relates to the Huntingdon Bus Station redevelopment.

Car Parks

Capital funding for car park repairs (£237k) over 3 years from 2012/13. Additional funding (£1.5M) included to provide a total of £3.3M for extra car parking in Huntingdon Town Centre to allow redevelopment to take place. This results in additional revenue costs initially but converting to a scheme surplus when parking demand has risen sufficiently. £40k per year assumed loss of car parking income at St Ives due to Guided Bus car park being free.

Provision for introducing charging at car parks which are not currently charged for is assumed to commence in June 2010 with the net increase in income rising from £100k to £125k in a full year. The Car Park Working Party is to consider which car parks and relevant charges.

Environmental Improvements

Capital contribution from County Council towards Heart of Oxmoor delayed to 2010/11 due to market conditions delaying sale of the related housing land.

Environmental Strategy

Various projects resulting in additional revenue spending of £335 and capital spending of £150k over the MTP period.

A Building Efficiency Improvements scheme is also included which is partly grant funded and forecast to create eventual savings of £40k per year after allowing for financing costs. Part of this scheme is likely to be undertaken in Leisure Centres and so the saving has been discounted by 50% to avoid double counting with the Leisure Centres saving target.

Administrative Services

The impact of the recession and continuing competition from the private sector has resulted in a reduction in income from property searches. This has been offset recently by an increase in the number of searches received, which is likely to continue as the property market recovers and Government announcements on changes to statutory charges for personal searches. Land Charges income is anticipated to fall by up to £50k on this year's approved budget.

Democratic Representation

An adjustment is needed to reflect the Council's decision to maintain the existing system of election by thirds as opposed to the proposal for all-out elections included in the approved MTP.

Offices

Savings of £489k capital leading to a revenue saving due to accommodating staff in new buildings so that Castle Hill House can be sold. This sale, together with that of the site fronting St. Mary's Street, results in the large negative capital value (-£1,810k) in 2012/13.

IMD related

Considerable efforts are being made to generate economies in the IMD budget. This has already resulted in savings of £52K on the approved 2009/10 budget and further significant ongoing savings are currently under investigation. These will be included in the final budget report in January and should cover the shortfall in web based advertising and contribute towards the Council's 'unidentified savings target'.

Funding future PC replacements from capital rather than revenue will switch £252k pa of costs from revenue to capital.

Other

A restructuring of Central Services staff has realized a saving of £105k. Further capital expenditure savings are expected on Document Centre equipment replacements (£67k) but extra provision is made for Multi-functional Devices (£43k) and Scanning Equipment (£51k).

Technical

Transfer of staff overheads from capital to revenue as a result of a change to the accounting rules is partly offset by extra staff time on capital schemes. Some of these adjustments are on individual schemes under individual services. A total refund of VAT in 2009/10 of £780k is expected and there is potential for a higher sum.

Provision is included for capital inflation as the MTP is produced at a 20010/11 price base. VAT partial exemption was reintroduced this year after a two year break and some adjustment has been made to the previously forecast cost.

Investment interest, inflation, cost of borrowing and the outstanding spending adjustments target are all included within this section

ASSUMPTIONS

Starting point for this year's review:

APPROVED BUDGET / MTP	09/10 £M	10/11 £M	11/12 £M	12/13 £M	13/14 £M	14/15 £M	15/16 £M	16/17 £M	17/18 £M	18/19 £M
Net Spending	23.4	25.8	27.2	28.5	29.6	30.8	32.4	33.7	35.0	36.5
Less unidentified reductions		-0.5	-1.5	-3.2	-6.5	-6.8	-7.5	-7.9	-8.2	-8.7
Net Funding required	23.4	25.3	25.7	25.3	23.1	24.0	24.9	25.8	26.8	27.8
Funding										
Government support	-12.6	-12.9	-13.5	-14.0	-14.4	-14.7	-15.1	-15.5	-15.9	-16.3
Council Tax	-7.0	-7.4	-7.8	-8.3	-8.8	-9.3	-9.8	-10.3	-10.9	-11.5
Deficit met from Reserves	-3.8	-5.0	-4.4	-3.0						

Revised Assumptions

Pensions

Employer's pension contributions are based on the valuation made by the independent actuary and the next one is due in late 2010 and will provide the new rates for 2011/12 onwards. It will be significantly affected by the market value of equities when the valuation is carried out but it is becoming clear that increases must be allowed for. In deciding the phasing of these the actuary will balance the need for the Fund to be 100% funded as soon as possible with the need to spread this payment so that it is affordable in the current economic circumstances.

It has therefore been assumed that the contribution rate will rise by 1% per year for 6 years starting in 2011/12. There is a risk that the actuary will determine a different amount and his decision should be available next November.

Concessionary Fares

It is likely that Concessionary Fares will be transferred to the County Council from April 2011. Whilst we will save the amounts we are currently spending (including the estimated increase in the MTP) our Grant will be reduced and the County's increased so they can afford to provide the service. Unfortunately this will not be based on what we spend but a generalised formula. The impact based on the latest exemplification from the DCLG Grant Working Party would be as follows:

Concessionary Fares	11/12 £000	12/13 £000	13/14 £000	14/15 £000	15/16 on £000
Saved Spending					
Base (net of special grant)	457	457	457	457	457
MTP Variation	400	400	400	400	400
Saved Spending	-857	-857	-857	-857	-857
Estimated Lost Grant (phased)	1,414	1,564	1,714	1,864	2,011
Total Impact	+557	+707	+857	+1,007	+1,154

Because of the size of the grant loss the impact will be phased due to the “floors and ceilings” which have previously disadvantaged the Council.

Service Variations

Provision for capital spending has been reduced from 2015/16 onwards to £5.125M per year (cash prices) to reflect the proposed bid levels for 2014/15. This represents a reduction of £270k.

Assumptions unchanged from the forecast report.

Government General Grant

It is expected that the amount to be distributed will be a real terms cut for District Councils because of the economic situation and the perceived priorities of Education and Social Services. The forecast assumes just a 1% cash increase per year over the next review period (2011/12 to 2013/14) and that this will then increase to a 2½% cash increase per year.

The formula changes are too complex and uncertain to model so no assumed change has been made but the risk is most certainly on the downside.

The Government has a system of protections still in place for those authorities which they have calculated should be receiving less grant. Unfortunately this is funded by those authorities that are due to receive increases in grant like Huntingdonshire and so this Council has now lost over £6M, including interest. The table below shows the change in assumptions on the level of grant:

GRANT* FUNDING	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M
Current Approved Plan										
True grant forecast	13.2	13.4	13.7	14.0	14.4	14.7	15.1	15.5	15.9	16.3
Less withheld to protect others	-0.6	-0.4	-0.2							
Total	12.6	12.9	13.5	14.0	14.4	14.7	15.1	15.5	15.9	16.3
Proposed Plan										
True grant forecast	13.2	13.4	13.5	13.6	13.8	14.1	14.5	14.8	15.2	15.6
Less withheld to protect others	-0.6	-0.4	-0.2							
Total	12.6	13.0	13.3	13.6	13.8	14.1	14.5	14.8	15.2	15.6
LOSS (-)		+0.1	-0.2	-0.4	-0.6	-0.6	-0.6	-0.7	-0.7	-0.7

*Grant includes Revenue Support Grant and NNDR which are *in aggregate* distributed in line with the grant formula.

Tax Base

TAX BASE	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
	£	£	£	£	£	£	£	£	£	£
Band D Properties										
Number	57,960	58,134	58,483	59,009	59,540	59,897	60,257	60,618	60,982	61,348
% increase		0.3%	0.6%	0.9%	0.9%	0.6%	0.6%	0.6%	0.6%	0.6%

Council Tax Level

The forecast has been based on only raising Council Tax levels by 2.49% per year. This will be reviewed in the light of the latest information when the tax is formally set next February for 2009/10.

The impact on the Council's income is shown below:

COUNCIL TAX	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Current Approved Plan										
Council Tax level	£121.15	£127.20	£133.55	£140.21	£147.21	£154.55	£162.26	£170.36	£178.86	£187.79
Council Tax Income	£7.0M	£7.4M	£7.8M	£8.3M	£8.8M	£9.3M	£9.8M	£10.3M	£10.9M	£11.5M
Proposed Plan										
Council Tax level	£121.15	£124.17	£127.26	£130.43	£133.68	£137.01	£140.42	£143.92	£147.50	£151.17
Council Tax Income	£7.0M	£7.2M	£7.4M	£7.7M	£8.0M	£8.2M	£8.5M	£8.7M	£9.0M	£9.3M
Reduction in income		-£0.2M	-£0.4M	-£0.6M	-£0.8M	-£1.1M	-£1.3M	-£1.6M	-£1.9M	-£2.2M

Use of Revenue Reserves

£16.6M is available to cover the current and forecast funding deficits on a temporary basis and thus give the Council time to phase in the necessary spending adjustments over the next few years.

Inflation

The biggest item will always be pay inflation and this forecast is based on 1% for April 2010, 2% for 2011 and 2.5% thereafter. This should not be taken as an assumption that the actual award will be at or even around these levels but simply a current estimation that general pay rises may be at these sorts of level. This change has a significant impact on spending levels.

Inflation on some other areas has also been adjusted and the table below highlights the differences over the next three years:

	From To	09/10 10/11	010/11 011/12	11/12 12/13
pay prices		1% from 3%	2% from 3%	2.5% from 3%
expenditure		2% from 3%	2% from 2.5%	2% from 2.5%
fees & charges		2% from 3%	2% from 2.5%	2% from 2.5%
electricity		5% from 38%	5% no change	5% no change
gas		5% from 40%	10.0% no change	10.0% no change
fuel		5% from 10%	7.5% from 10%	10% no change

Interest Rates

The Council has been largely protected from the fall in interest rates through having a number of investments locked into higher rates. As these come to an end over the coming year our returns will fall but will initially be offset, in part, by low borrowing rates. It has been assumed for the purpose of the forecast that borrowing will be for a mix of periods and current long period borrowing rates are significantly higher than short ones as the market is assuming generally higher rates within the next two years. In practice, there will be some opportunity to achieve lower investment rates by borrowing short until long term rates dip.

The table below shows the assumed interest rates used in the forecast:

Average Rates	2009/10	2010/11	2011/12	2012/13
Investment	3.8%	2.0%	4.5%	4.5%
Borrowing	0.7%	1.7%	4.2%	4.6%

Bid No.	Scheme	REVENUE										NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015				
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000			
		22,743	22,742	22,742	22,743	22,743	22,743	22,743	22,743	22,743	22,743												
	Refuse and Recycling																						
	Recycling Gate Fees	17	-233	-200	-200	-200	-200	-200	-200	-200	-200												
650	Recycling Credits	-38	-55	-72	-72	-72	-72	-72	-72	-72	-72												
	Charges for Refuse Bins		-8	-8	-8	-8	-8	-8	-8	-8	-8												
	Public Conveniences																						
302	New Public Conveniences											100								150			
	Maintenance of Toilets	-30																					
	Transfer to other Councils		-156	-156	-156	-156	-156	-156	-156	-156	-156												
	Environmental Health																						
911	House Condition Survey	-10	40	-10	-10	-10	-10	-10	-10	-10	-10												
	Air Quality Monitoring Equipment		-20	-30								20											
	Environmental Health Savings		-2	-4	-4	-4	-4	-4	-4	-4	-4												
	Planning Policy and Conservation																						
465	Local development framework inquiry	116	-5	-5	-5	-5	-5	-5	-5	-5	-5												
739	Proposed use of Planning Delivery Grant	172	107	66																			
655	Electronic Document Imaging			17	21	21	21	21	21	21	21												
656	Planning Enforcement Monitoring Officer			23	27	27	27	27	27	27	27												
901	Planning Fees - reduced income	50																					
903	Local Development Framework examinations		200	200	100																		
904	Community Infrastructure Levy - Preparations		30	30																			
	Conservation Grants		-20	-20	-20	-20	-20	-20	-20	-20	-20												
	Economic Development																						
401	Huntingdon Town Centre Development		86									552											
224	Town Centre Developments											210											
239	New Industrial Units			-37	-65	-65	-65	-65	-65	-65	-65	21											
	Earmarked Capital Receipt already received											469								310			
657	Creative Industries Centre, St Neols											285											
358	Ramsey Rural Renewal	12	5	5	3							20											
509	Industrial Estate Repairs											26											
850	Huntingdon West Development (Housing Growth Fund)																						
851	Empty Property Rates on Council Units		30	30	30	30	30	30	30	30	30									1,500			
852	Corporate Commercial Property Advice	15	15																		2,000		

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS							
		2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015		
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
853	Huntingdon Town Hall	10	10																		
	Industrial Rents - shortfall	120	60																		
907	St Neots Sustainable Urban Extension - Suppl. Plan		25			-20															
908	Huntingdon Town Centre - Retail Strategy Support		30			-15															
	Community Initiatives																				
423	Community Information Project	57	57	57	57	57	57				11										
	Parks and Open Spaces																				
365	Huntingdon Marina Improvements										62										
808	Huntingdon Riverside										50										
854	Play Equipment & Safety Surface Renewal										155	69	62	73	67	60					
807	Hinchingsbrooke Park - Café extension	-16	-33	-50	-50	-50	-50														
855	St Neots Green Corridor (Housing Growth Fund)			8	8	8	8														
914	Pavilion Repairs and Renewals																				
	Leisure Policy and Development																				
845	Physical Activity Initiatives for Adults	13	32																		
	Arts Development Service		-29	-70	-135	-135	-135														
	Leisure Centres																				
856	Sawtry Car Park																				
724	Fitness Equipment Sawtry LC			-10	-15	-15	-15					242									
857	St Neots LC Development		-83	-193	-233	-267	-267				1,634	1,233									
858	Huntingdon LC Development	-146	-162	-177	-188	-253	-255								250						
859	Huntingdon LC Car Park Extension										65										
860	Huntingdon LC Reception Modernisation										50										
636	RLC Fitness Equipment		-22	-26	-26	-26	-26					190									
896	St Ivo LC - Football Improvements	-16	-32	-32	-32	-32	-32				-57										
922	St Ivo LC Redevelopment			-450	-465	-480	-495					2,700									
897	St Ivo - Outdoor energy generation	-12	-12	-12	-12	-12	-12				127										
861	Future maintenance	91	63	42							1,312	52	676	375	375						
22	CCTV Improvements										22	10									
393	Leisure Centre Disabled facilities																				
862	Exercise Referral Officer (net nil)																				
	Unidentified Leisure Savings Target	-591	-691	-711	-761	-761	-761														

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS						
		2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
	Community Facilities																			
863	Community Facilities Grants	80	74	60	60	60	60						12	55	69	69	69			
	Community Safety																			
864	Crime and Disorder - Lighting improvements												44	24	23	24	25			
865	CCTV - Camera replacements												95	81	81	81	75	82		
384	CCTV Extension of coverage											5								
815	Huntingdon Skateboard Park																			
	CCTV Reorganisation	-32	-72	-72	-72	-72	-72													
	Housing Services																			
702	Mobile Home Park, Eynesbury													-168						168
	Private Housing Support																			
866	Disabled Facilities Grants												803	1,000	800	800	800	800		
70	Housing Needs Survey	5	5																	
867	Repairs Assistance	10	10	10	10	10	10	10	10	10	10	10	140	190	190	190	190	190		
730	Housing Need Study			8	8	8	8	8	8	8	8									
	Decent Homes - Thermal Efficiency and Category 1 H&S												-92							180
869	Social Housing Grant												500	500	500	500	500	500		
	Social Housing Grant (externally funded)																			350
910	Safer Homes Scheme			25	25	25	25	25	25	25	25									
	Homelessness																			
	Priority Needs Scheme (End of temporary Savings)												42	42	42	42	42			
	Housing Benefits																			
626	Wireless Working (Benefits and Revenues)																			
813	Reduction in Benefits Admin Grant	91	136	182	228	228	228	228	228	228	228									
	Transportation Strategy																			
870	Local Transport Plan																			
871	Safe Cycle Routes																			
872	St Neots Transport Strategy Phase 2																			
873	Accessibility Improvement /Signs in footpaths and car parks																			
351	St Neots Pedestrian Bridges																			

Bid No.	Scheme	REVENUE												NET CAPITAL										CAPITAL GRANTS & CONTRIBUTIONS																		
		2009/2010			2010/2011			2011/2012			2012/2013			2013/2014			2014/2015			2009/2010			2010/2011			2011/2012			2012/2013			2013/2014			2014/2015							
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000							
874	Huntingdon Transport Strategy																																									
362	St Ives Transport Strategy																																									
363	Ramsey Transport Strategy																																									
875	A14 Inquiry	51	149																																							
	Public Transport																																									
818	Railway Stations - Improvements																																									
899	Bus Shelters - extra provision	18	25	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28			
625	Huntingdon Bus Station																																									
912	Concessionary Fares	365	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400		
912	Concessionary Fares (T/F to County)																																									
	Transportation Grants																																									
	Highways Services																																									
844	Street naming and numbering	10	5	5																																						
	Car Parks																																									
166	St Neots - Cambridge Road Car Park																																									
461	Car Park Repairs																																									
480	Implementation of car park strategy	-441	-456	-480	-514	-548	-582																																			
	St Ives Guided Bus impact on car park income	10	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40			
923	Additional Car Parking, Huntingdon Town Centre																																									
	Additional Car Park Charges (net)		-100	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125	-125		
	Environmental Improvements																																									
52	St Ives Town Centre 2 - Completion																																									
876	Small Scale - District Wide Partnership																																									
877	AJC Small scale improvements																																									
878	Village Residential Areas																																									
703	Heart of Oxmoor																																									
489	St Neots and Eynesbury																																									
920	East of Sapley - Preliminary Costs	10	5																																							
	Environmental Strategy																																									
879	Environment Strategy Funding	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	
880	Sustainable Homes Retrofit	15	15	10																																						
881	Climate Change Adaptation Study	15	15																																							

Bid No.	Scheme	REVENUE										NET CAPITAL										CAPITAL GRANTS & CONTRIBUTIONS															
		2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015		2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015		2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015	
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000			
917	Energy and Water Efficiency Study	25	20	20	20	20																															
883	Decentralised and Renewable Energy - District Appraisal	25																																			
909	Great Fen Project - Governance arrangements	10	20	20	20	20	20																														
915	St Neots ESCO Study		50																																		
918	Building Efficiency Improvements (Salix Grant)			-25	-58	-77	-103																														
918	Building Effic. Imps (Potential LC prportion)			12	29	38	51																														
	Administrative Services																																				
824	Land Charges - Extra net cost	291	260	241	241	241	241																														
	Democratic Representation																																				
885	District Council Elections	-67																																			
825	Members Allowances Review		5																																		
826	Electoral Administration Act	8	16	8	8	8	16																														
	Operations Division																																				
886	Vehicle fleet replacements.																																				
	Offices																																				
889	Eastfield House	-1	3	3	3	3	3																														
890	Headquarters	-116	25	95	95	95	95																														
	IT related																																				
494	Voice and data infrastructure																																				
902	VOIP Data Switches																																				
495	Corporate EDM	36	46	10	10	10	10																														
600	Network and ICT Services	207	176	170	170	170	170																														
891	Business Systems	74	77	132	122	122	20																														
634	Customer First	30	34																																		
842	Resourcelink - Recruitment Module																																				
830	ICT for new accommodation																																				
898	Server Virtualisation and Network Storage																																				
900	Working Smarter	42	41																																		
892	Government Connect			22	22	22	22																														
893	VoIP Telephony for Leisure Centres	4	8	8	8	8	8																														
913	Web Advertising income shortfall	-6	25	28	25	25	25																														
	Desktop Replacements (T/F to Capital)	-252	-252	-252	-252	-252	-252																														

Bid No.	Scheme	REVENUE										NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		2009/	2010	2011	2012	2013	2014	2014	2009/	2010	2011	2012	2013	2014	2014	2009/	2010	2011	2012	2013	2014		
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000		
	Other																						
831	Technical Services Restructuring	18	19	-23	-62	-62	-62																
	Central Services Staff Saving	-105	-105	-105	-105	-105	-105																
380	Replacement Printing Equip.							85	230														
894	Replacement Equipment Document Centre							5	29	17	5	53	17										
895	Multi-functional Devices	-12	-12	-12	-12	-12	-12	38	15	43	38	20	43										
916	Replacement Scanning Eqpt. - Customer Services							9	33				9										
919	E-Marketplace	13	12	-13	-31	-34	-34	20															
	Mobile Communications Van		-4	-4	-4	-4	-4													15			
	IMD Savings		-50																				
	Technical																						
	Capital Inflation	0	0	0	0	0	0			138	220	276											
	Revenue staff charged to capital	-140	-100	-50	-50	-50	-50	140	100	50	50	50	50										
	Commutation Adjustment	-18						18															
	Rule change re Capital Overheads	188	162	162	162	162	162	-143	-117	-117	-117	-117	-117										
	Interest	-1,099	-722	-664	-484	-355	-359																
	Borrowing early	-54	-54	-54	-52	-34																	
	Cost of borrowing	618	1,448	1,809	2,173	2,584	2,964																
	Revenue Inflation	1,029	2,912	3,953	5,057	5,765	6,620																
	Spending Adjustments still to be identified		-500	-1,500	-3,237	-6,501	-6,815																
	Temporary Spending Adjustment (Contingency)	22	28	28	28	28	28																
	Temporary Spending Adjustment (Recharges)	74	64	67	67	67	67																
	Pensions Increase Savings (Corporate Management)			-18	-18	-18	-18																
	VAT Partial Exemption	45	46	55	55	55	55	187	377	39	27	40	40										
	Need to accrue untaken leave in accounts	150																					
	VAT reclaim	-780																					
	Schemes brought forward	250	250	250	250	250	250	700	700	700	700	500	500										
	Schemes carried forward	-250	-250	-250	-250	-250	-250	-700	-700	-700	-500	-500	-500										
	Roundings	-6	-1	-3	-6	-3	-4																
	REVISED TOTAL	23,055	25,930	24,356	23,915	21,466	22,232	14,109	9,516	7,949	3,807	5,225	4,461	3,584	7,699	1,118	2,767	558	558	558	558		

ANNEX D

FINANCIAL SUMMARY	FORECAST															
	F'CAST	MTP										BUDGET				
	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	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000
2009/10 BUDGET/MTP	23,378	25,286	25,687	25,306	23,149	24,001	24,890	25,817	26,785	27,796	28,650	29,752	30,901	32,103	33,358	34,869
Variations																
Forecast	336	644	-1,331	-1,391	-1,683	-1,769	-2,083	-2,119	-2,249	-2,205	-2,399	-2,219	-2,349	-2,255	-2,399	-2,269
MTP	-323	273	-119	-222	-225	-201	-202	-203	-204	-205	-206	-206	-205	-205	-205	-205
Interest	57	-861	-209	-29	-205	-235	-229	-217	-198	-172	-140	-100	-53	3	67	141
Cost of Borrowing	-576	-803	-864	-1,043	-1,163	-1,479	-1,867	-2,256	-2,614	-3,181	-3,667	-4,163	-4,769	-5,279	-5,784	-6,577
Inflation	0	500	500	738	812	43	256	312	401	491	704	516	708	538	558	547
Spending Adjustments	0	500	500	738	812	43	256	312	401	491	704	516	708	538	558	547
Total Variations	-506	-247	-2,023	-1,947	-2,463	-3,640	-4,125	-4,482	-4,863	-5,272	-5,708	-6,172	-6,668	-7,198	-7,762	-8,362
NEW FORECAST	22,873	25,039	23,664	23,359	20,686	20,361	20,765	21,335	21,922	22,524	22,942	23,580	24,234	24,905	25,597	26,507
FUNDING																
Use of revenue reserves	-3,251	-4,863	-4,145	-3,618	-716	0	0	0	0	0	200	200	200	200	200	0
Remaining revenue reserves EOY	16,342	11,479	7,334	3,716	3,000	3,000	3,000	3,000	3,000	3,000	3,200	3,400	3,600	3,800	4,000	4,000
Government Support	-12,572	-12,958	-12,077	-12,045	-12,011	-12,154	-12,304	-12,611	-12,927	-13,250	-13,581	-13,921	-14,269	-14,625	-14,991	-15,366
Collection Fund Deficit	-27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Council Tax	-7,022	-7,218	-7,443	-7,697	-7,959	-8,207	-8,461	-8,724	-8,995	-9,274	-9,562	-9,859	-10,165	-10,480	-10,805	-11,141
COUNCIL TAX LEVEL	£121.15	£124.17	£127.26	£130.43	£133.68	£137.01	£140.42	£143.92	£147.50	£151.17	£154.93	£158.79	£162.74	£166.79	£170.94	£175.20
£ increase		£3.02	£3.09	£3.17	£3.25	£3.33	£3.41	£3.50	£3.58	£3.67	£3.76	£3.86	£3.95	£4.05	£4.15	£4.26

Forecast Capital Spending	14,109	9,439	8,045	4,070	5,221	5,003	5,125	5,253	5,383	5,524	5,669	5,818	5,970	6,127	6,287	6,452
Accumulated Borrowing EOY	14,124	22,916	30,122	33,177	37,274	41,019	44,746	48,452	52,128	55,775	59,383	62,945	66,449	69,887	73,246	76,515
Net Interest & Borrowing Costs																
- total	-1,054	85	764	1,387	1,766	2,168	2,501	2,842	3,192	3,551	3,919	4,289	4,669	5,061	5,464	5,881
- as % of total net spending	-5%	0%	3%	6%	9%	11%	12%	13%	15%	16%	17%	18%	19%	20%	21%	22%
Unidentified Spending	0	0	-1,000	-2,500	-5,689	-6,772	-7,231	-7,623	-7,810	-8,238	-8,736	-9,063	-9,328	-9,940	-10,184	-10,442
Adjustments still required																

COMT	3 RD NOVEMBER 2009
O&S PANEL (ENV. WELL-BEING)	10 TH NOVEMBER 2009
CABINET	19 TH NOVEMBER 2009

CAR PARKING REVIEW 2009 (Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 Members will recall that an in-depth and substantive review of our Car Parking Policy was carried out during 2007 with a final Action Plan and revised charging policy approved by Cabinet in March 2008. The revised charging arrangements and other operational changes came into effect on 1st October 2008.
- 1.2 At the time of the last Review, Cabinet resolved to commence its next Review within a shorter timeframe than the usual 3-year cycle and specifically requested that work commence 6-months after the implementation of the previously approved changes coming into effect. The Member Car Parking Working Group was reconstituted to undertake this task.
- 1.3 Whilst this review addresses several current issues, it is considered that a full, overall review of all parking charges be undertaken from October 2010 onwards.
- 1.4 A list of the Members of the Working Party is attached at Annex A to this report.

2. BACKGROUND

- 2.1 The Working Party has met on two occasions since June 2009. At the first meeting, the Working Party reviewed progress on the actions arising from the previously approved Action Plan and scoped the issues to be included as part of the 2009 review and upon which they wished Officers to undertake further detailed studies. Details of the Action Plan progress are included at Annex B.
- 2.2 At the second meeting, the Working Party received and reviewed a series of Topic Papers relating to their original scoping issues and Members formulated their recommendations to go forward for the formal consideration by the Cabinet. These are outlined in Section 3 below.

3. RECOMMENDED CAR PARKING ACTIONS

3.1 Based on the work of the Car Parking Working Party, the following issues are those that are being recommended for formal consideration and agreement by the Cabinet;

3.1.1 Huntingdon & Godmanchester area

i) Riverside Car Park – Members noted that there has been little overall demand for the short-stay area introduced in October 2008 to serve the Park and it was agreed that these should be reduced to no more than 8 spaces. In making this recommendation, Members did note that short-term parking will still be available across the rest of the car park and that overall demand is now less than total supply following the opening of Bridge Place car park at Godmanchester.

ii) Oak Tree Centre – It was noted that the car parking in the vicinity of the Centre and Sapley Square continues to cause a degree of operational difficulty. In advance of more robust measures being considered, it is the recommendation of the Working Party that Officers continue to press the NHS to deliver the required Travel Plan for the Centre as part of the original planning permission, with the overall aim of reducing the overall car parking demand.

iii) Mill Yard and Park Lane (Godmanchester) – The Working Party noted that since the introduction of charged car parking at Riverside and Bridge Place, there has been a significant drift of users to these car parks in order to be able to (continue to) park free of charge and walk into Huntingdon. Members considered issues around possible time-limited restrictions or potential charging but concluded to recommend that at this time impacts continue to be monitored and this is again considered by the next recommended review in 2010.

3.1.2 St. Neots area

i) The Working Party requested Officers explore options around ending the current free parking arrangements at both Cambridge Street and Riverside. Discussion took place around applying a level of equality for the town when compared to the similar retail offer in both Huntingdon and St. Ives whilst also recognising the lack of play areas in Eaton Ford, which places increased demand on facilities at Riverside. Following a majority vote, it was agreed that it would be recommended that appropriate charges would be introduced but with some free parking for a two-hour period (exact details to be agreed) be retained at Riverside in order to support its recreational use. At Cambridge Street, the Working Party recommends that charging should be reintroduced on the basis of overall demand generally exceeding supply.

It was also agreed that where charging applies this should be at the same rates as in Huntingdon and St. Ives as shown in Annex C.

Due to MTP timescales if such action were to be approved, a Bid has been developed based on these charging scenarios and it is estimated that an overall net income of approx. £64.5K per annum would be generated.

ii) Members noted that since 1st October 2008 when Tan Yard became short-stay to meet local demand, particularly Market days, that this car park is now little used. To redress this issue and to reduce demand at Tebbutts Road, it is recommended that Tan Yard remain short-stay but permit usage by holders of either Resident Parking Permit's and / or Season Ticket holders.

3.1.3 Controlling Parking in Ramsey

i) The Working Party requested options be put forward for their consideration on how to control the demand of off-street parking at Mews Close, whilst noting that there was still a significant level of overall parking provision in the town when considering total available space both on and off-street. The problem at Mews Close was based on the lack of turnover of short-stay spaces to encourage visitors and shoppers.

Members recommend that the introduction of some short-stay parking areas up to a maximum of 2-hours stay be investigated, together with some additional provision of spaces in the Mews Close within land owned by the District Council, as shown indicatively in Annex D, in tandem with possible residential development together with improved pedestrian and servicing routes.

3.1.4 Eligibility for Resident Parking Permits and Season Tickets

i) The Working Party noted that as part of the review it had come to light that there are a number of anomalies in respect of those eligible to qualify for either a Resident Parking Permit or Season Ticket. An example of this is at Hinchingbrooke where some residents qualify due to the location of their property within the Parish of Huntingdon whereas neighbouring properties do not due to still being located within The Stukeleys Parish. Members recommended that the issue be investigated and resolved by the use of revised town boundaries or local eligibility rather than parish wards.

3.1.5 Potential for Charging at Country Parks

Members requested possible scenarios around potential charging at Country Parks when compared to similar facilities within other areas.

i) Hinchingbrooke Country Park – The Working Party noted that the use of the existing car park is heavily impacted upon by people visiting other local facilities, particularly Hinchingbrooke Hospital. Members noted that this would likely be exacerbated following the

introduction of on-street waiting restrictions by the County Council nearby at Christie Drive.

Members felt that a reasonable charge should be introduced in order to support the Park and should include options to purchase a season ticket, weekend charging, 6-hour restriction on length of stay in order to deter full-time worker parking, parking refunds for users of the Café and the conference facilities and free parking in the evening. The Working Party also noted the need to consult the Friends of Hinchingsbrooke Park and to communicate as widely as possible the reasons and benefits behind any charging if introduced. Suggested charges are shown at Annex C.

Due to MTP timescales if such action were to be approved, a Bid has been developed based on this charging scenario and while season ticket allowances to be agreed could affect the overall estimate, current work indicates that an overall net income of approx. £24K per annum could be generated.

ii) Paxton Pits – The Working Party noted that the problems at this location are less severe than at Hinchingsbrooke and noting that charging may force users to transfer parking to adjacent quarry access roads and associated open space, Members were minded not to recommend the introduction of formal charging but suggest that a ‘donation box’ be investigated with any resultant income used to support the work of this important recreational and environmental facility.

3.1.6 St. Ives

i) The Working Party does not wish to make any formal recommendations to change existing arrangements in St. Ives but did note that the parking at the new ‘Park & Ride’ site for the Guided Busway is planned to be free of charge. Officers reported that they consider this could have a detrimental effect on town centre parking with users switching to the availability of free parking given the close walking distance to the town centre. This would have a potential detrimental effect on overall car parking income and a revised MTP bid has been prepared to consider this issue.

Members noted that Officers continue to have discussions on this issue with their counterparts at the County Council and that the issue will be further considered once the Guideway become operational and its effects are known.

3.1.7 Review of Overall Charging Levels – The Working Party recommends that following the introduction of revised charging from 1st October 2008, that no further increases should be made at this time (other than specifically recommended elsewhere in this report). It is recommended that a review of overall charging should commence in

October 2010 with a view to any emerging recommendations being introduced from 1st October 2011.

3.1.8 Parking in Village Car Parks and at Leisure Centres – With the benefit of the Topic Papers, the Working Party considered all the issues in relation to the above. In relation to village car parks it was felt that as the majority of these are in rural locations, that a charge would be difficult to justify based on existing usage at the present time. In terms of Leisure Centres it was considered that charging could have an effect on the viability of the facilities and could likely cause an overspill on adjacent roads and school facilities and charging is not recommended either.

3.1.9 Other Issues –

i) New style ‘Pay & Display’ machines – Members were informed that the trial of new machines at Riverside, Huntingdon and Bridge Place, Godmanchester had been particularly successful, including allowing payment by credit/debit card and by also allowing better remote monitoring of the operation, together with the use of new hand-held technology by the Street Ranger service. While it is noted that the cost of administering the credit card service is currently greater than the income received through the facility, it is recommended that the service continue as it is expected that as time passes, a greater take-up of payment by this method will ensue so that income exceeds cost. This is particularly relevant as any machines are replaced and further facilities are offered including credit/debit options.

ii) Civil Parking Enforcement (CPE) – The Working Party noted that the County Council Cabinet are to recommend that further negotiations are to take place countywide to continue to explore joint CPE operations and that detailed financial models are to be prepared for an extended CPE operation countywide.

4. CONCLUSIONS

4.1 Based on their review work included in this Report, the Members Car Parking Working Party submit their recommendations as outlined in Section 3 above for the consideration of Cabinet.

4.2 Subject to any comments emerging from Cabinet, it is recommended that Officers be asked to develop specific working arrangements based on the proposed recommendations and that these be submitted to Cabinet for their future consideration as part of a revised Off-Street Parking Places Order with a planned introduction date of 1st June 2010.

4.3 In recommending an overall review of car parking charges from 1st October 2010, Members would request Cabinet consider

reconstituting the Members Car Parking Working Party in the municipal year 2010/11 in order to undertake this work.

5. RECOMMENDATION

It is recommended;

That Cabinet consider the recommendations contained in Sections 3 and 4 above for further development with a view to submitting a further report to Cabinet as part of a revised Off-Street Parking Places Order 2010 for implementation from 1st June 2010.

BACKGROUND INFORMATION

Car Parking Strategy Cabinet Report – 13th March 2008
Hunts Car Parking Strategy Action Plan 2008-2011
Members Car Parking Working Party Minutes – 25th June & 24th Sept 2009
Resident Parking Permit and Season Ticket Eligibility Maps

Contact Officer: **Stuart Bell – Transport Team Leader**

☎ 01480 388387

MEMBERS OF CAR PARKING WORKING PARTY

Councillor Tom Sanderson (Chairman)
Councillor John Garner (Vice-Chairman)

Executive Councillor Doug Dew
Councillor Julie Dew
Councillor Andy Monk
Councillor David Priestman
Councillor Mandy Thomas

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HUNTINGDONSHIRE CAR PARKING STRATEGY 2007

APPROVED ACTION PLAN – 2008-2011

HUNTINGDON

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Demand to meet immediate capacity issues	Provision of new long-stay car park at Bridge Place, Godmanchester	Complete Summer 2008
	Long and short stay parking imbalance	Mill Common to become all short-stay	Implemented 1 st October 2008
	Free parking encourages car use and discourages other modes of travel where appropriate. Free parking also encourages rail commuters to park for free to avoid rail station car parking charges	Introduce appropriately targeted charges for long-stay car parking at Riverside and Bridge Place	Implemented 1 st October 2008
	Encouraging leisure activities and use of Riverside Park	Introduce designated short-stay car parking at Riverside	Implemented 1 st October 2008
	Managing car parking demand	Introduce new 3-year pricing policy and amend charges to keep demand at 2007 baseline	Implemented 1 st October 2008
		Review Off-Street Parking Places Order including removal of employment-based Season ticket permits which currently allow parking inside ring-road by reallocating to long-stay charge car parks outside ring-road. For residents living within designated town centre zone, Permits and Season tickets will continue to allow use of certain car parks within ring-road	Implemented 1 st October 2008. Existing Season Ticket holders expired 30.9.09 and all Season Ticket holders now park outside the ring-road (except St. Germain Street Minor).
		Introduce low emission vehicle rate within Season Ticket regime for employees working in town centre or residents living within	Implemented 1 st October 2008

		designated zone	
		Work with CCC to review all one-hour on-street parking charges	Approved by Hunts AJC July 2008. Review to be undertaken by CCC - awaited.
		Undertake trial of new ticket machine technology at Riverside and Bridge Place including alternative payment options to cash i.e. credit/debit cards/mobile phone	Implemented 1 st October 2008 (Credit Card facilities from Summer 2009).
MEDIUM	Demand to meet immediate capacity issues	Investigate leasing options for land for long-stay car parking at Brampton Road	Car parking implemented by private developer and opened April 2009. Planning related issues on-going.
	Managing car parking demand	Monitor effect of new ticket machine trial and investigate roll-out to other car parks including hand-held data capture technology	Trial results reported as part of 2009 review. Hand-held data capture now in operation as part of Street Ranger service.
	Ineffective signage/distribution of vehicles across parking spaces	Investigate fixed or variable message signing	Scheme agreed with CCC to provide fixed signing and space Nos. around ring-road. Awaiting implementation by CCC as part of wider signing project.
	Town Centre development requiring additional car parking	To continue to work with developers such as Chequers Court and West of Town Centre to secure additional car parking	On-going. Lead Officer – Director of Environmental and Community Services.
	Promoting travel choice. Free parking encourages car use and discourages other modes of travel where appropriate	Begin scaling long-stay charging levels upwards to reflect local bus journey fare levels	Commenced as part of pricing changes implemented 1 st October 2008.
LONG	Decriminalised parking	Continue to work with partners to explore the issues arising from decriminalisation	County Council undertaking further countywide negotiations and financial modelling.
LONG (plus)	Economic growth, town centre parking supply and managed demand	Explore the possibility of Park & Ride but only when a business case can justify such provision	No progress

ST. NEOTS

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Market Day demand to meet immediate short-term capacity	Tan Yard to become all short-stay	Implemented 1 st October 2008
	Managing car parking demand	Introduce new 3-year pricing policy and amend charges to keep demand at 2007 baseline	Implemented 1 st October 2008
		Review Off-Street Parking Places Order to reflect pricing and regime changes including removal of employment-based Season ticket use in Tan Yard and The Priory Car Park	Implemented 1 st October 2008
		Introduce low emission vehicle rate within Season Ticket regime for employees working in town centre or residents living within the town	Implemented 1 st October 2008
		Work with CCC to review all one-hour on-street parking charges	Approved by Hunts AJC July 2008. Review to be undertaken by CCC - awaited.
MEDIUM	Long and short stay parking imbalance	Investigate; a) expansion of Cambridge Road long-stay to replace parking lost at Tan Yard, b) improved pedestrian access to Huntingdon Street following any relocation of HWRC and c) consider appropriately targeted charges for long-stay car parking at Cambridge Road	(a) & (b) being considered as part of Huntingdon Street former HWRC site redevelopment. (c) recommendations as part of 2009 review.
	Managing car parking demand	Monitor effect of new ticket machine trial in Huntingdon and investigate roll-out to other car parks including hand-held data capture technology	Trial results reported as part of 2009 review. Hand-held data capture now in operation as part of Street Ranger service.
	Town Centre development requiring additional car parking	To continue to work with partners to secure additional parking in association with new development	On-going. Likely to emerge from Core Strategy recommendations.
	Promoting travel choice. Free parking encourages car use and discourages other modes of travel where appropriate	Begin scaling long-stay charging levels upwards to reflect local bus journey fare levels	Commenced as part of pricing changes implemented 1 st October 2008.
	Free parking encourages car use and discourages other modes of	Continue to evaluate whether the introduction of targeted long-stay parking charges at	Recommendations made as part of 2009 review.

	travel where appropriate	Cambridge Road would be appropriate	
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LONG	Meeting car parking demand	Work with partners to explore the possibility of additional car parking on the south side of the town centre	No progress. Likely to emerge from Core Strategy recommendations.
	Decriminalised parking	Continue to work with partners to explore the issues arising from decriminalisation	County Council undertaking further countywide negotiations and financial modelling.
LONG (plus)	Economic growth, town centre parking supply and managed demand	Explore the possibility of Park & Ride but only when a business case can justify such provision	No progress

ST. IVES

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Managing car parking demand	Introduce new 3-year pricing policy and amend charges to keep demand at 2007 baseline	Implemented 1 st October 2008
		Review Off-Street Parking Places Order to reflect pricing and regime changes	Implemented 1 st October 2008
		Introduce low emission vehicle rate within Season Ticket regime for employees working in town centre or residents living within designated zone	Implemented 1 st October 2008
		Work with CCC to review all one-hour on-street parking charges	Approved by Hunts AJC July 2008. Review to be undertaken by CCC - awaited.
MEDIUM	Managing car parking demand	Monitor parking levels on London Road Flood Arches to ensure parking demand needs continue to be met	On-going.
		Assess car parking needs in Market Hill as part of future Environmental Improvement scheme	In abeyance as part of wider decision relating to Environmental Improvement scheme.
		Monitor effect of new ticket machine trial in Huntingdon and investigate roll-out to other car parks including hand-held data capture technology	Trial results reported as part of 2009 review. Hand-held data capture now in operation as part of Street Ranger service.
	Promoting travel choice.	Begin scaling long-stay charging levels	Commenced as part of pricing

	Free parking encourages car use and discourages other modes of travel where appropriate	upwards to reflect local bus journey fare levels	changes implemented 1 st October 2008.
LONG	Economic growth, town centre parking supply and managed demand	Monitor effects of Guided Bus Park & Ride car park when open from early 2009 and effects on town centre car parking	Guided Bus opening delayed to late 2009. Effects will be monitored from that date.
	Decriminalised parking	Continue to work with partners to explore the issues arising from decriminalisation	County Council undertaking further countywide negotiations and financial modelling.

RAMSEY

Timescale	Issues	Recommendations	2009 REVIEW MONITORING
SHORT	Managing car parking demand	Investigate the introduction of short-stay parking areas within Mews Close car park to control long-stay parking levels. Possible 'Disc Parking' permit, subject to revenue costs	Recommendations made as part of 2009 review.
		Review Off-Street Parking Places Order where necessary	Recommendations made as part of 2009 review.
MEDIUM	Loss of off-street parking at New Road with resultant loss of capacity	Investigate replacement provision on District Council land at Mews Close. Possible 50/50 scheme with residential provision. Proven area of demand	Recommendations made as part of 2009 review.
LONG	Removal of High Street parking	Work with County Council to investigate removal of on-street parking to improve safety and traffic flow	Traffic Orders currently being advertised by County Council for public consultation. Also included as part of Ramsey Market Town Transport strategy public consultation.
	Decriminalised parking	Continue to work with partners to explore the issues arising from decriminalisation	County Council undertaking further countywide negotiations and financial modelling.

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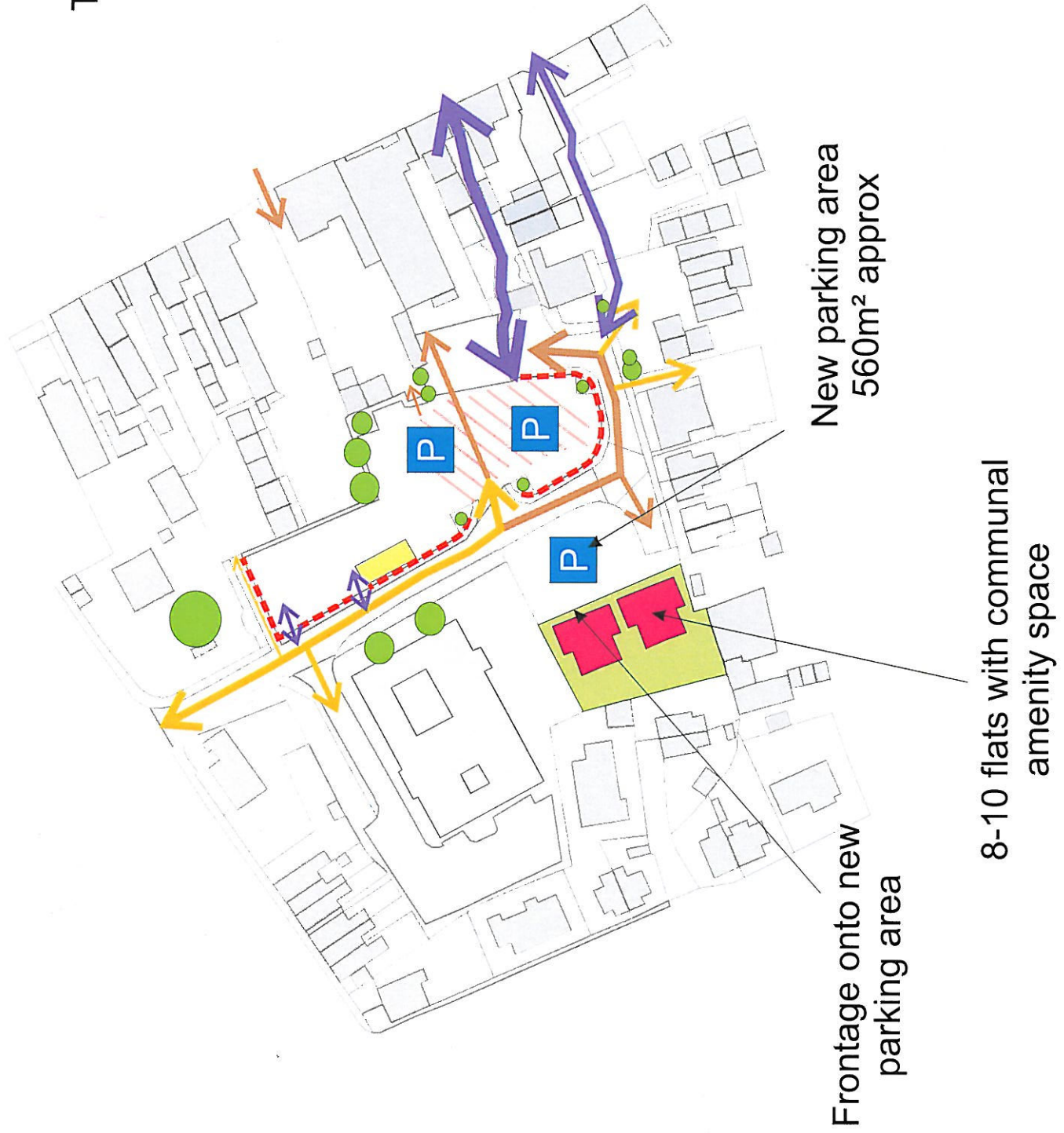
PROPOSED REVISED PARKING CHARGES

Location	Existing		Proposed	
Riverside, St. Neots * (Monday to Saturday)	1-hour	Free	1-hour	20p
	2-hour	Free	2-hour	40p
	3-hour	Free	3-hour	60p
	4-hour	Free	4-hour	80p
	23-hour	Free	23-hour	150p
Cambridge Street, St. Neots	1-hour	Free	1-hour	20p
	2-hour	Free	2-hour	40p
	3-hour	Free	3-hour	60p
	4-hour	Free	4-hour	80p
	23-hour	Free	23-hour	150p
Hinchingsbrooke Country Park +	Up to 2-hours	Free	Up to 2-hours	100p
	2-6 hours (MAX)	Free	2-6 hours (MAX)	200p
* Subject to free 2-hour parking areas to serve Riverside Park.				
+ Subject to options for Season Ticket purchase, refunds for Café users and evening free parking.				

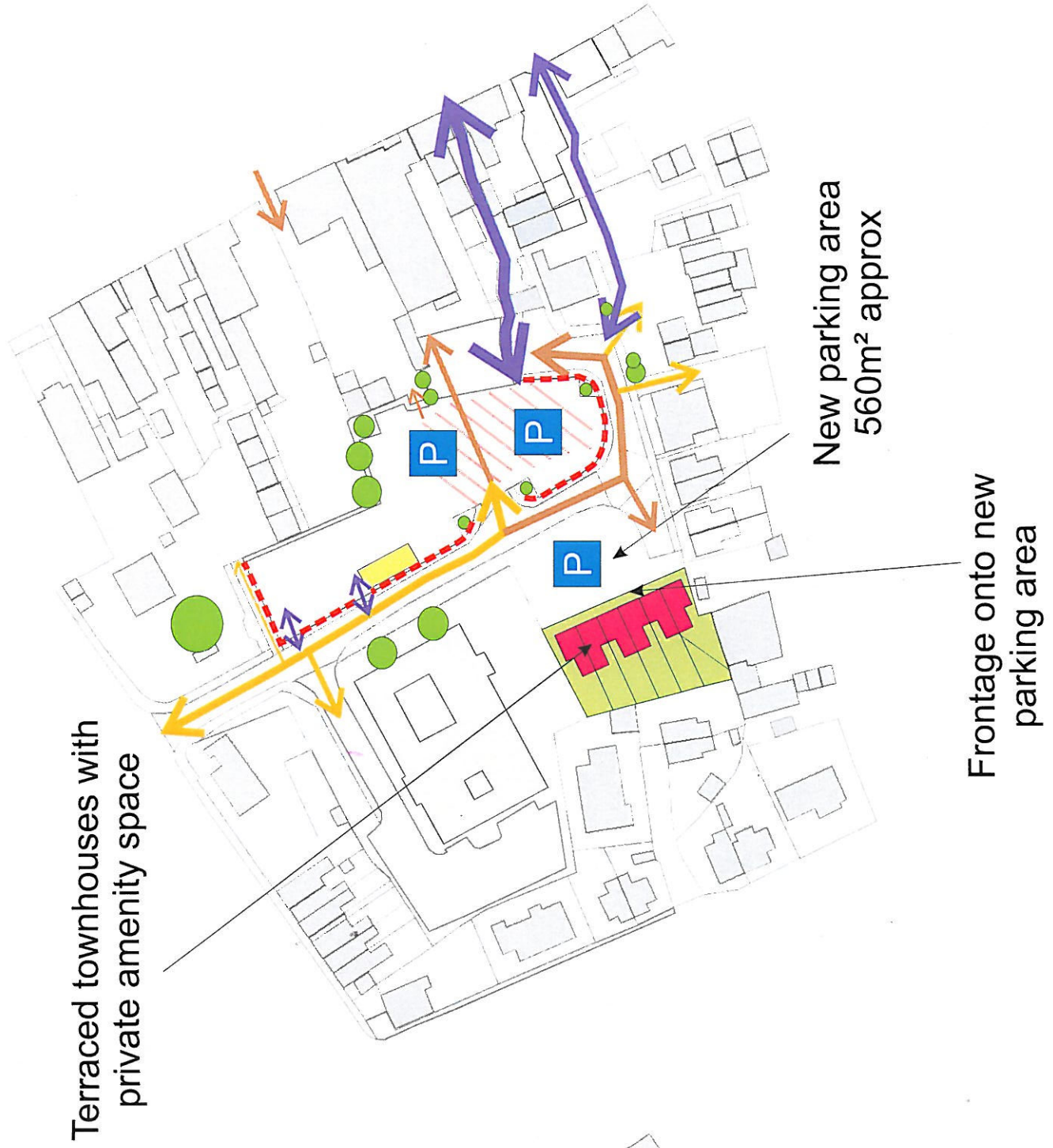
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Mews Close Development Ideas

New Flats and Car Park on overgrown site



Terraced dwellings and Car Park on overgrown site



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CABINET

19TH NOVEMBER 2009

**DRAFT CAMBRIDGESHIRE INTEGRATED DEVELOPMENT PROGRAMME
(Report by Head of Planning Services)**

1. INTRODUCTION

- 1.1 The purpose of this report is to make members aware of work that Cambridgeshire Horizons (CH) and the Cambridgeshire authorities have been involved in producing an Integrated Development Programme(IDP).

2. BACKGROUND INFORMATION

- 2.1 IDPs are essentially evidenced, phased, costed, and prioritised implementation plans. They are considered to be good practice and follow the guidance of East of England Development Agency for their preparation. The Cambridgeshire IDP draws substantially on pre existing material which has been prepared by or for Greater Cambridgeshire Partnership, Cambridgeshire Horizons and other partners notably the local authorities.
- 2.2 It seeks to synthesise this existing information into a shared evidence base that pinpoints the strategic investment priorities that face Cambridgeshire in the medium to long term future. Once published It will be a snapshot in time and will need to be updated at regular intervals. Some amendments to the text relating to Huntingdonshire have already been recognised .
- 2.3 The District Council has already undertaken a Local Investment Framework (LIF) which together with the IDP provides evidence of the local and strategic infrastructure needs of the District.

3. PURPOSE OF IDP

- 3.1 There are a number of reasons why this work was undertaken. Firstly with the introduction of Community Infrastructure Levy (CIL) (possibly by March 2010) the IDP would provide evidence to justify a charging schedule for strategic projects . Secondly it was to align the economic aims of RES with the spatial development process of the RSS, the business plan of CH and the Distiricts LIFs. And lastly a well evidence IDP would help in shaping spending decisions and future funding rounds when the shortfall in funding has been clearly identified .
- 3.2 Until CIL is introduced which will allow the levy to be applied to strategic and local infrastructure the IDP will remain as an evidence base document .There is no intention to prioritise the projects until then.

4. CONCLUSION

- 4.1 The involvement in this exercise with CH and other Councils has been useful in determining what is strategic and what is local infrastructure and along with the development of an IDP what likely levels of tariff in viability terms could be applied in Cambridgeshire. It has been a useful forum for discussion at a time when the CIL regulations are being debated and has helped to set out a programme for further action by this Council towards the introduction of CIL or failing that an SPD. It will also be a useful a bidding document when applying for funding for strategic projects.

5. RECOMMENDATION(S)

- 5.1 Note the contents of this report

BACKGROUND INFORMATION

Click and insert background documents

Contact Officer: Richard Probyn
☎01480 388430

AGENDA ITEM NO.

CABINET
COUNCIL

19 NOVEMBER 2009
2 DECEMBER 2009

HUNTINGDON WEST AREA ACTION PLAN PROPOSED SUBMISSION (Report by HEAD OF PLANNING SERVICES)

1 INTRODUCTION

- 1.1 Following consultation on Issues and Options (June 2007), Options (May 2008) and the Preferred Approach (May 2009) the draft Proposed Submission Huntingdon West Area Action Plan has been prepared. Cabinet are asked to endorse the document prior to its publication and recommend that Council approve it.

2 CONTENT OF THE PROPOSED SUBMISSION

- 2.1 The area action plan seeks to set a framework for the area west of Huntingdon town centre to help deliver planned growth and regeneration. The text and maps for the Proposed Submission document is essentially taken from the Preferred Approach with the only amendments relating to changed source documents and in response to views put forward during the consultation period May-July 2009.

- 2.2 The Proposed Submission document:

- Supports the A14 proposals, the West of Town Centre Link Road, pedestrian and cycle linkages, and enhancement of the railway station.
- Allocates a 7.8ha part of the George St/Ermine St area for mixed use, in particular in terms of retail development that is complementary to the town centre, approximately 170-230 homes, office activities and an additional long-stay public car park.
- Allocates two parcels totalling 2.5ha for business use in the Hinchingsbrooke area, with reference to the potential of the hospital site to bring forward further land and to the existing permissions for the Regional College and Water Tower conversion.
- Allocates some 45ha for open space in order to extend Hinchingsbrooke Country Park (much of this already being identified in the current Local Plan).

- Allocates 1.8ha of land currently used to support the A14 viaduct over Views Common for open space.
- Provides information and policies to support good design, improved infrastructure and appropriate phasing together with details on how the plan will be monitored.

3 SUPPORTING DOCUMENTS AND FUTURE TIMETABLE

- 3.1 The 'audit trail' of how the document has been prepared through the various consultation rounds is being detailed in a separate document entitled the Statement of Consultation. A draft of this document is attached.
- 3.2 A 'sustainability appraisal', 'equalities assessment' and a 'habitat regulations assessment' will also accompany the document. The 'habitat regulations assessment' is being carried out by external consultants and requires the input of English Nature.
- 3.3 Once the Proposed Submission document is published, it will be available for comment for a 6 week period although representations at this stage will be limited to whether the Area Action Plan is either sound or unsound. The document should not be significantly changed after this period and will be submitted to the Secretary of State together with any representations. In accordance with the scheme of delegation, the document is brought to Council at this Proposed Submission stage for approval.

4 CABINET RECOMMENDATION

- 4.1 That Cabinet endorse the Proposed Submission document and recommend that Council on 2 December 2009 approves the Huntingdon West Area Action Plan Proposed Submission.
- 4.2 That Cabinet delegates to the Head of Planning Services after consultation with the Executive Member for Planning Strategy the making of any minor amendments to the Huntingdon West Area Action Plan Proposed Submission, and approval of the Statement of Consultation, Sustainability Appraisal, Habitat Regulations Assessment and Equality Impact Assessment prior to publication.
- 4.3 That Cabinet delegates to the Head of Planning Services after consultation with the Executive Member for Planning Strategy, completion of the Final Submission Huntingdon West Area Action Plan and associated documents including a summary of the main issues raised in final representations and submission to the Secretary of State.

BACKGROUND INFORMATION

Available on website:

<http://www.huntsdc.gov.uk/Environment+and+Planning/Planning/Planning+Policy/Huntingdon+West+Area+Action+Plan.htm>

Contact Officer: Richard Probyn, Planning Service Manager (Policy)
 **01480 388 430**

Attached:

1. Draft Proposed Submission
2. Draft Statement of Consultation

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Huntingdon West Area Action Plan: Proposed Submission 2009

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

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Foreword

The area covered in this action plan will face significant change over the next 15 years. This is seen in the proposed changes the A14 and the proposal to create a new West of Town Centre Link Road. The Council has long recognised that a plan is needed to ensure that development takes place in a manner which will benefit the existing town centre and the district as a whole. Although the recession will have an impact in the short term, our belief in the importance of this area for sustainable development is undiminished.

This plan sets out a vision for the area which is vibrant, easy to get around, modern yet respectful of the environment. The vision is followed by objectives and policies which will guide development. Monitoring proposals together with infrastructure and phasing details are also included.



Councillor Douglas Dew
Executive Councillor for Planning Strategy and Transport

December 2009

1 Introduction

1.5 Equalities assessment has been carried out and can be found as attached to the sustainability appraisal...*(This will be summarised after it has been completed)*

1.1 The area action plan covers approximately 300 hectares of land west of Huntingdon's town centre. Of this, some 20 hectares is land between the town centre and the railway line and includes the Huntingdon Railway Station. The remaining land extends west to encompass the Hinchbrooke area. The Huntingdon West Area Action Plan is an area where significant change is expected. It will help deliver planned growth, stimulate regeneration, protect areas particularly sensitive to change, and resolve potentially conflicting objectives in this area.

1.2 Supporting information can be found in the Statement of Consultation...*(this will include the self-assessment of soundness and audit trail).*

Appraisal and Assessment of the Area Action Plan

1.3 A Habitats Regulation Assessment (HRA) has been carried out by consultants in accordance with Articles 6(3) and 6(4) of the Habitats Directive (European Council Directive 92/43/EEC). This assessment considers the potential effects of the area action plan on the conservation objectives and integrity of Natura 2000 sites ⁽¹⁾. The first stage is a scoping assessment that determines whether significant effects are likely. Where this scoping assessment cannot rule out significant effects, then a full Appropriate Assessment is required which suggests mitigation measures to help reduce the potential effects of policies and proposals. The HRA was completed and concluded that...*(To be completed after HRA)*

1.4 A sustainability appraisal (SA) has been carried out. This assesses policies in order to judge their potential effects. The SA is an important part of plan development to ensure that the final plan promotes sustainable growth. A strategic environmental assessment (SEA) is also required and for the purposes of the area action plan is incorporated into the SA process. A sustainability appraisal report has been produced for each stage of plan development and has been an integral part of producing the preferred approach. A final SA has been prepared for this document and is available alongside this document. *(The conclusions of this will be summarised once completed).*

1 Ramsar sites, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)

2 Policy Context

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

2 Policy Context

East of England Plan

2.1 The East of England Plan (EEP) is the Regional Spatial Strategy (RSS) for the Eastern Region. It was published in May 2008 and sets the regional framework for preparation of local development documents. This area action plan is a development plan document (DPD) that will form part of the Huntingdonshire local development framework (LDF) and as such must be in conformity with the EEP.

2.2 The EEP sets specific targets and policy requirements. It requires Huntingdonshire to deliver a minimum of 11,200 homes in the period 2001 – 2021, and provide a share of 75,000 new jobs for Cambridgeshire over the same period. The EEP also sets out a number of policies which seek to secure sustainable development.

Sustainable Community Strategy

2.3 The Sustainable Community Strategy (SCS) for Huntingdonshire, developed by the Huntingdonshire Strategic Partnership, uses six strategic themes: growth and infrastructure; health and well-being; inclusive, safe and cohesive communities; economic prosperity; environment; and children and young people. This area action plan will serve to help meet the SCS vision and contribute towards meeting a number of the spatial outcomes it identifies.

Core Strategy

2.4 The Core Strategy sets the strategic spatial planning framework for how Huntingdonshire will develop to 2026. Its vision, objectives and strategic policies are overarching and form the basis for the whole LDF. The Core Strategy was adopted by Huntingdonshire District Council in September 2009. The Core Strategy sets the plan period for the LDF.

2.5 The Huntingdon West area action plan is identified in the Core Strategy as being important in helping to achieve the requirements of the EEP and the Core Strategy. The area is seen as particularly important in achieving housing, employment and retail targets and meeting objectives for redeveloping previously developed land, enhancing strategic green infrastructure and encouraging sustainable travel.

Other Development Plan Policies

2.6 This area action plan forms part of the Development Plan which encompasses all planning policies affecting the district. The policies in this area action plan must be read in conjunction with all other policies of the Development Plan that are relevant. For development proposals within the area covered by this area action plan, relevant Development Plan policies will principally be contained in the Core Strategy and Development Management DPD.

3 Area Context

The Area

3.1 The Huntingdon West area is situated to the west of the town centre and is defined by the A14, Huntingdon's inner ring road, Ermine Street up to the railway, George Street and its continuation along Brampton Road and Thrapston Road. It also includes the station area, the former station cottages and a small part of Mill Common. Huntingdon's principal housing and employment areas lie to the north and the town centre lies to the east. Open countryside and Huntingdon Racecourse lie to the west and the water meadows, river and the main part of the village of Brampton lie to the south.

3.2 The area is diverse in character. It contains: the older industrial area with associated Victorian housing close to the town centre and the railway line; vestiges of the parkland setting around Hinchingsbrooke House now containing the secondary school, head quarter buildings and the hospital, new housing and employment areas built on former agricultural land; former gravel workings now part of Hinchingsbrooke Country Park; Views Common; and mixed agricultural land fringing the village of Brampton and the A14.

History

3.3 Huntingdon, lying on the north bank of the River Great Ouse, has had settlement since pre-historic times. It was founded by the Anglo Saxons and Danes in medieval times along the approximate line of the Roman road (Ermine Street). Extensive Common land was established around the town in the medieval period and this is still a feature today.

3.4 The origins of Hinchingsbrooke House to the west of the town centre are medieval. A priory of Benedictine nuns occupied the site and there are some medieval remnants in the house. The grounds were given to the Cromwell family during the dissolution of the monasteries and subsequently owned by the Montagu family, who became the Earls of Sandwich after the Restoration, before becoming publicly owned. Hinchingsbrooke House is Grade I listed and the immediate gardens are also of regional and national importance.

3.5 The railway opened in Huntingdon in 1830 and attracted industry to the area close to the railway station, including carriage works, foundries and other trades. The area around St John's Street and Sayer Street retains houses from the late 19th century which are likely to have originally housed local workers.

3.6 The Hinchingsbrooke estate was sold in 1962 to the then Huntingdonshire County Council. In 1970 the County Council established Hinchingsbrooke School on part of the land, including Hinchingsbrooke House itself, and subsequently created the Hinchingsbrooke Country Park. Parts of the land were sold for the hospital, Police Headquarters and Forensic Laboratory. Since the 1990s land has also been sold for housing and employment development. With the exception of the employment area this land is served by a single road access and a variety of pedestrian and cycle linkages.

3.7 The one-way ring road around the town centre and the A14 cut through the town in the 1960s. The A14 built in the 1970s currently runs through the town on a generally elevated route including a viaduct over the railway. Views Common, to the west of the railway line, is bisected by the A14. The ring road creates both a physical as well as a movement barrier to the rest of the town. Ferrars Road and Handcroft Lane, as the main route to Views Common, have been disrupted by the ring road and past intensification of industrial development.

Constraints and Opportunities

3.8 The historical form of development, the railway and the roads constrain the ability of the town centre to grow and link in with this area to the west. New roads, together with public transport and footpaths offer the opportunity for better links. The Highways Agency proposes to re-route the A14 to the south of its current route, removing the viaduct over the railway and introducing a range of links with the local road network. Huntingdonshire District Council plans to create a West of Town Centre Link Road which will serve to alleviate traffic flows, open up land for redevelopment opportunities and aid the introduction of measures to reduce the barrier effect of the ring road. An additional long-stay car park in the vicinity of the new West of Town Centre Link Road would help reduce the need for movements around the existing ring road in search of car parking. Future improvements to Huntingdon Bus Station situated on the ring road outside of the area together with the recently developed bus interchange at the station, will also serve to improve services in the action plan area.

3 Area Context

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

3.9 Rundown industrial land between George Street/Brampton Road and Ermine Street offers potential for regeneration. Large industrial sheds are at or nearing the end of their useful lives and it is understood that potential new landowners have options for purchase and proposals for redevelopment. Huntingdon's town centre is currently losing trade to centres outside the district and, in order to allow Huntingdon to fulfil its potential as the main shopping destination for the area, high quality retail development is required. The town centre is constrained and has limited opportunities to expand to cater for its future needs. The action plan area being situated close to the town centre could enable complementary retail and other business development to locate here with improved linkages to the existing town centre.

3.10 The George St/ Ermine St residential areas have experienced some redevelopment recently and there are opportunities for further residential development. This will help provide much needed housing, including affordable housing, in a location close to the town centre.

3.11 The pattern of development in the Hinchingsbrooke area is now largely set, with only a few opportunities left for further development. The single access road (Hinchingsbrooke Park Road) causes congestion problems that need to be addressed. The nature of the area, encompassing a number of institutions, provides both a constraint in that further development should respect the existing character, and an opportunity in that the environment can be enhanced to become a 'community campus'.

3.12 There are opportunities to enhance and expand the Hinchingsbrooke Country Park onto neighbouring agricultural land and with the removal of the A14 viaduct to improve Views Common. There are also likely to be other opportunities to create additional green spaces.

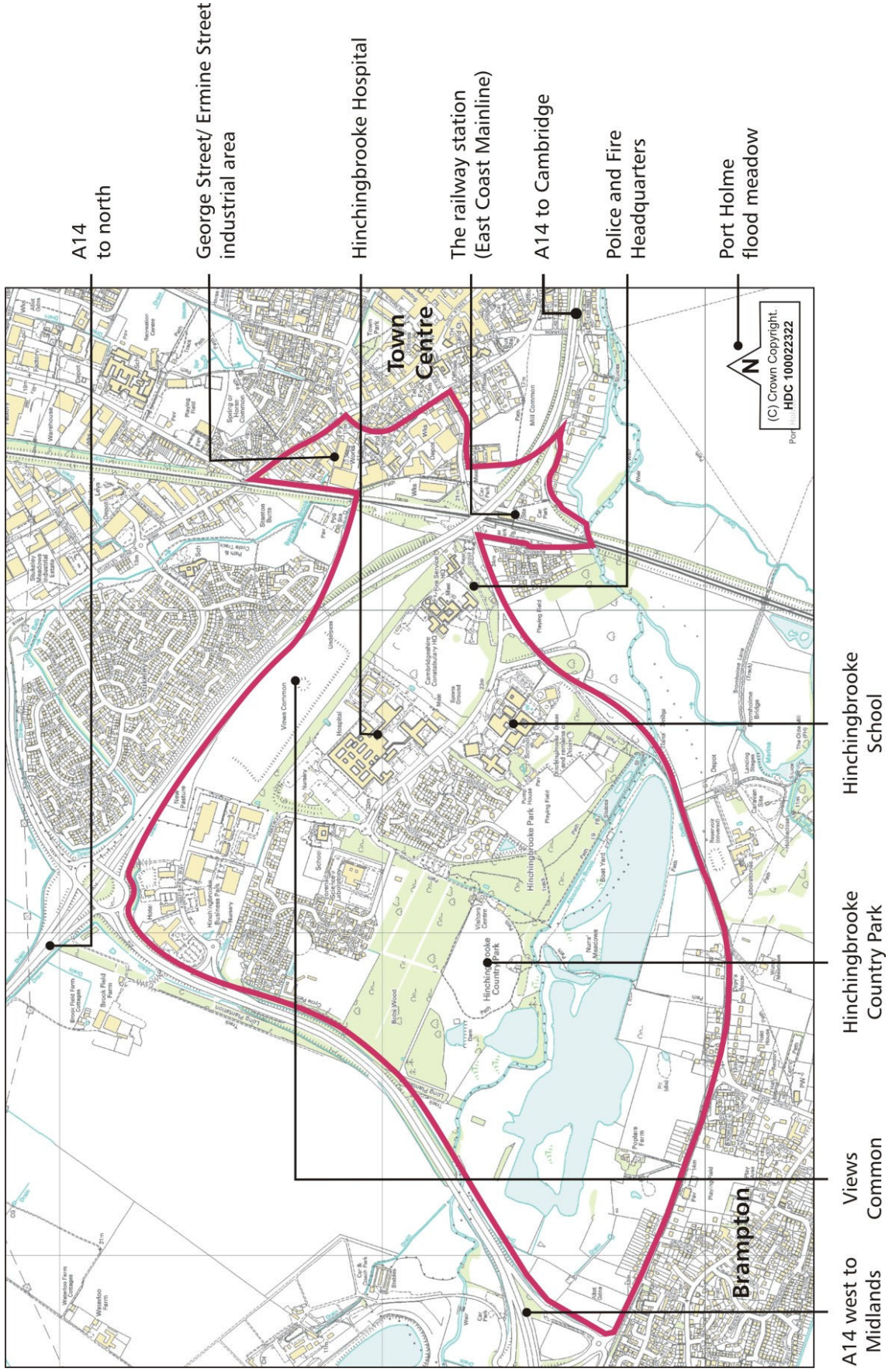
3.13 Parts of the action plan area are covered by the Huntingdon and Brampton Air Quality Management Areas (AQMAs), in particular the George Street/ Brampton Road/ Ermine Street area and north west of Hinchingsbrooke. The AQMAs have been designated in order to tackle the high levels of nitrogen dioxide emissions associated with the A14 and Huntingdon Ring Road. There are opportunities to help reduce nitrogen dioxide emissions in the AQMAs through the A14 changes and construction of the West of Town Centre Link Road.

Issues

3.14 The issues that this area action plan seeks to address are:

1. Achieving the most sustainable development possible
2. Re-using previously developed land
3. Providing a mix of housing for a wide range of people
4. Providing employment opportunities
5. Providing future shopping opportunities
6. Reconfiguring roads to deal with current problems of accessibility and congestion
7. Improving connections with the town centre and other surrounding areas
8. Providing additional long stay car parking avoiding travel on the ring road
9. Providing needed additional infrastructure
10. Contributing additional open space to link with existing green infrastructure
11. Ensuring the various elements of the plan link together
12. Ensuring a high quality environment
13. Delivering the changes envisioned in the area action plan

Map 1 The Action Plan Area



4 Vision

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

4 Vision

4.1 The vision is intended to identify the character of Huntingdon West at the end of the plan period in 2026. It must address the challenges the area faces and identify the results of changes.

4.2 The vision will only be achieved by working closely with the community, landowners, public bodies and service providers. The vision is the starting point from which objectives and policies that will guide development in accordance with the vision are derived.



The Huntingdon West Vision

It is intended that by 2026 Huntingdon West will be a vibrant part of the town enjoyed by residents, workers and visitors. Huntingdon West will have a distinctive identity with a series of innovative exemplar developments that interconnect providing a transformed community with opportunities for living, working and leisure.

New and improved transport routes will enable better, easier and more sustainable travel patterns enabling new land uses that will reflect the improved accessibility of the location. The new routes will help to break down the barrier caused by the main roads and enhance the connections and inter-relationships between this area and the rest of the town centre. A feature of Huntingdon West will be the impression of a new gateway into Huntingdon along Brampton Rd as a result of removing the viaduct over the railway and the creation of the new routes.

The George St/ Ermine St area will be transformed with modern residential, retail and office development, which will positively complement the town centre and enhance the vitality and viability of Huntingdon as a whole.

Development in the Hinchingsbrooke area and west of the railway involving land no longer needed for other uses will complement the existing community focused land uses. The Hinchingsbrooke area will be a 'community campus' created by the variety of employment activities and agglomeration of institutional and public uses.

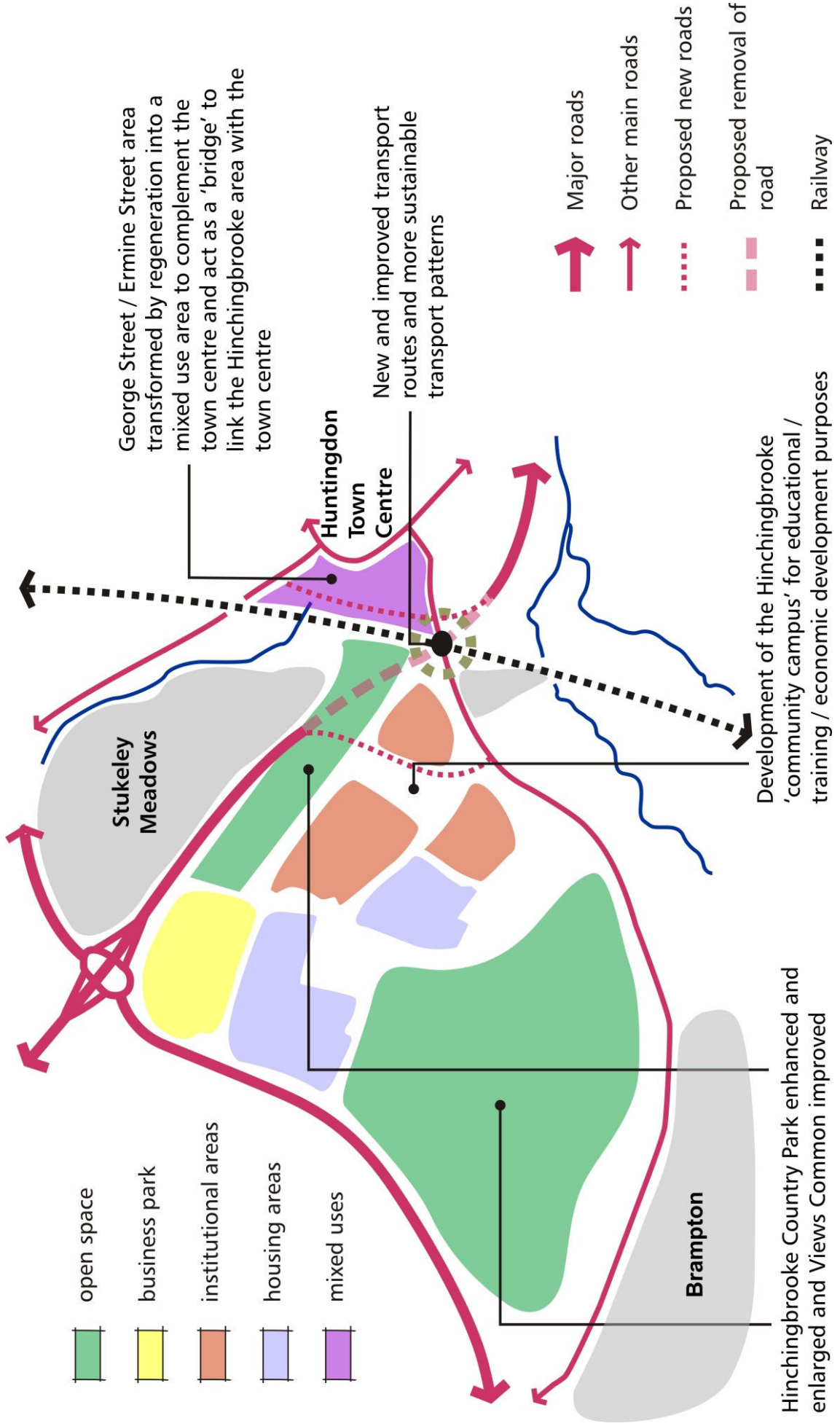
The wealth of heritage in Huntingdon West, including Hinchingsbrooke House and other listed buildings, will be respected by new development. Development will be of a scale that recognises the Conservation Area designation, topography, and context. New buildings will be designed to showcase emerging technologies in renewable energy production, designed to use much less energy, and will promote the use of modern sustainable methods of construction. Buildings will be designed to be adaptable in terms of their design and lifecycle to help respond and adapt to the effects of climate change and the changing requirements of their users.

Hinchingsbrooke Country Park will be enhanced and enlarged to provide a major community and recreational resource and this together with other green space, including Views Common, will link Huntingdon West to strategic open space around the town.

4.3 The vision takes account of the visions set out in the East of England Plan 2008, the Sustainable Community Strategy and the Core Strategy. It recognises the need for change in the Huntingdon West area and seeks to enhance the area to create a thriving and vibrant area of Huntingdon which will help to boost the town's vitality and viability. It identifies areas where the most change is expected to occur and sets out ways in which improvements to the environment can be made. Fundamental to this are the changes to transport routes which will make the area more accessible.

4.4 The quality of development is identified as being of particular importance. The vision sets out how Huntingdon West should lead the way in sustainable development and use innovative technologies.

Map 2 The Vision



5 Objectives

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

5 Objectives

5.1 The objectives set the framework beneath the vision upon which the policies are based.

Objectives

Objective 1 - Sustainable Travel

To improve accessibility both within Huntingdon West and in the way it integrates with surrounding areas and encourage walking and the use of buses, trains, and bicycles.

Objective 2 - Vibrant Growth

To provide an appropriate level of new and enhanced retail, employment, housing and other opportunities to meet local need in a manner which integrates with existing development and is complementary to, and expressly beneficial to the town centre.

Objective 3 - Healthy and Green

To facilitate healthy and active lifestyles by contributing to a network of improved and new high quality green spaces which link to strategic green spaces and routes around the area including an improved Hinchingsbrooke Country Park and Views Common.

Objective 4 - A High Quality Environment

To ensure that new development is complementary to the existing natural and historic environment and is of a high quality and a sustainable design.

Objective 5 - Infrastructure, Phasing and Implementation

To provide necessary infrastructure, using contributions from developers where appropriate and to phase development to occur in conjunction with major road infrastructure provision.

5.2 The objectives are consistent with the overarching objectives set out in the Core Strategy. Promoting sustainable travel is important for Huntingdon and there are a number of opportunities in the action plan area. There are significant changes being proposed by the Highways Agency for the A14 and the surrounding local road network. If these measures are approved, the new road patterns will significantly influence the potential redevelopment opportunities for Huntingdon West and vehicular and pedestrian/cycle movement in the wider area. Alongside the A14 proposals there is also the opportunity for further accessibility improvements with a West of Town Centre Link Road and potentially other roads, pedestrian and cycle routes and improved public transport.

5.3 Huntingdon West offers considerable opportunities to contribute towards meeting the District's requirements for retail, employment and residential development. To meet the requirements of the Core Strategy, a mixture of complementary uses is envisaged within the area. This will include opportunities for a range of housing to meet housing needs, additional office employment and potentially new shops provided they link in and support the town centre shopping offer. This mixture of uses is intended to create a much more vibrant area of the town.

5.4 Improving the environment of Hinchingsbrooke Country Park and Views Common are central to the area action plan. The network of green space in and around Huntingdon West will be added to, with additional public open space. Improving open space has the twin benefits of increasing people's access to leisure and increasing opportunities to improve biodiversity.

5.5 A high quality environment is important for everyone who will live or work in the area or visit it. As the area is a prominent gateway area for Huntingdon and provides links between several areas of the town, there is a great opportunity to create a place that is innovative and distinctive, has a sense of identity and responds to its context. It is imperative that new development within Huntingdon West takes account of the character and setting of the surrounding area – this includes the buildings and equally importantly the spaces between them, in order to contribute positively to this part of the District. All the differing areas of Huntingdon West have existing character assets and attributes that need to be respected by new development. This is particularly important in the Hinchingsbrooke area which is characterised by its parkland setting and the Grade I listed Hinchingsbrooke House.

5.6 To achieve the vision it is necessary to set out what infrastructure and land is needed, how it will be provided, and when development can occur. Phasing will be required as some developments will be dependent on the creation of particular pieces of infrastructure whilst other developments can be brought forward earlier.

6 Sustainable Travel

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

6 Sustainable Travel

Objective 1

To improve accessibility both within Huntingdon West and in the way it integrates with surrounding areas and encourage walking and the use of buses, trains, and bicycles.

New and Enhanced Local Road Networks

6.1 The Highways Agency's proposed changes to the A14 and the Council's proposal for a new link road between George Street/ Brampton Road and Ermine Street are significant infrastructure changes for Huntingdon. A new A14 south of Huntingdon, together with the removal of the viaduct over the railway and the proposed West of Town Centre Link Road will improve the pattern of circulation around the town and open up land for development.

Policy HW 1

In order to promote better accessibility and enable redevelopment a new and changed road system as shown on Map 3 .The Road Proposals. will be constructed. The principal elements are:

- a. The removal of the current A14 viaduct and series of changes to the local road network, the design and specification of which will be determined by the Highways Agency.
- b. The West of Town Centre Link Road the design and specification of which will be determined by Huntingdonshire District Council in consultation with its partners.

6.2 The District Council has endorsed the principle of the changes proposed by the Highways Agency. Within this area, the changes involve the removal of the viaduct over the railway line. The new local road network envisaged involves a new access into Huntingdon over Mill Common (currently known as Pathfinder Link), a new alignment of the existing road with access points into the Railway Station, utilisation of an upgraded Brampton Road, and a new road through Cambridgeshire Constabulary land and Views Common (currently known as Views Common Link).

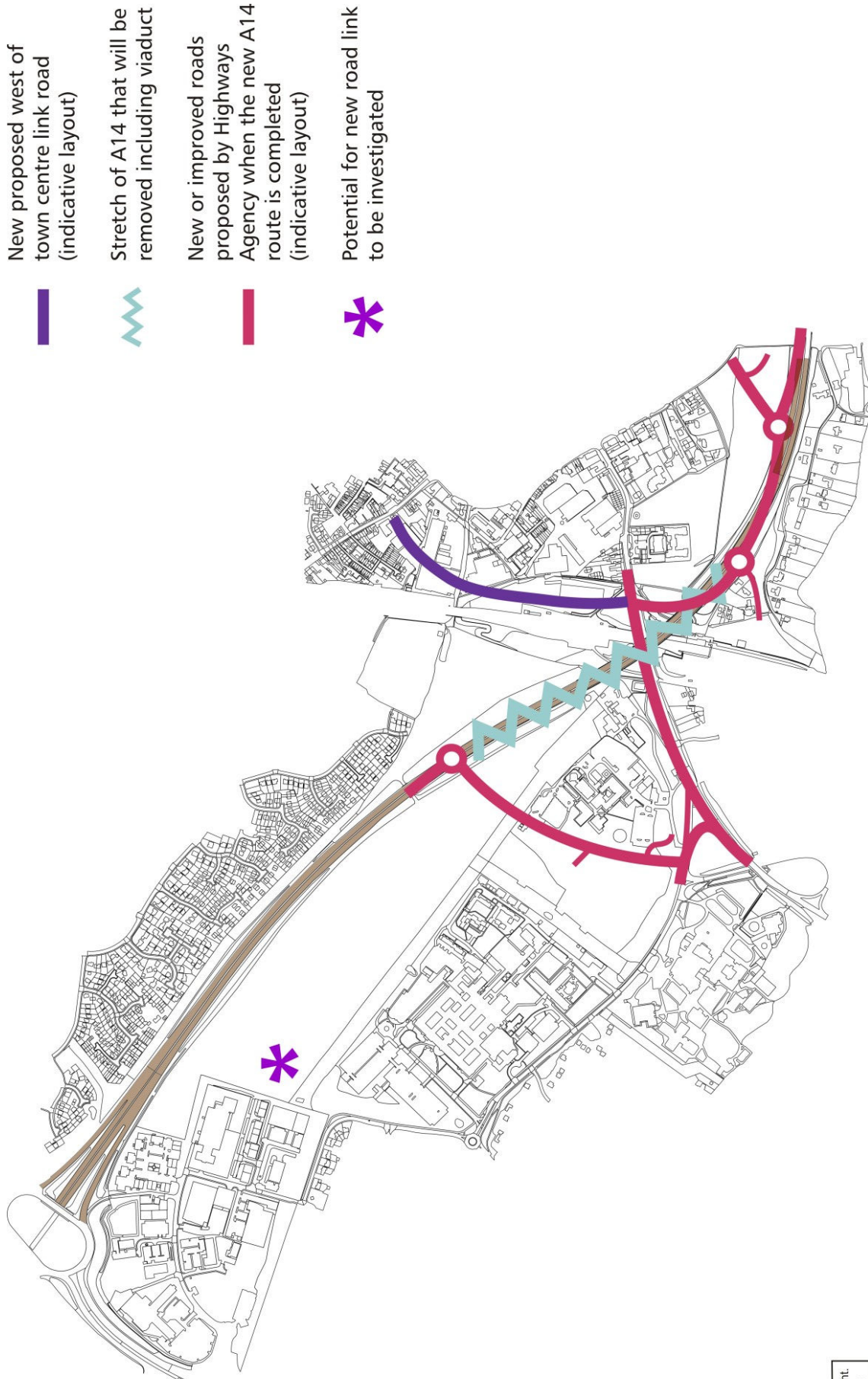
6.3 The West of Town Centre link road was first proposed as part of the Huntingdon & Godmanchester Market Town Transport Strategy, approved by both the County and District Councils in June 2003. The aim is to ease capacity issues on the ring road to allow further development in Huntingdon town centre and to serve redevelopment in the George Street/ Ermine Street area. The Council has prepared a detailed scheme for the Link Road in order to seek planning permission. The Council and its partners have secured Housing Growth Funding to help with the early delivery of the Link Road.

6.4 These two schemes will help to improve air quality in the Huntingdon and Brampton air quality management areas, which cover parts of the action plan area. The removal of the viaduct will also help to visually improve Brampton Road as it enters Huntingdon, providing the opportunity to enhance this gateway to the town.

6.5 In addition to these two principal elements of road change, it is considered that a further road link in Hinchinbrooke could enhance the accessibility of this area and help to address congestion issues on Hinchinbrooke Park Rd. There is currently access through the Hinchinbrooke Business Park available for emergency vehicles through to the A14, and the potential to open up this access to other traffic, or create a new road over Views Common will be investigated. This potentially important piece of infrastructure could only be provided after the A14 changes have been delivered and would be dependent on funding coming forward.

6.6 The new roads also provide the opportunity for a better bus service network and bus priority measures, and improved provision for pedestrians and cyclists (through new footpaths and cycleways).

Map 3 The Road Proposals



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Pedestrian and Cycle Links

6.7 Cycling and walking are heavily promoted through the Cambridgeshire Local Transport Plan and the Huntingdon & Godmanchester Market Town Transport Strategy. The Strategy and its supporting action plan include measures to improve linkages between the town centre and Hinchbrooke, onward links to Brampton, the Racecourse and other areas of Huntingdon and Godmanchester. These existing proposals, together with additional proposals in this area action plan, will encourage walking and cycling.

Policy HW 2

Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas as shown on Map 4 .Pedestrian and Cycle Links. will be safeguarded and provided within the plan period.

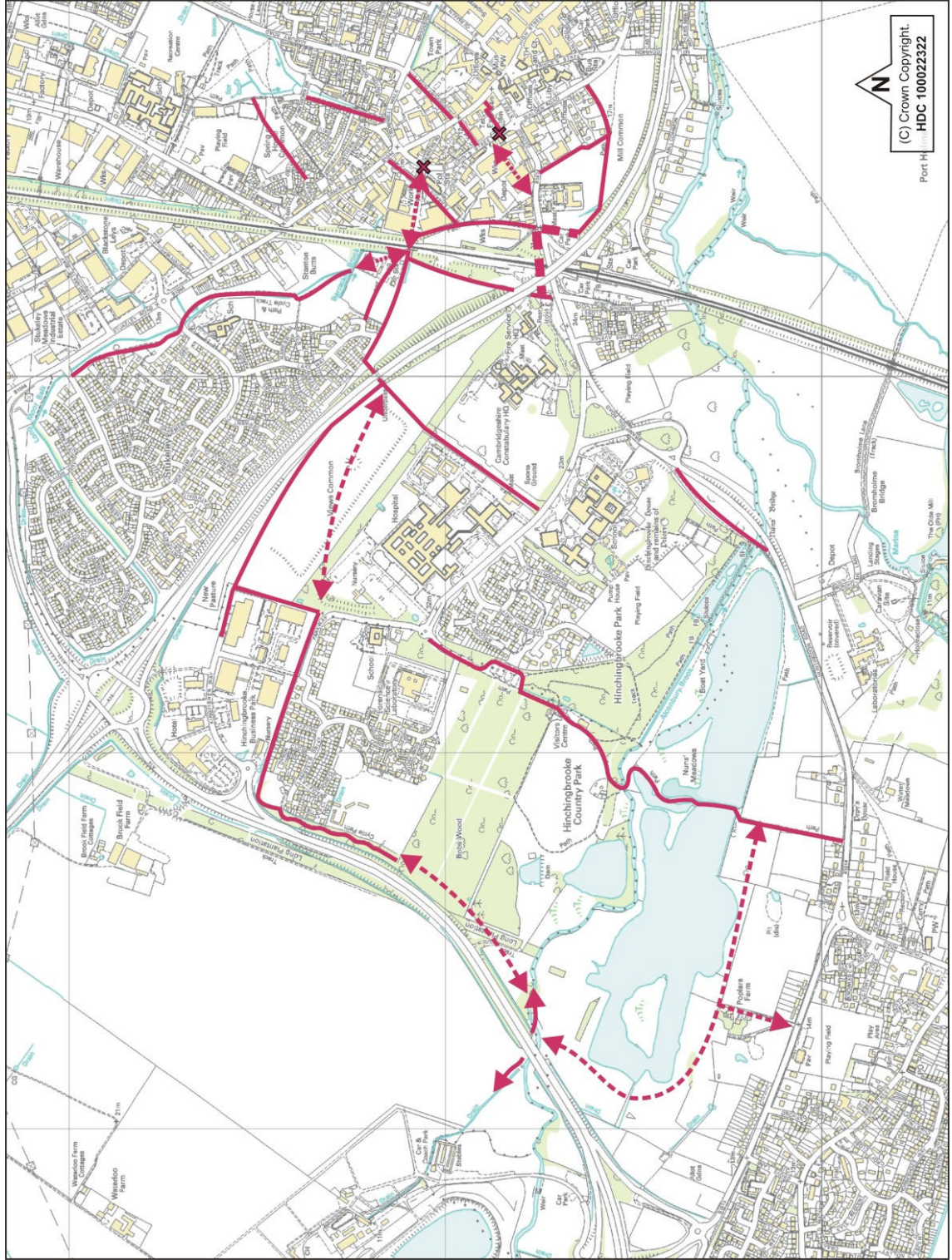
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6.8 Proposed pedestrian and cycle routes affecting this area in the Huntingdon & Godmanchester Market Town Transport Strategy include better links between the town centre and Hinchbrooke, and Stukeley Meadows and the railway station. In addition an improved linkage between Hinchbrooke Business Park and the town centre across Views Common is desirable, as are further routes through Hinchbrooke Country Park. To break the barrier effect of the ring road, measures that give much greater priority to pedestrians are needed.

6.9 Improved access for pedestrians and cyclists will be associated with the new road proposals associated with the A14 and the West of Town Centre Link Road. In some cases it will be appropriate to move existing rights of way subject to the appropriate procedures being carried out. Signalised crossings to provide for the safe movement of pedestrians and cyclists across the roads may be required.

6.10 An additional cycleway/footpath may be required along Brampton Road in the vicinity of the railway station immediately to the north of the current bridge. This would be in addition to the Highways Agency proposals. Such provision could help to encourage cycling and walking in the area by providing a high quality link across the railway.

Map 4 Pedestrian and Cycle Links



6 Sustainable Travel

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The Railway Station

6.11 Huntingdon railway station is a key transport facility in Huntingdon and to the wider area. It plays a very important part in enabling commuters to travel long distances without the use of a private car. Services operate south to intermediate stations and London Kings Cross and north to Peterborough with interlinking services beyond. The railway station is served by a number of different bus services linking Huntingdon to nearby towns and villages as well as Cambridge.

Policy HW 3

The Council will work with Network Rail, the Train Operating Company, the Local Transport Authority and bus companies to develop and enhance the Huntingdon Railway Station, in order to provide more integration between modes of travel and improve links with the town centre and other parts of the town.

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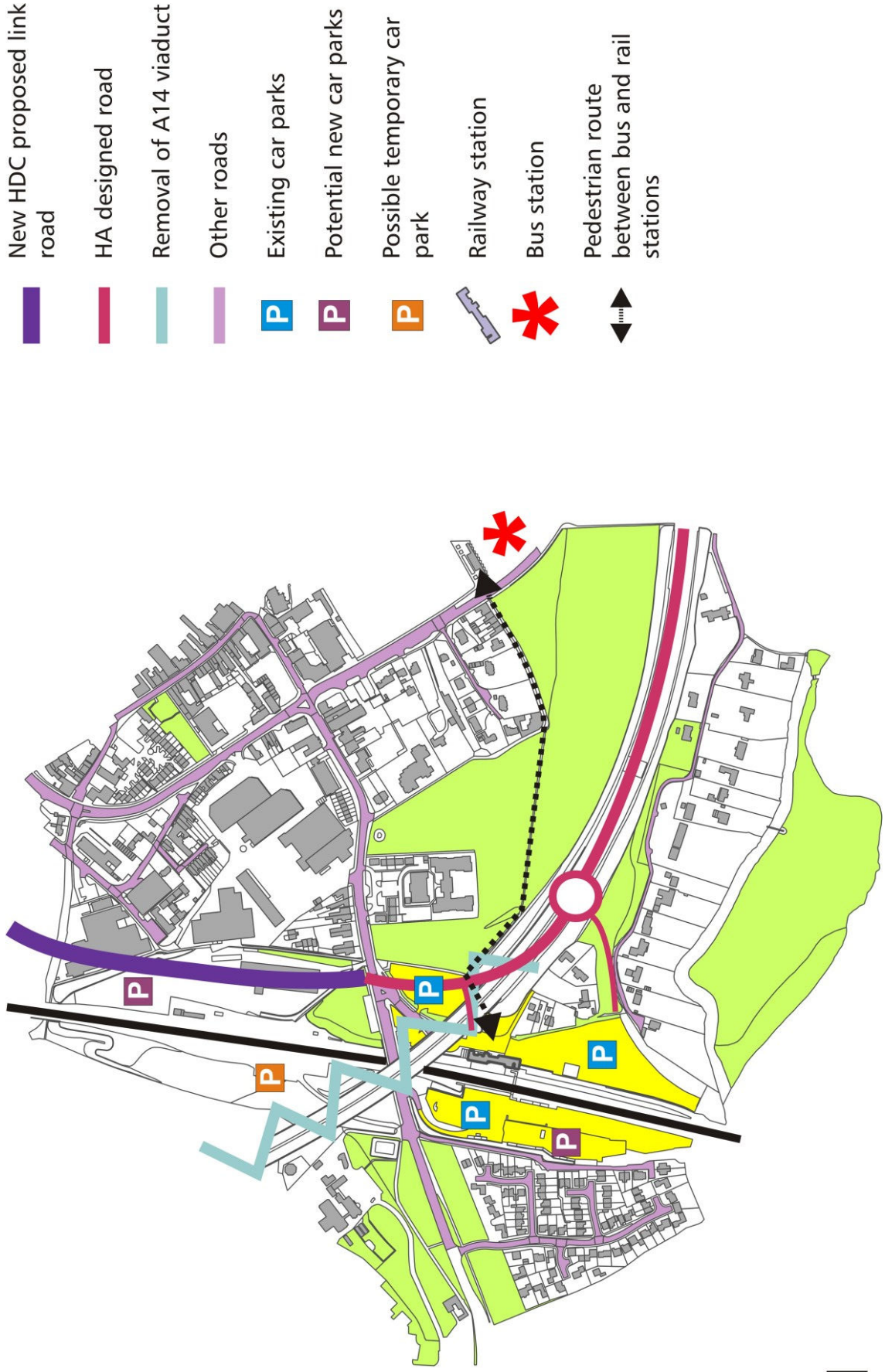
6.12 The Council will continue to work with partners to secure improvements as part of proposals for improving public transport accessibility in Huntingdon West. This will include better linkages between the railway station and buses including the Cambridge to St Ives Guided Bus.










6.13 Improved pedestrian and cycle paths are proposed to the railway station. Additional cycle parking will also be encouraged.


6.14 Access to the railway station will be changed following the removal of the viaduct as part of the A14 changes. Access to the eastern side will be in two new positions and some of the existing car parking removed as a result of the road changes. Improved access is also desirable for the west car park and improvements will be sought in conjunction with any proposal for additional car parking in this area.

6.15 No commercial development is provided for on the railway station land as it is envisaged that all the existing land owned by Network Rail will continue to be needed for operational purposes and car parking.

Map 5 The Railway Station



-  New HDC proposed link road
-  HA designed road
-  Removal of A14 viaduct
-  Other roads
-  Existing car parks
-  Potential new car parks
-  Possible temporary car park
-  Railway station
-  Bus station
-  Pedestrian route between bus and rail stations

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 Not to scale

7 Vibrant Growth

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7 Vibrant Growth

Objective 2

To provide an appropriate level of new and enhanced retail, employment, housing and other opportunities to meet local need in a manner which integrates with existing development and is complementary to, and expressly beneficial to, the town centre.

- b. Approximately 170 to 230 homes (including affordable housing);
- c. Open space;
- d. Alternative town centre uses such as office (B1a), live/work units, restaurants, a hotel and leisure facilities;
- e. An additional public car park to serve the need for long stays in the town centre; and
- f. Related servicing, pedestrian and cycle links, cycle and car parking.

The George Street/ Ermine Street Area

7.1 The George St/ Ermine St area lies immediately west of the town centre. It includes areas of poor quality industrial development which are largely redundant with opportunities for reuse. However, apart from these poor quality areas, there are several fine buildings and attractive areas which are part of the Huntingdon Conservation Area.

7.2 Locating new development in this area positively contributes towards sustainability as it is well served by facilities, given its proximity to the established town centre. Redevelopment offers the opportunity of improving the overall character of the area and improving its links to the town centre.

Policy HW 4

Development sites in the George St/ Ermine St area of approx 6ha will be redeveloped according to a masterplan using the concepts set out in Map 6e .George Street/ Ermine Street - Land Uses. including provision for the following mixed uses:

- a. Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court;

7.3 The redevelopment of vacant and under-used industrial land in this sustainable location will facilitate the sustainable and organic growth of the town centre.

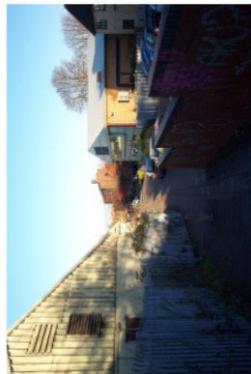
7.4 National, Regional and Core Strategy policies have been taken into account in determining the amount, type and location of additional retail provision that can be supported in Huntingdon. The Core Strategy is committed to development in the town centre first and seeks to provide at least an additional 9,000m² of net comparison shopping space in Huntingdon and at least 4,000m² of convenience floorspace across the District. The provision of some of this space as part of a second phase of redevelopment at Chequers Court is planned but there is a need to facilitate further land for retail use. The George St/ Ermine St area offers the opportunity for complementary retail development that can satisfy demand if there are no suitable sites within the town centre. Retail proposals will have to demonstrate that the sites chosen are appropriate and that they enhance the vitality of Huntingdon town centre by complementing existing retail provision and choice and act as a positive factor in terms of the overall regeneration and enhancement of the town centre. The area closest to George Street is the most appropriate for any retail as it will have access from the proposed West of Town Centre Link Road, is close to existing retailing in the town centre and will help to facilitate improved linkages between the town centre, the railway station and the Hinchingsbrooke area through the site.

7.5 Close to George Street there are also opportunities for some housing or alternative complementary activities such as offices, a hotel or leisure uses. In a housing proposal, a range of approximately 20 and 40 homes is anticipated on approximately 0.5ha.

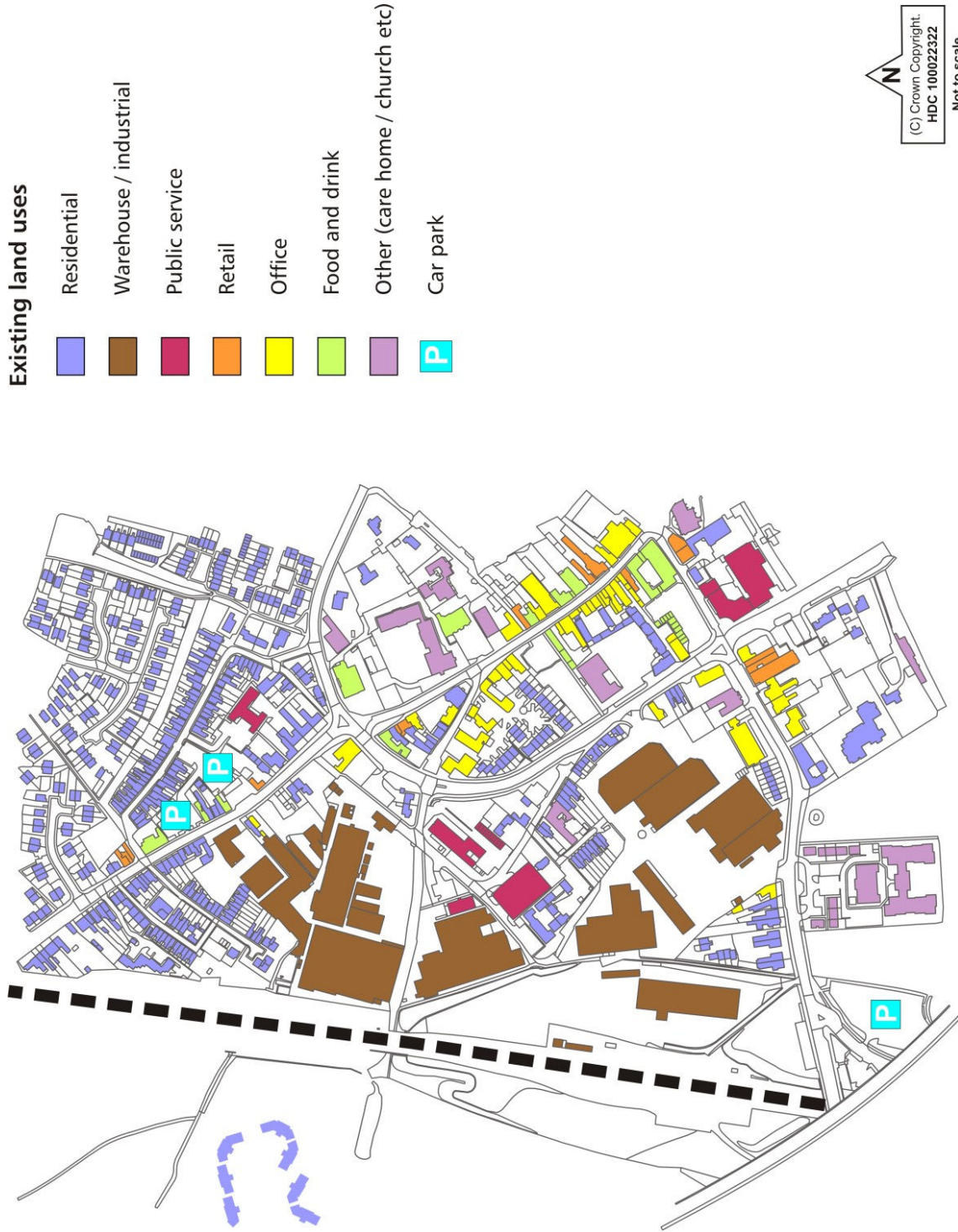
- 7.6** At the northern end of the George St/ Ermine St area around Ferrars Road, redevelopment encompassing housing on the existing industrial and servicing sites is envisaged. Approximately 150 to 190 homes could be achieved either side of the new link road on approximately 2ha. This northern end is not considered suitable for retailing as it is further from shops in the main part of the existing town centre and the railway station than the George St end. The existing residential development in this area also lends support to increased housing in a manner which fits well with the surrounding townscape given the conservation area status of part of the land.
- 7.7** The Cambridgeshire Constabulary buildings and the recent site of the temporary library could become available. Town centre uses, principally office (B1a) use would be acceptable here.
- 7.8** Live/work units providing accommodation for both residential and suitable business use is an alternative activity envisaged throughout the George St/ Ermine St area.
- 7.9** Long stay public car parks in Huntingdon located at Riverside and Bridge Place serve the east and south of the town. In order to avoid unnecessary travel on the ring road, a further long stay car park serving the north and west is proposed. The suggested location is land opened up by the West of Town Centre Link Road adjacent to the railway. This would be subject to charges in the same way as other Council car parks.
- 7.10** Concepts for development of the land are set out on Map 6e . George Street/ Ermine Street - Land Uses. and this will be used to help develop a masterplan for the area. In addition to development, the masterplan will address open space (further discussed under Policy HW8) and a strategic approach to managing surface water using Sustainable Drainage systems (further discussed under Policy HW9).

7 Vibrant Growth

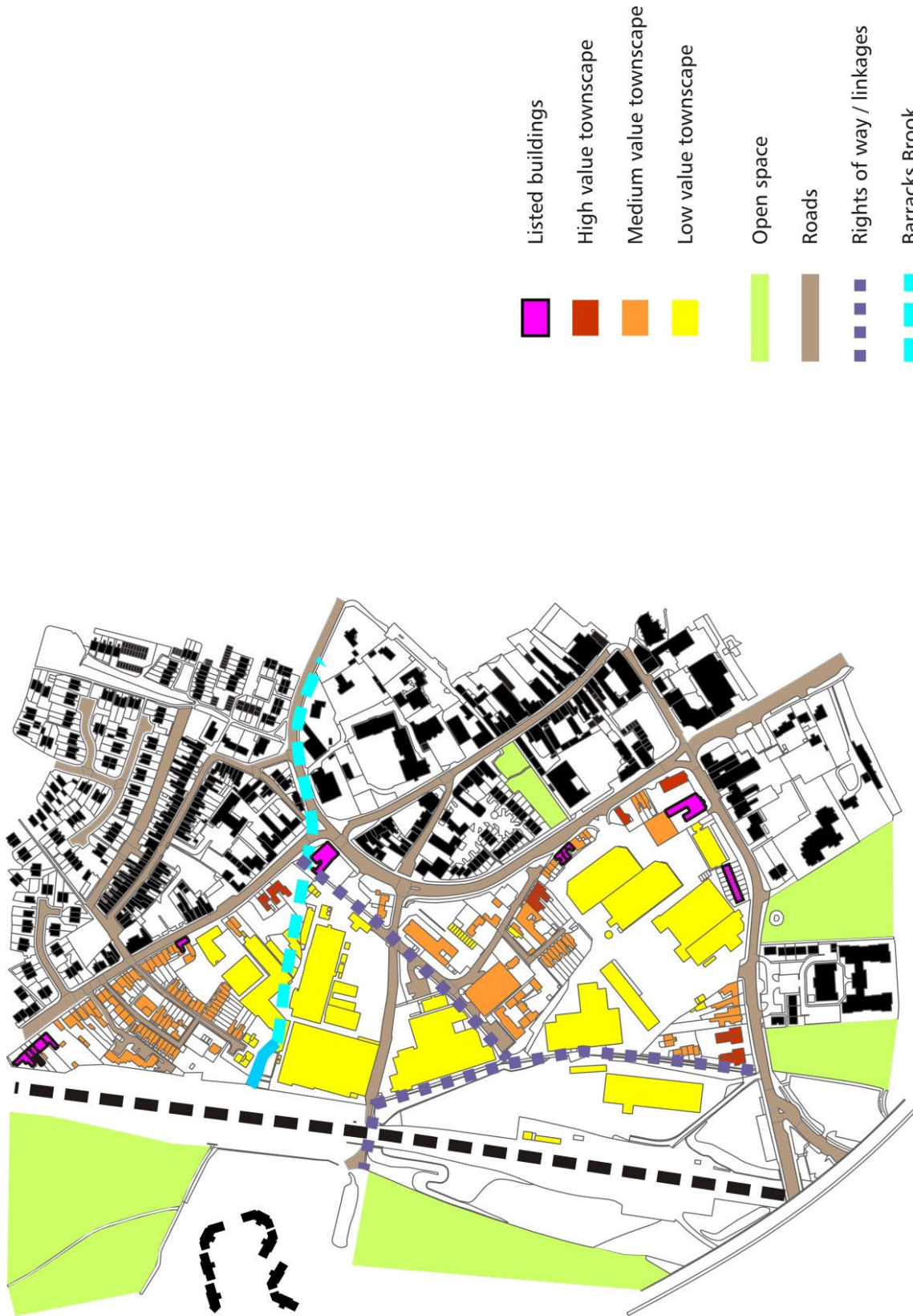
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Map 6a George Street/ Ermine Street - Existing Land Uses



Map 6b George Street/ Ermine Street - Townscape Analysis



- Listed buildings
- High value townscape
- Medium value townscape
- Low value townscape
- Open space
- Roads
- Rights of way / linkages
- Barracks Brook

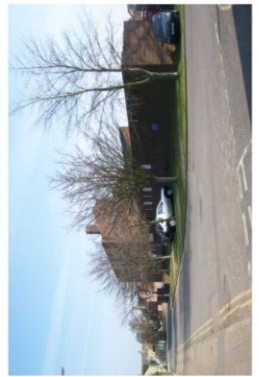
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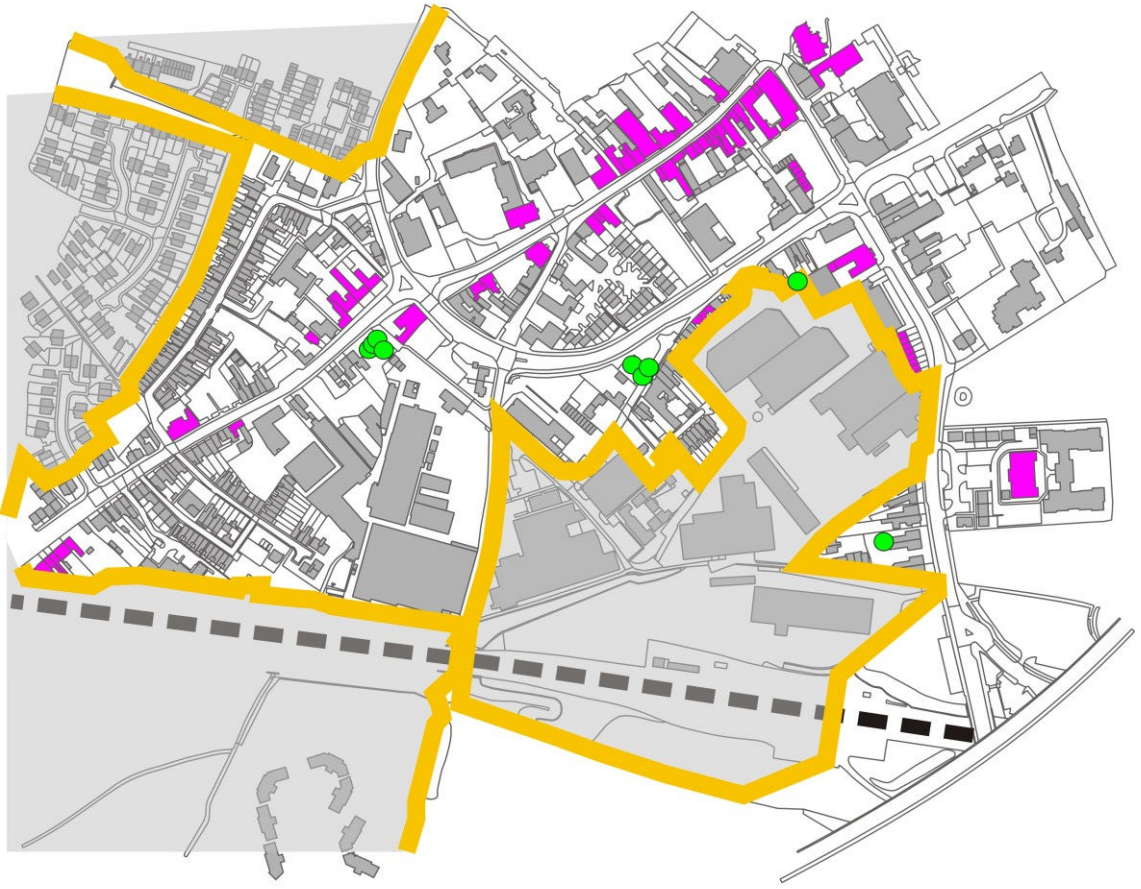
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7 Vibrant Growth

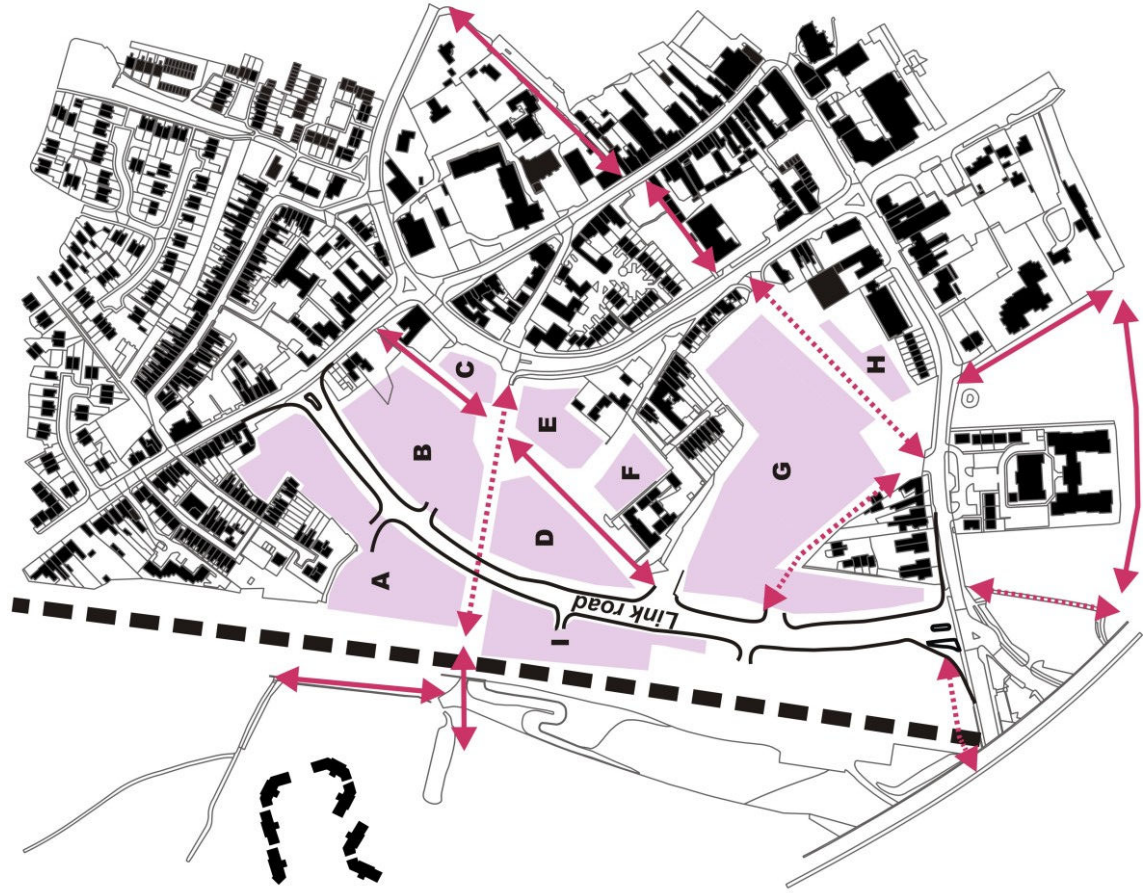
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Map 6c George Street/ Ermine Street - Planning Constraints







Map 6d George Street/ Ermine Street - Land Parcels



The potential land parcels are defined by both the routes of the proposed link road and the potential for improved and additional cycle and pedestrian routes.

This then allows for the creation of defined 'perimeter blocks' within which built form and open space can be designed.

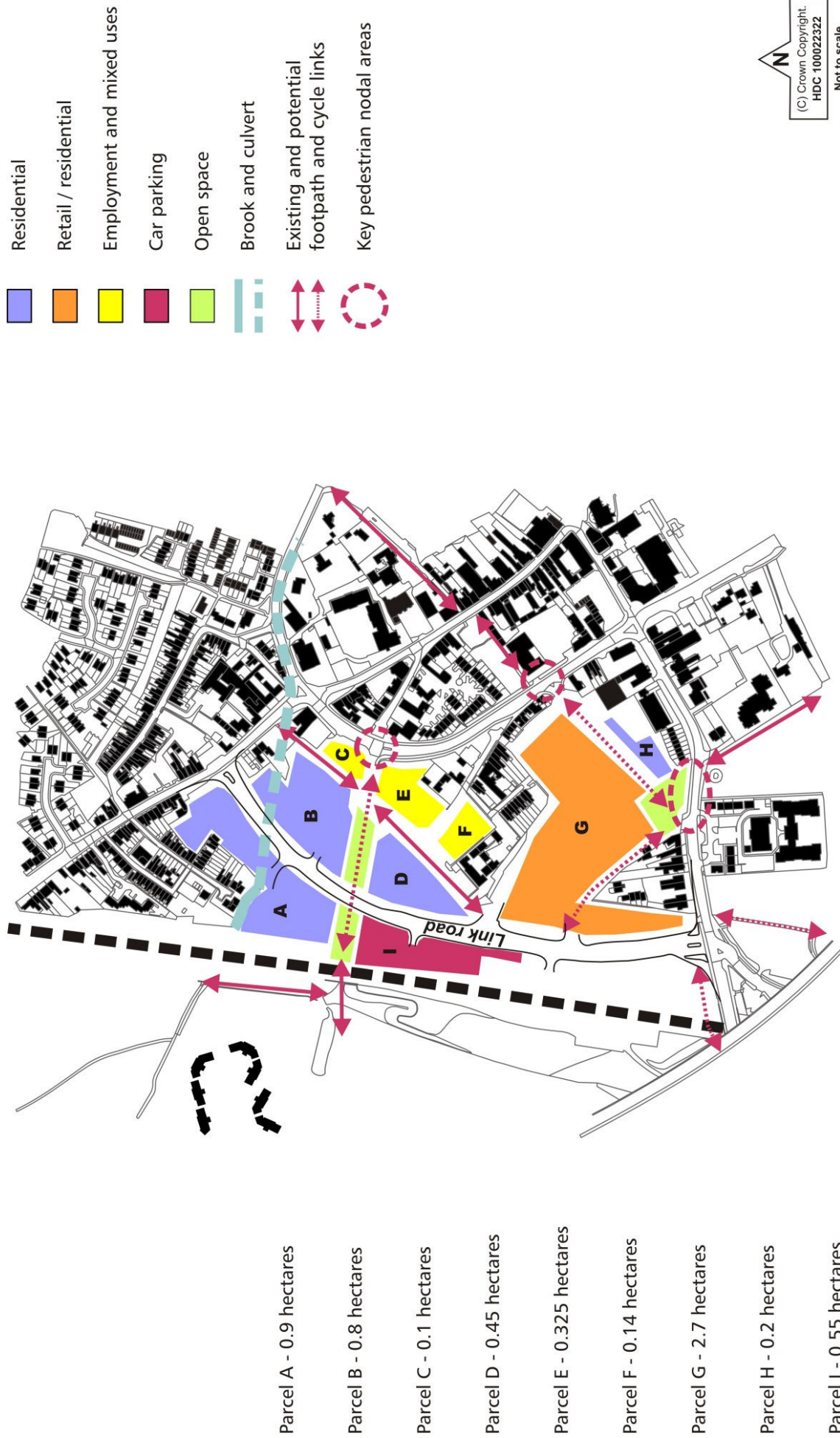
-  Route for link road with integrated cycleway/footpath
-  Potential land parcels
-  Existing footpath and cycle links
-  Potential footpath and cycle links

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Map 6e George Street/ Ermine Street - Land Uses



Hinchingbrooke Community Campus

7.11 West of the railway line there are opportunities to enhance the 'community campus' character that has developed with the institutional uses on the former Hinchingbrooke Estate and make the best use of land that is available for redevelopment in that location.

7.12 The proposed road changes along with opportunities for new walking and cycling routes will improve the accessibility of this area making it an even more sustainable location for such uses.

Policy HW 5

Sites west of the railway and in the Hinchingbrooke area will be developed in accordance with a masterplan using the concepts in Map 7d .Hinchingbrooke Community Campus - Land Use Proposals. for the following uses:

- a. 1.1ha of land between the site of the proposed Huntingdonshire Regional College and Views Common will be redeveloped for office uses (B1a).
- b. 1.9ha of land west of the Railway will be redeveloped for office uses (B1a). Noise mitigation measures will be incorporated recognising the location adjacent to the railway line.
- c. Land that currently has permission for the relocation of Huntingdonshire Regional College and the permission for the Water Tower conversion will be considered for employment uses (B1a and/or B1b) or non-residential institutional uses (D1) should these permissions lapse.
- d. Parts of the hospital site will be considered for office use (B1a), non-residential institutional uses (D1), or alternative uses should those parts not be required for hospital use due to reconfiguration of facilities on site.

Proposals must be set in landscaped grounds that reflect the context provided by Views Common, the historic parkland setting of Hinchingbrooke House and the aims of enhancing the 'community campus' identity.

7.13 New activities in this location must fit in with the character of the surrounding open space and existing institutional uses, and reinforce the strong 'community campus' identity for the area.

7.14 Land owned by the Cambridgeshire Constabulary north east of the approved Regional College is allocated for employment uses. This Police Headquarters land would need to be redeveloped having regard to the protected trees on it. Innovative, knowledge-based businesses or an innovation centre with a flexible range of units available offering space for businesses to grow may be suitable uses.

7.15 The Water Tower west of the railway near Brampton Road has planning permission for redevelopment for office use. Should this permission lapse, alternative office or institutional use may be possible. The 1.9ha site in the same ownership west of the railway is considered suitable for office use in the longer term. This site will present an interesting design challenge with development needing to respond to the constraints upon the area including road access, noise from the railway, and the relationship with the open environment of Views Common adjoining the site.

7.16 The Huntingdonshire Regional College has planning permission for development of a new further educational facility on part of the Police Headquarters land. Relocation of the college from its current Huntingdon location is dependent on funding. Should this relocation not go ahead, the policy identifies suitable alternative development for employment or institutional uses.

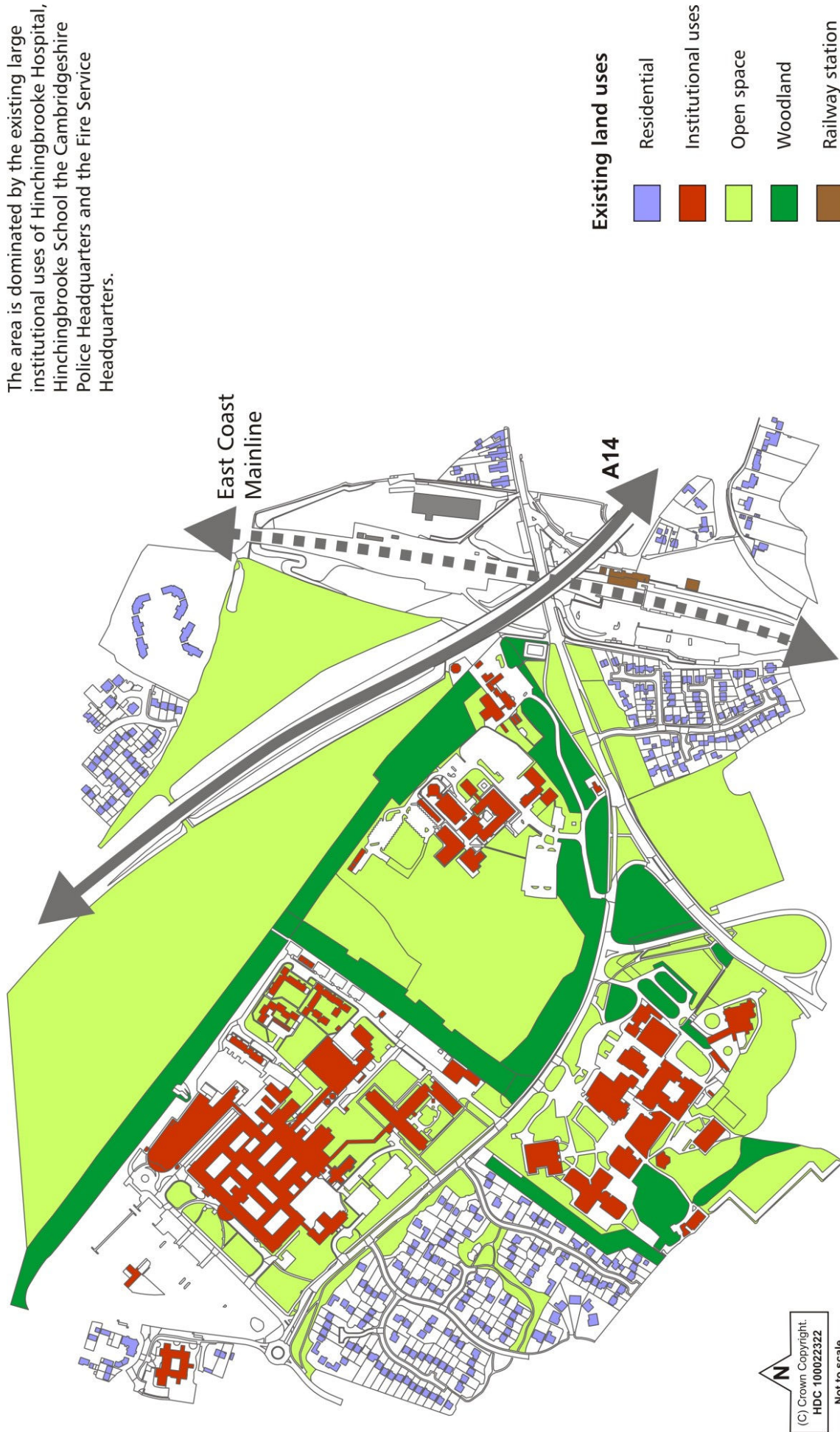
7.17 The Hinchingbrooke Health Care NHS Trust has advised that there is a possibility that some of the hospital land will become available for alternative uses if there is a reduction in activity at the hospital or there is related redevelopment, such as concentrating car parking in a decked car park structure. As there are no precise proposals or timeframes, no land is allocated in this plan. Office use or other institutional uses such as a general practitioner's surgery or a community facility may be suitable should land be identified and a planning application made. Alternative uses such as housing may also be possible if well related to existing development and appropriate measures are put in place to alleviate traffic on Hinchingbrooke Park Road.

7.18 A masterplan is proposed to be prepared to direct development and safeguard the important features of the area.

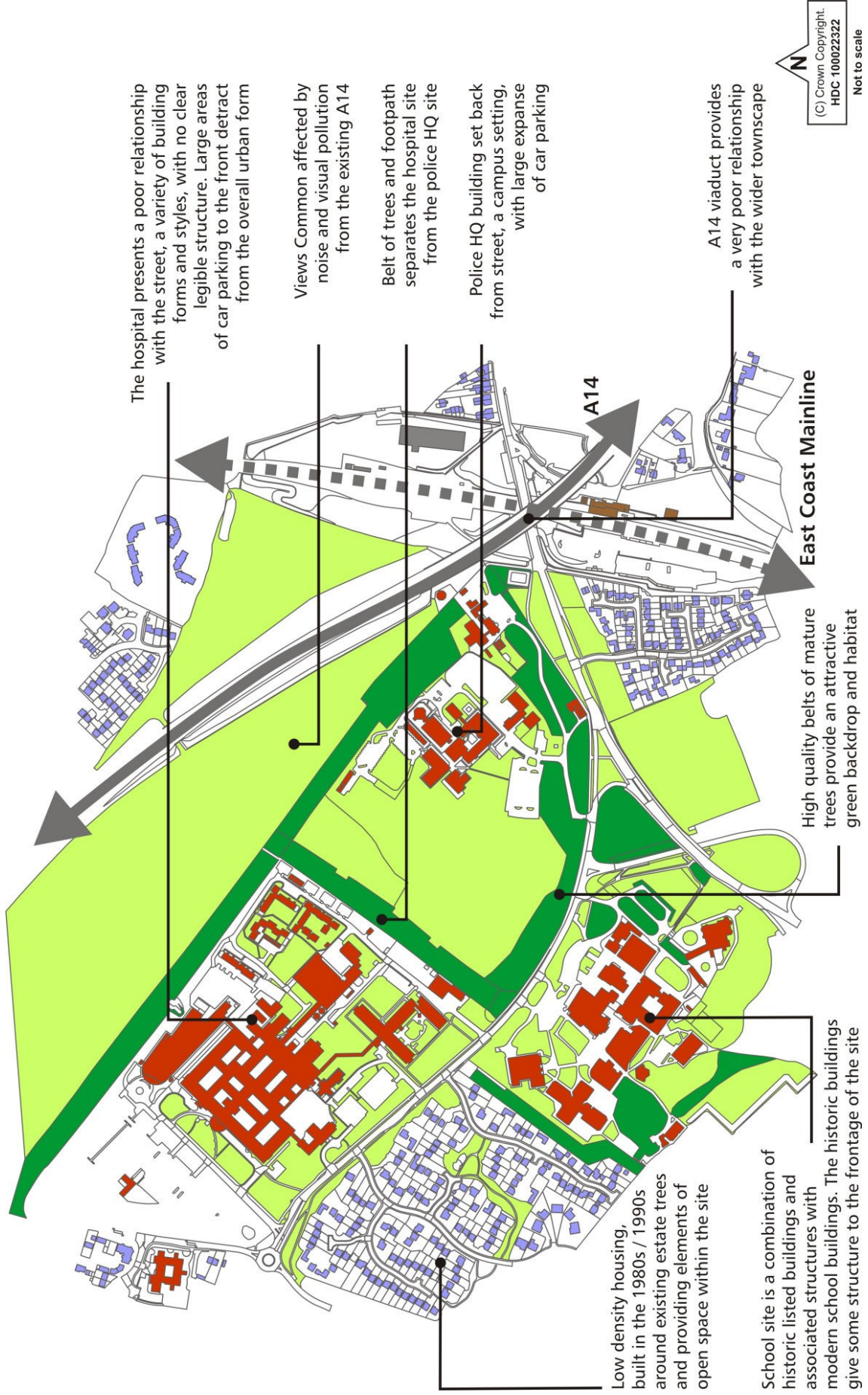
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Map 7a Hinchingsbrooke Community Campus - Existing Land Uses



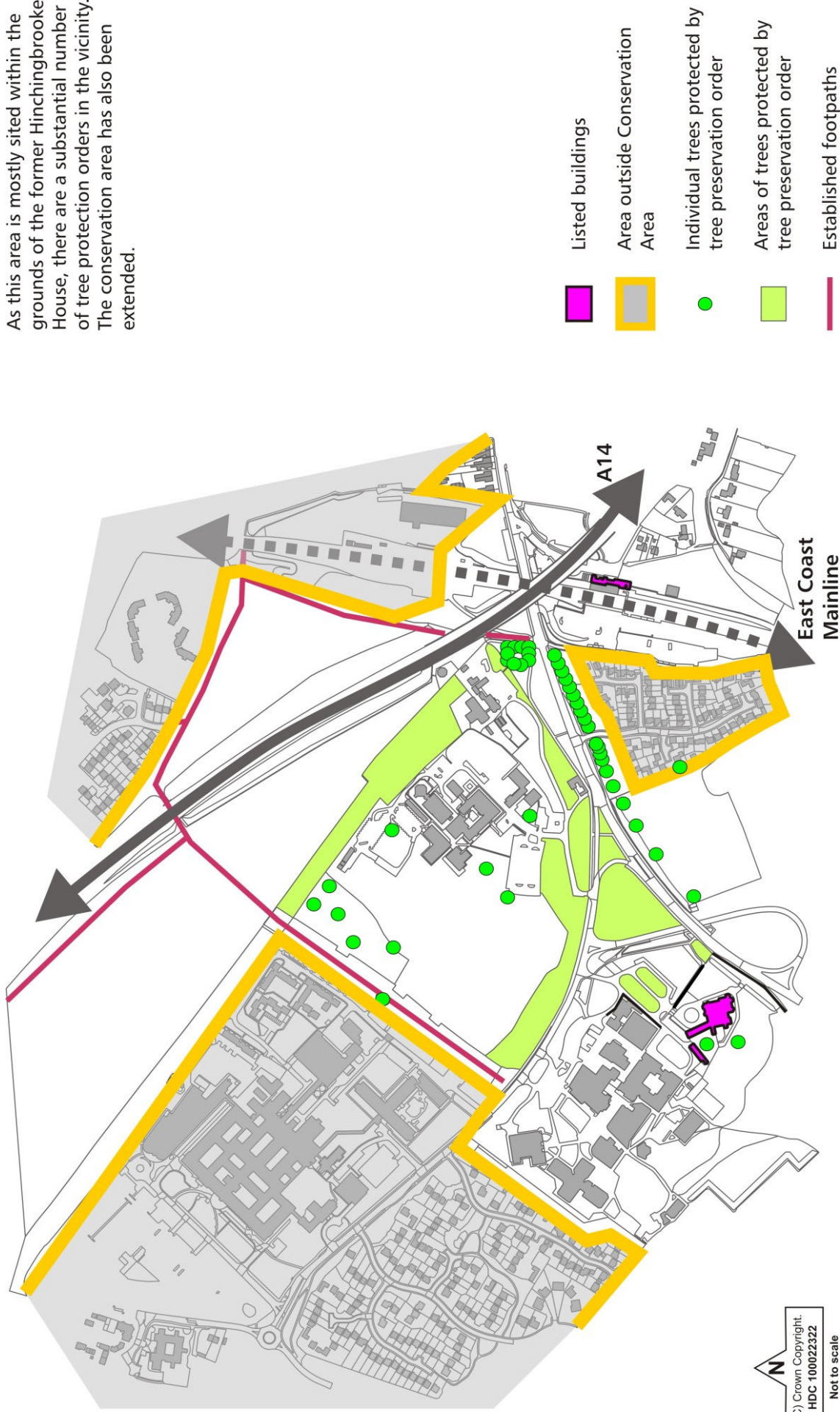
Map 7b Hinchbrooke Community Campus - Townscape Analysis



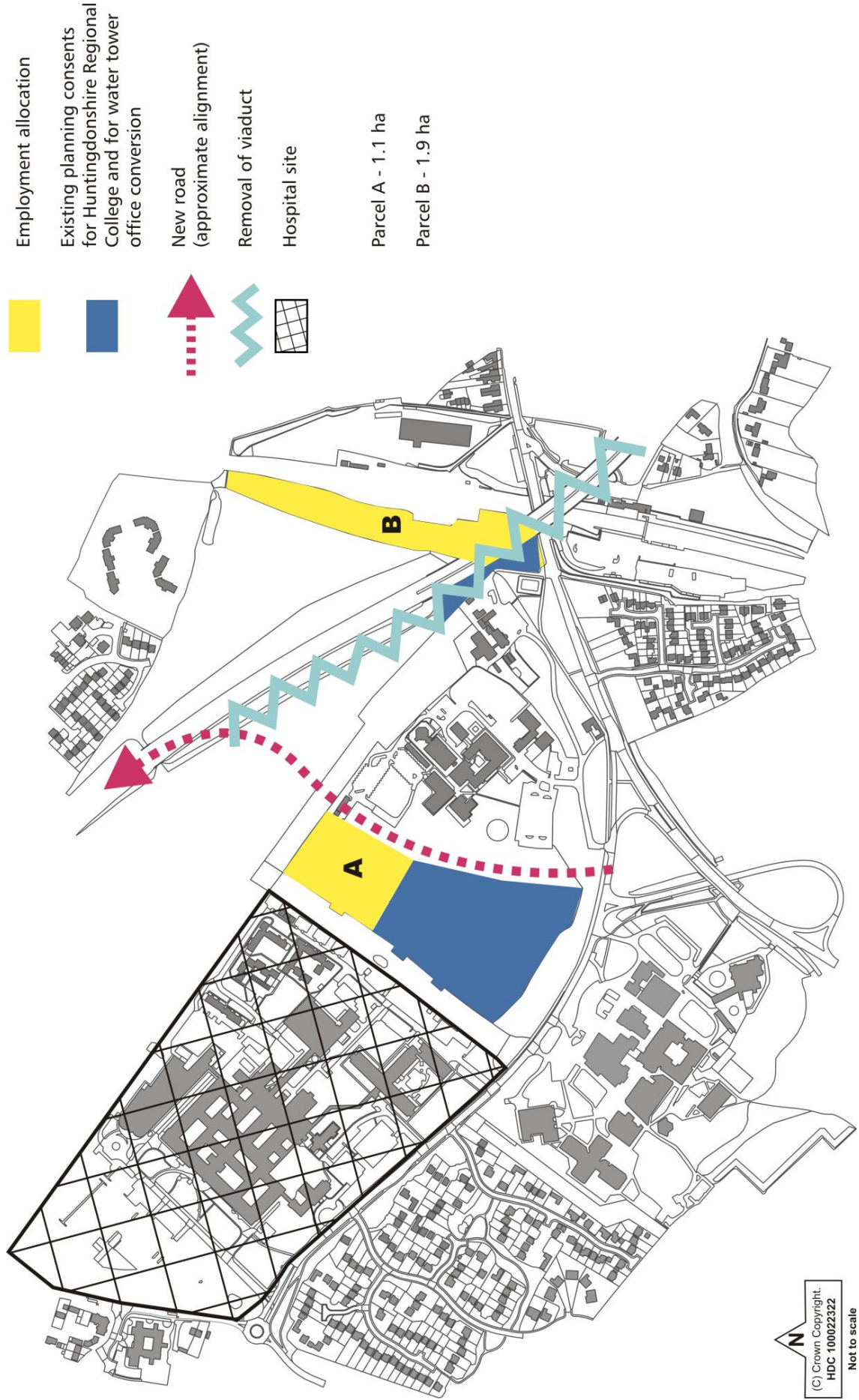
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Map 7c Hinchingsbrooke Community Campus - Planning Constraints



Map 7d Hinchingsbrooke Community Campus - Land Use Proposals



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8 Healthy and Green

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8 Healthy and Green

Objective 3

To facilitate healthy and active lifestyles by contributing to a network of improved and new high quality green spaces which link to strategic green Country Park and Views Common.

8.3 There is a significant demand for car parking during events at the Country Park. Leasing or purchasing adjoining land near Huntingdon Rd could provide for an additional car park. In the short term, it is envisaged that car parking would only be used for events on a limited number of occasions in the summer months. In the longer term a permanent car park may become desirable.

8.4 It is anticipated that there will be no major development along the Thrapston Rd / Huntingdon Rd border which will help to maintain the rural outlook of the Country Park.

Hinchingbrooke Country Park

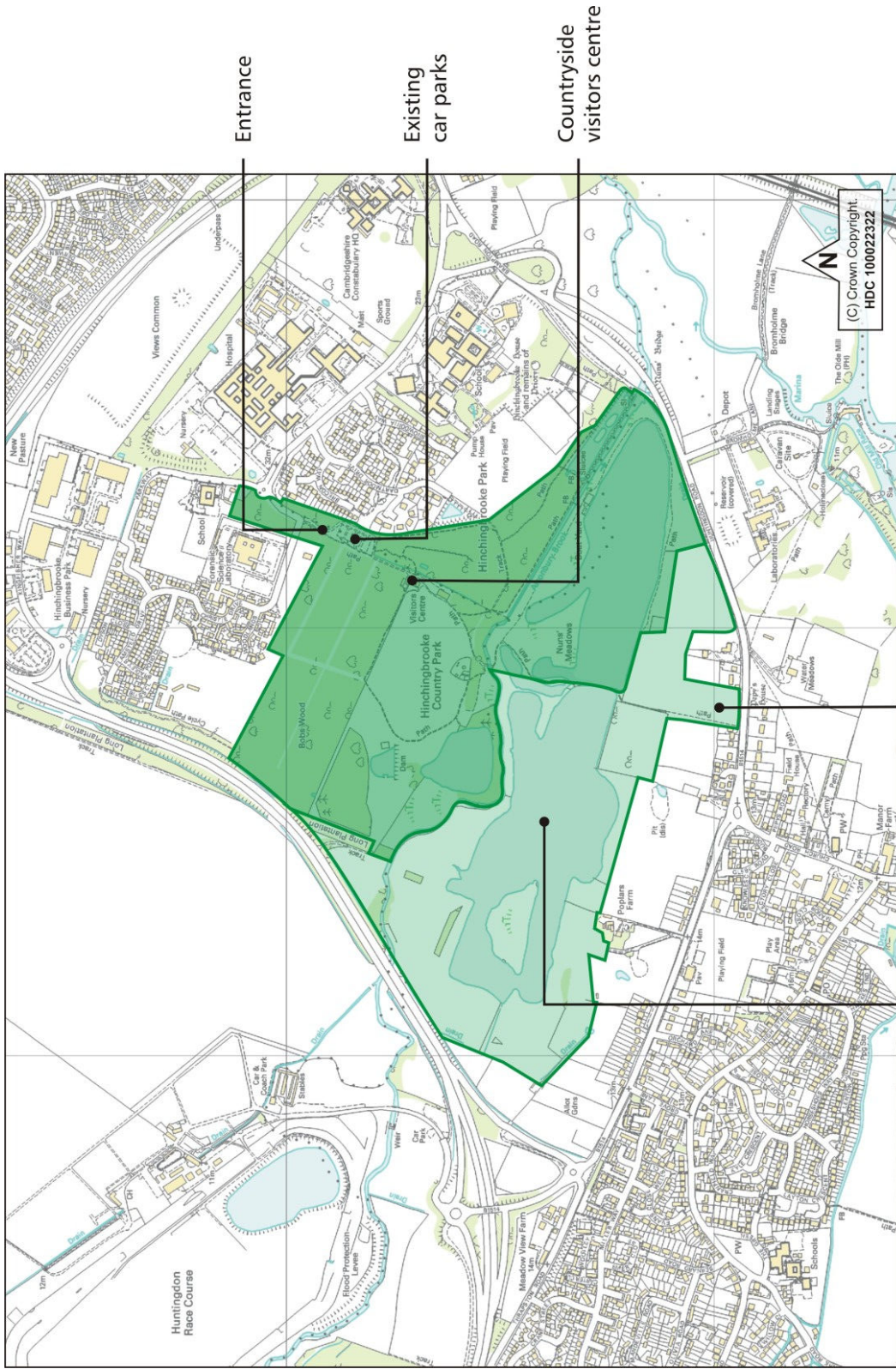
8.1 There is considerable potential to improve and extend the Hinchingbrooke Country Park to provide a better experience for increasing numbers of visitors and to encourage wildlife.

Policy HW 6

The Council will work with adjoining landowners to pursue extension of Hinchingbrooke Country Park to include some or all of the land identified on Map 8 .Hinchingbrooke Country Park. in order to enhance the facilities of the park and to provide for biodiversity and visitors.

8.2 Hinchingbrooke Country Park consists of 70 hectares (170 acres) of woodland, meadows and lakes together with a number of facilities. Land to the south-west has the potential to be added to provide for additional recreational activities and support improved biodiversity. Such land could be leased or purchased. This land is currently farmed and is largely within the floodplain. Adding land to the Country Park which is currently within floodplain will ensure that the land is not used for an incompatible use. The Country Park will need to have flood management practices in place. Low-key recreational use is expected given the potential for flooding.

Map 8 Hinchingsbrooke Country Park



8 Healthy and Green

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Views Common

8.5 As part of the proposed A14 changes, the viaduct together with the raised ground across Views Common will be removed and a new local road created to link the downgraded parts of the old A14 route with the existing local road network. An additional footpath/cycleway link is also proposed and a further road link across Views Common will be investigated.

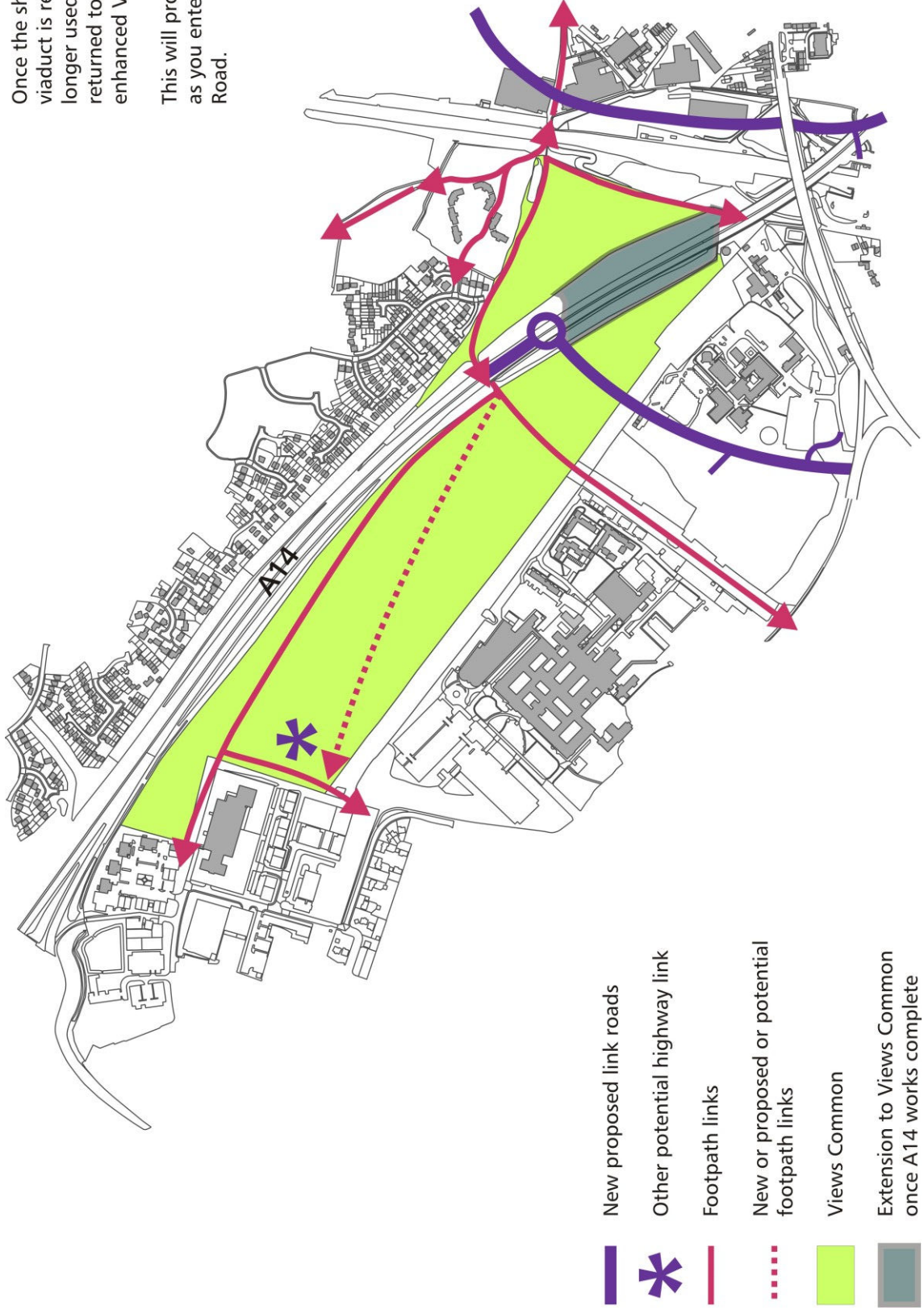
Policy HW 7

Views Common will remain as a significant open space and will be added to by reinstatement of land currently taken up by the A14 as shown on Map 9 .Views Common.. The Council will work with the owners to enhance public access across the Common.

8.6 Views Common is an important area of historic open space which is home to a variety of flora. It forms part of a green corridor from the River Great Ouse through to Hinchingsbrooke Country Park and beyond. Archaeological remains and habitats supporting wildlife will need to be safeguarded in any development works.







8.7 Accessibility in the area will be improved by the road and footpath/cycleway links proposed. Working with the owners, it is expected that the removal of the raised ground and creation of new links will be accompanied by enhancements which respect the intrinsic landscape and biodiversity values of the Common.

Map 9 Views Common



Once the short stretch of the A14 and viaduct is removed, then the land no longer used for highway can be returned to its former use as part of an enhanced Views Common.

This will provide an attractive backdrop as you enter the town from Brampton Road.

-  New proposed link roads
-  Other potential highway link
-  Footpath links
-  New or proposed or potential footpath links
-  Views Common
-  Extension to Views Common once A14 works complete

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8 Healthy and Green

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Other Open Space and Play Areas

- 8.8** Open space and play areas are valuable community resources which can promote healthy lifestyles and help foster community pride.
- 8.9** There are some small public open spaces and play areas in the Hinchingbrooke area, together with other open spaces such as the Hinchingbrooke School playing fields. The George St / Ermine St area currently has no public open space and with large scale redevelopment there are opportunities to create new open and play space and complete a missing part in an otherwise continuous green corridor through the town.

Policy HW 8

Existing open spaces will be maintained and enhanced and further open space, where possible linking to the strategic open space network around Huntingdon will be provided with future development.

90

known as Flood Zone 2. Any new buildings should be set back from the watercourse and the opportunity could be taken to open up the stream and create a natural feature in this area. Developers will be expected to liaise with the Alconbury and Ellington Internal Drainage Board and the Environment Agency to assess the feasibility of whether the stream should be opened up as part of a new green linkage. Opening up the culvert within Huntingdon West in conjunction with development could contribute to the natural environment and create a new green linkage as well as create a natural and distinctive focus to this part of the town.

8.14 Portholme lies beyond Mill Common and is a gateway to the Ouse valley. It is an alluvial flood meadow recognised as a Special Area for Conservation (SAC) and is subject to the Habitats Directive in European legislation. Assessment of the area action plan on this area, and other European sites further afield has been undertaken in accordance with the Habitat Regulations. *Include summary of Habitat Regulations Assessment*

8.10 There are opportunities to create a continuous green corridor from the waterfront at Riverside Park, through Mill Common, Views Common, and Hinchingbrooke Country Park with links to the countryside and strategic green spaces defined in the 2006 Green Infrastructure Strategy.

8.11 Two large mixed use developments in the George St / Ermine St area will create a need for additional open space, for example play areas for children occupying new housing. There is the opportunity in these areas to link open space to the surrounding area by creating the missing links.

8.12 The re-opening of Handcroft lane as a green corridor will re-create not only an important historic feature but also an important desire line between the town centre and Views Common with access under the railway. Other potential links described below should feed into this corridor.

8.13 One particular opportunity for greening the area is associated with Barracks Brook. Barracks Brook currently flows through the Ferrars Road area mostly in an underground culvert. This area is subject to a flood probability of 1 in 1000 years

9 High Quality Environment

Objective 4

To ensure that new development is complementary to the existing natural and historic environment and is of a high quality and a sustainable design.

Design

9.1 Good design, arising from a thorough understanding of place and context, is important in creating environments that contribute to people's well-being. Good design leads to sustainable, high quality, and attractive places.

9. Utilised Sustainable Drainage techniques

10. Enabled ease of movement through the area, particularly by walking and cycling

9.2 All new development should use resources such as water and energy efficiently. Assessing new housing against the Code for Sustainable Homes is now mandatory and all new residential development should meet or exceed code level 3 from 2010, code level 4 from 2013 and be zero carbon (ie code level 6) from 2016. Housing development in this area is expected to meet or exceed these targets. Other developments must meet the equivalent BREEAM standards or other national sustainability standards where they are introduced.

9.3 Employing appropriate design techniques can significantly help mitigate against the effects of climate change by reducing its contribution to CO₂ emissions but also providing comfortable conditions for users by taking account of the unavoidable consequences of climate change.

9.4 It is expected that developers will investigate the potential for renewable energy sources and for utilising suitable technologies while conforming with development plan policies for renewable or low-carbon sources. The potential for a wind turbine to be erected in Hinchingsbrooke Country Park to serve the Countryside Centre should be investigated. Proposals should seek opportunities to share renewable energy sources with other developments and achieve greater CO₂ reductions.

9.5 Development should be distinctive, respecting the existing context and environment in which Huntingdon West sits. There are areas of mature trees and landscaping throughout Huntingdon West which will have a significant effect on the design and setting of development. The Huntingdon Conservation Area which includes much of the George St/ Ermine St area, the Railway Station, Views Common and some of the Hinchingsbrooke area including the 'historic core' of Hinchingsbrooke House and gatehouse is particularly important.

Policy HW 9

In areas allocated for development, proposals must demonstrate a high standard of design and show how an attractive environment has been created. Proposals must also provide evidence as to how the principles contained within the relevant design guidance documents and plans contained in this document have been adhered to, and in particular how any proposal has:

1. Contributed towards sustainable principles for example by being adaptable and resource efficient
2. Met or exceeded the standards of the Code for Sustainable Homes and BREEAM or successor standards
3. Utilised renewable energy systems and sources
4. Protected the area's heritage by having regard to Conservation Area status and the setting of any listed buildings
5. Created a sense of coherence and distinctiveness to the area
6. Respected the topography and scale of neighbouring developments
7. Used appropriate materials
8. Retained existing mature trees and promoted biodiversity

9 High Quality Environment

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9.6 In those areas outside of the Conservation Area, development will still need to be of a high standard of design and contribute positively to the environment, but there may be more flexibility to incorporate design of a different scale and form. Additional residential development in the George St/ Ermine St area must relate to the existing residential neighbourhoods in terms of scale and massing.

9.7 Barracks Brook, which runs through the northern part of the George St/ Ermine St area is currently mostly culverted. Prior to entering Huntingdon West there are already flood retention measures in place in Stukeley Meadows. The Brook flows from Huntingdon West around the ring road to the River Great Ouse at Riverside. A Sustainable Drainage system to manage surface water would help maintain surface water quality, reduce flood risk and create high amenity public open space that supports biodiversity.

9.8 Developments should have regard to neighbouring developments, existing rights of way, and lines of desirable movement, in order to ensure that it becomes easier to move around and through the area.

10 Infrastructure, Phasing and Implementation

Objective 5

To provide necessary infrastructure, using contributions from developers where appropriate, and to phase development to occur in conjunction with major road infrastructure provision.

Infrastructure

10.1 The District Council, together with the County Council and the government are already engaged in providing necessary infrastructure to support development in Huntingdon West. The major proposed changes to the A14 will be funded by government and the District Council is in the process of bidding for further funding for the delivery of the West of Town Centre Link Road. Developers will be expected to contribute to necessary infrastructure.

More detail on the contributions is set out in Appendix 1 .Infrastructure Requirements..

10.2 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 any obligation. Specific requirements are set out in this area action plan in addition to other requirements dealt with by other development plan documents.

10.3 The government has published proposals for the establishment of a Community Infrastructure Levy (CIL) which could be applied in future.

Phasing and Implementation

10.4 Producing an area action plan for Huntingdon West is urgently needed to manage and coordinate piecemeal change that has been occurring and the further change that will occur.

Policy HW 11

The timing of the development in the George St/ Ermine St area will be determined by the completion of the link road, the demolition of redundant buildings and treatment of contamination.

Elsewhere the completion of the A14 road changes and associated works to the viaduct will determine when the majority of development can go ahead.

In the Hinchbrooke area additional transport measures may be necessary after the completion of the A14 changes before development goes ahead.

Retail development in the George St/ Ermine St area will be dependent on the selected site being appropriate in terms of a sequential analysis considering the existing town centre first and the development being complementary to the town centre.

Policy HW 10

Contributions from development towards infrastructure in the Huntingdon West area will be expected in particular to assist appropriately in the delivery of:

- a. Planned roads
- b. Public transport
- c. Public car parking
- d. Public access improvements, particularly pedestrian and cycle routes
- e. Improvements to Hinchbrooke Country Park and other open space
- f. Utilities infrastructure and renewable energy
- g. Education
- h. Any other requirement as set out in Policy CS10 of the Core Strategy

10 Infrastructure, Phasing and Implementation

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Further detail on phasing is set out in Appendix 2 .Potential Phasing..

10.5 The effects of the recession are likely to result in slower rates of development in Huntingdon West than anticipated when the area action plan was being drawn up. However, key road infrastructure works are publicly funded and these are progressing albeit with revised timeframes. Some office development may not be viable in the short term and is likely to need more favourable market conditions.

10.6 A planning application for the proposed Link Road through the George Street/ Ermine Street Area has been submitted. The development of this area needs to take place in a comprehensive fashion and be accessed from the link road. Although it may be possible for some development to commence prior to the opening of the whole link road, any schemes advanced before completion of the road cannot undermine the delivery of the road or associated infrastructure.

10.7 Developers in the George St/ Ermine St area are expected to investigate land for contamination and ensure that any required remediation takes place. Given the large areas of hardstanding, and the need for decontamination, there is also the need to ensure that waste is appropriately dealt with.

10.8 The proposed A14 works are proposed for completion in 2016. The majority of development in the Hinchingsbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required to demonstrate that there will be 'minimal impact' or 'nil detriment' to traffic flows on the A14.

10.9 It is also necessary to consider the wider traffic effects of any proposal, particularly the effects on Hinchingsbrooke Park Road. Consideration of the need for an additional access road in the vicinity of the hospital and business park leading through to the de-trunked A14 is anticipated after the completion of the A14 changes.

10.10 The timing of retail development has to have regard to plans for Huntingdon town centre, in particular the Chequers Court redevelopment. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre.

11 Monitoring

well as sustainability appraisal objectives and other adopted policies. 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 area action plan.

11.1 The Council produces an Annual Monitoring Report (AMR) in accordance with the Planning and Compulsory Purchase Act 2004. The AMR assesses performance against indicators, which are linked with spatial objectives from the Core Strategy as

11.2 The following tables show how policies in the area action plan will be monitored by indicators directly related to the current AMR.

Table 1 Land, Water and Resources

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Gross new dwellings on previously developed land (PDL)	Core output (H3), significant effects	2	1	HW4, HW5	Maximise the re-use of PDL	Huntingdonshire District Council, Private Sector, Registered Social Landlords
% of gross new dwellings on PDL	Core output (H3), significant effects	2	1	HW4, HW5	29% over District as a whole	Huntingdonshire District Council, Private Sector, Registered Social Landlords
% of dwellings completed at specified densities (dwellings per hectare = dph)	Local output, significant effects	2	1	HW4, HW5	To achieve net densities of 30+ dph in new housing developments of 9+ dwellings	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Amount and % of employment floorspace developed on PDL (gross internal floorspace in sqm)	Core output (BD2), significant effects	2	1	HW4, HW5	Maximise the % of completed employment floorspace on PDL	Huntingdonshire District Council, Private Sector
These indicators seek to ensure the best use of land by encouraging the re-use of previously developed land and higher densities of development. The George St/ Ermine St area is entirely made up of previously developed land. The density of development sought ranges from 40 to 80 dph.						

Table 2 Biodiversity

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Losses, additions and total change to biodiversity habitat	Core output (E2), significant effects	3	1, 3, 12	HW6	Maintain areas of biodiversity importance	Huntingdonshire District Council, Private Sector
Policy HW6 provides for an extension to Hinchingsbrooke Country Park which is currently some 70 hectares. The additions are expected to take place over a number of years and monitoring will indicate the ongoing success in adding to the park to provide for biodiversity.						

11 Monitoring

Huntingdonshire LDF | Huntingdon West Area Action Plan: Proposed Submission 2009

Table 3 Landscape, Townscape and Archaeology

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Number and % of housing sites (10+ dwellings) with a Building for Life assessment of less than 10, 10 to 13, 14 to 15 and 16 or more	Core output (H6), significant effects	4	4, 5, 10, 13	HW9	All sites to achieve a minimum score of 10	Huntingdonshire District Council, Private Sector, Registered Social Landlords
These indicators require survey to assess the quality of new building with an assessment of 16 or more being the highest standard. The area action plan seeks a high standard of urban design aimed at the creation of an attractive environment.						

Table 4 Climate Change and Pollution

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Permitted renewable energy capacity (MW)	Core output (H3), significant effects	4	7, 10	HW9	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Completed installed renewable energy capacity (MW)	Core output (H3), significant effects	4	7, 10	HW9	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Renewable energy should be installed where feasible in accordance with government and regional targets aimed at maximising the provision of renewable energy. A renewable energy source is envisaged for the Countryside Centre at Hinchingsbrooke Country Park.						

Table 5 Healthy Communities

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Amount of eligible open spaces managed to Green Flag Award standard	Local output, significant effects	3	3, 11, 12	HW6	Maximise the amount of eligible open spaces managed to Green Flag Award standard	Huntingdonshire District Council
Hinchingsbrooke Country Park is currently managed to Green Flag Award standard. The policy seeks to expand the Country Park in order to enhance the facilities of the park, to provide enhanced habitats for greater biodiversity and to provide for growing numbers of visitors.						

Table 6 Inclusive Communities

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Affordable housing completions (gross)	Core Output (H5), significant effects	2	15, 16	HW4, HW5	40% on proposals of 15 or more homes or 0.5ha or more	Huntingdonshire District Council, Private Sector, Registered Social Landlords
40% of new qualifying housing developments are expected to be affordable housing in accordance with policy CS4 of the Core Strategy.						

Table 7 Economic Activity

Indicator	Indicator Type	Related HW Spatial Objective	Related SA Objective	Related HW Policy	Target	Responsible Agencies
Amount of floorspace developed for employment by type (gross and net B1a, B1b, B1c, B2, B8)	Core output (BD1), significant effects	2	17, 18	HW4, HW5	Maximise the amount of floorspace developed for employment	Huntingdonshire District Council, Private Sector
Amount of completed retail, office and leisure development (gross and net internal floorspace in sqm A1, A2, B1a, D2)	Core output (BD4), significant effects	2	14, 17, 18	HW4, HW5	No specific target	Huntingdonshire District Council, Private Sector
Amount of completed floorspace for other use classes (net internal floorspace in sqm A3, A4, C1, C2, D1, Sui generis))	Local output, significant effects	2	14, 17, 18	HW4, HW5	Maximise the provision of services / facilities	Huntingdonshire District Council, Private Sector
Amount of contributions secured for infrastructure requirements	Local output specific to AAP	1,5	...	HW1, HW2, HW10, HW11	To enable infrastructure within anticipated timeframes	Huntingdonshire District Council, Private Sector
Completion of infrastructure elements	Local output specific to AAP	1,5	...	HW1, HW2, HW10, HW11	Completion within anticipated timeframes	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council, Highways Agency
These indicators will measure the success of the area action plan in encouraging new business development and establishing the infrastructure needed to support growth.						

Appendix 1 Infrastructure Requirements

Proposals associated with A14

1.1 The Preferred Route for the A14 was announced in 2008. The proposals include that the viaduct over the railway in Huntingdon be removed and a new local road junction/network created in the vicinity of Brampton Road in order to connect into the local road network. Funding is expected from government and developer funding is only likely to be required if some part of the proposals is required to be constructed in advance of the Highways Agency timetable.

1.2 It is envisaged that some development will go ahead in advance of the completion of the new local road network and provided this is not significant in scale, the impact on the A14 is likely to be negligible. The impact will need to be demonstrated in a Transport Assessment.

West of Town Centre Link Road

1.3 Huntingdonshire District Council is seeking housing growth funding for the creation of the new Link Road between George Street/Brampton Road and Ermine Street. The planning application for this is expected to be granted permission prior to the adoption of this area action plan. If approved, part of the funding for the road, estimated in excess of £2 million, could be provided.

1.4 Normally developers would be expected to pay for the complete road provision, but as it will be part-funded separately, some level of contributions from developers could be allocated to other infrastructure requirements.

Additional Hinchingsbrooke Link Road

1.5 A local access road from Hinchingsbrooke, in the vicinity of the Hospital and Views Common to reach the former A14 post 2016 will be investigated and if there is a demonstrated need, funding for such a link from developer contributions will be proposed. One option that will be investigated is a link from the Hinchingsbrooke Business Park from Parkway.

Buses

1.6 The guideway for the St Ives to Cambridge guided bus will be completed prior to the adoption of this area action plan. Buses will travel from the Huntingdon Railway Station via the Huntingdon bus station and local roads to join the start of the guideway in St Ives. On-road bus priority measures are proposed along this route. Direct contributions from developers in Huntingdon West are likely to be required for improvements to bus stops and other related works, such as Real Time Information, as set out in the Huntingdon & Godmanchester Market Town Transport Strategy.

1.7 Within the life of this area action plan, it is possible that further improvements to bus services such as bus priority measures and integrated ticketing will be developed. Appropriate contributions from developers will be sought to help bring about such services.

Railway Station

1.8 Continued work will take place to secure more bus services and improved accessibility at the dedicated interchange with the rail station. Additionally, improved information, including Real Time provision, will be sought.

1.9 Additional car parking to serve the railway station may be proposed privately or through Network Rail and First Capital Connect.

Public Car Parking

1.10 Additional public car parking is envisaged on land adjoining the West of Town Centre Link Road as shown on Map 6e .George Street/ Ermine Street - Land Uses.. The land will need to be secured by the Council and contributions from developers are expected to contribute to the costs of providing this additional public car parking. The cost will include land acquisition plus design and construction costs. Ongoing costs are expected to be met through the application of car parking charges in line with elsewhere in the town.

Pedestrians and Cyclists

1.11 Additional pedestrian and cycle linkages are proposed, as shown on Map 4 .Pedestrian and Cycle Links.. Developers are expected to contribute to the costs of establishing these routes. A number of these routes are already detailed in the

Huntingdon & Godmanchester Market Town Transport Strategy (MTTS) and creating additional paths will help to complete these routes. In addition an improved linkage between Hinchingsbrooke Business Park across Views Common is envisaged and a separate pedestrian/cycle bridge across the railway is to be investigated. Further pedestrian routes within an expanded Hinchingsbrooke Country Park would also be expected.

Hinchingsbrooke Country Park

1.12 Contributions from developers in the wider Huntingdon area are expected to improve Hinchingsbrooke Country Park as follows:

1. Lease or purchase of additional land for the Country Park
2. Lease or purchase of land for an overflow car park near Huntingdon Road
3. Improvements to the existing car park
4. Improvement to the countryside centre including renewable energy (such as a wind turbine), insulation and maintenance
5. CCTV and Lighting
6. Interpretation boards, waymarking signs and leaflets
7. Play and recreation facilities
8. Café improvements
9. New toilet block
10. Footpath improvements
11. Ranger staff time

1.13 There is a need for additional land for recreation and for an overflow car park. Additional and/or improved car parking in the existing car park could help to increase capacity beyond the current 80 spaces. Improvements to the access road could also aid access and egress from the car park but careful design would be needed to ensure the retention of trees.

1.14 The countryside education centre is used as a community facility for the area but its opening hours are currently very limited. Improvements to insulation and the heating system, perhaps provided by a sustainable energy source such as a wind turbine, will enable the centre to have greater usage over the winter months. With the increase in visitor numbers and the extended hours of usage, additional lighting and

CCTV coverage may also be needed. The visitors centre could also be further improved following the recent café extensions. An additional toilet block will also be needed to meet additional demand.

1.15 Improvements to the unsurfaced footpath network will increase the overall carrying capacity of the Park and enhance facilities for those with disabilities. A bridge over the Alconbury Brook for pedestrians and cyclists will allow a further circular path network to be expanded, together within improving access to the wider countryside. Facilities for play and recreation such as young children's play equipment and older children's outdoor gym equipment, together with additional seating and barbecue areas will cater for a wide age range of users. Interpretation boards, waymarking signs, bird hides and Ranger staff could also be used to inform visitors about the features of the Park and encourage appropriate recreational activity.

Other Open Space and Contributions towards Leisure and Sports Facilities

1.16 Additional areas of open space are proposed in the George St/ Ermine St area as shown on Map 6e . George Street/ Ermine Street - Land Uses.. These areas are expected to be provided by developers as part of the mixed use developments envisaged in those locations. The Council may adopt these spaces subject to appropriate management funds being provided by the developer. Other contributions may also be required in accordance with adopted local standards and pooled for the creation or improvement of sports facilities to serve Huntingdon.

Utilities

1.17 Utilities such as water, electricity and gas may need to be upgraded as a result of new development. A new rising main for water has been identified as a possibility in the 2009 Huntingdonshire Outline Water Cycle Strategy. Developers will be expected to create high quality developments in accordance with the standards such as the Code for Sustainable Homes in order to limit the pressure on existing resources. Contributions may be required to facilitate renewable energy, including off-site renewables created through partnerships using pooled funds.

Appendix 1 Infrastructure Requirements

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Education

1.18 Existing education provision will be affected by new housing. Based on current Cambridgeshire County Council calculations a range of possible requirements is identified as follows:

Table 8 Requirements for New School Places

Policies	New Homes	New Primary places required	New Secondary places required
George St/ Ermine St			
Lower estimate	170	51	34
Higher estimate	230	69	46

1.19 Of the two existing secondary schools, Hinchinbrooke is operating at capacity and is usually oversubscribed in each admissions round. There is some spare capacity currently at St Peters and the scope to expand the school by an additional form of entry (150 pupils). While Huntingdon continues to be served by two secondary schools the County Council's approach will be to provide for growth by utilising the existing spare capacity at St Peter's School and through the potential to expand it by one form of entry. A review of the secondary school catchment areas in Huntingdon may be required to support this approach. A third secondary school is another option the County will consider.

1.20 The size of developments proposed is unlikely to warrant any new primary schools. However, with spare capacity in the existing primary schools diminishing, some expansion of primary school provision will be required. The two closest primary schools (Stukeley Meadows and Cromwell Park) have limited spare capacity and the sites do not lend themselves easily to expansion. The County Council will have to assess the potential for expansion of other school sites in Huntingdon and the contribution that new school sites in the larger housing allocation areas can contribute to increasing capacity in the primary sector.

1.21 Developers are also expected to contribute towards the establishment of child care facilities for 0-4 years old.

Other Contributions

1.22 Policy CS10 of the Core Strategy sets out the contributions to infrastructure that may be required. In addition to the items above, contributions could be required for other items. The Council will be developing further guidance dealing with developer contributions.

1.23 Affordable housing will be sought as set out in Core Strategy policy CS4. The Council currently has a SPD dealing with developer contributions for affordable housing. That SPD will be updated as required.

Appendix 2 Potential Phasing

Map 8 .Hinchingsbrooke Country Park.

2.1 Hinchingsbrooke Country Park can be improved and extended as funds become available throughout the life of the area action plan between 2010 and 2026. Low cost and urgent improvements are expected in the short term. In the longer term additional land may be leased or purchased as funds become available.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcel I (Public car park proposal)

2.2 It is anticipated that this land would be secured by Huntingdonshire District Council at the same time as land for the West of Town Centre Link Road and so is dependant on funding. Subject to planning approval, it could be formed as a public car park at the same time as the Link Road, possibly as early as 2012, however funding may delay this.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcels A, B, D (Residential land proposals)

2.3 Proposals to redevelop this land could be made pending construction of the West of Town Centre Link Road, anticipated in 2012. The proposals will need to be accompanied by a schedule detailing demolition and decontamination works. Appropriate measures will need to be in place, having consulted with the Environment Agency and the Alconbury and Ellington Drainage Board, regarding Barracks Brook in order to ensure that the risk of flooding is mitigated. Additional open space is anticipated in this area. The anticipated timeframe for development is between 2012 and 2020.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcels G and H (Mixed retail and residential proposal)

2.4 As with the sites above, proposals for this land are dependent on the West of Town Centre Link Road being built, existing buildings demolished and land being decontaminated. Additional open space is also anticipated in this area facing George Street in order to link with Mill Common. An existing pedestrian right of way may need

to be moved and a gas main diverted. An appropriate sequential analysis of sites available within the town centre, compared to this site, will be required for retail development. The timing of development of the Chequers Court area within the town centre, and the effect of retailing in this location on the town centre, will be relevant to applications for retail development on this land as delivery of the Chequers Court redevelopment should not be jeopardised and the town centre must remain vital and viable. The anticipated timeframe for development is between 2012 and 2020.

Map 7d .Hinchingsbrooke Community Campus - Land Use Proposals. – (Employment proposal)

2.5 Development of this site requires at least part of the 'Views Common Link' which is part of the A14 proposals to be in place. This is currently anticipated in 2016. The Views Common Link could be constructed to Highways Agency standards in advance of 2016 if sought by developers, enabling this site to be developed in advance of that timetable. If proposed for development in advance of 2016 this site would need to be related to development of the Huntingdonshire Regional College site. The anticipated timeframe is between 2012 and 2020.

Map 6e .George Street/ Ermine Street - Land Uses. – Parcels C, E and F (Employment and mixed town centre use proposals)

2.6 Development of this land may not be entirely dependent on the West of Town Centre Link Road, but nevertheless is unlikely to come forward in the short term as new buildings are likely to follow the major investment on nearby sites. Parcels C and E are currently in use as the Huntingdon Police Station and there is currently no proposal to bring forward redevelopment. Parcel F was the temporary library and the building could be re-used for employment purposes. In the longer term, anticipated towards the end of the plan period between 2016 and 2026 the sites could be redeveloped with new buildings and activities.

Map 7d .Hinchingsbrooke Community Campus - Land Use Proposals. – (West of railway employment land)

2.7 Development of this land cannot take place until the railway viaduct is removed, which is the last proposed action of the A14 improvements scheduled for 2016. The land will require new access from Brampton Road and it is likely that development

Appendix 2 Potential Phasing

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should be related to the Water Tower development on adjacent land. Development is likely to require more favourable economic conditions and is anticipated towards the end of the plan period between 2020 and 2026.

Appendix 3 Saved Policies to be Superseded

- 3.1** This DPD is required to identify those policies from the Huntingdonshire Local Plan 1995 and the Huntingdonshire Local Plan Alteration 2002 which are currently saved⁽²⁾ that will be superseded by policies contained in this DPD (in line with Regulation 13(5)).
- 3.2** Due to the district wide coverage of the remaining saved policies and the limited geographic area covered by this DPD none of the saved policies will be superseded by policies contained in this document.

2 Those policies the Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 has directed, for the purposes of the policies specified paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Appendix 4 Proposals Maps

- 4.1** Huntingdonshire District Council is required to maintain an adopted Proposals Map as part of the Local Development Framework. The Proposals Map shows geographically the adopted policies and proposals of Development Plan Documents. The adopted Proposals Map will be revised each time a new DPD is adopted.
- 4.2** The current Proposals Map is based on the Proposals Map originally published with the Huntingdonshire Local Plan 1995. It was considered clearer to illustrate designations that are no longer in effect by modifying the Local Plan Proposals Map. The Development Plan also includes saved Minerals and Waste Policies which are illustrated geographically on the Minerals and Waste Saved Policies Proposals Map Insets. These maps are available on the [Council's Website](#).
- 4.3** The following maps identify the allocations made by the action plan. Please be aware that these maps will only be to scale if printed at 100%.

Proposals Maps page 1

Appendix 4 Proposals Maps

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Proposals Maps page 2

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. It is defined in PPS3: 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 Green Space Enhancement

Areas which have been identified as having opportunities to expand and create strategic green space.

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'.

Community Infrastructure

Facilities available for use by the community that provide for the health, welfare, social, educational, leisure, recreational and cultural needs of 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.

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.

European Sites

Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites 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* 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 areas.

Green Infrastructure

The network of protected sites, nature reserves, green spaces (including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens) woodlands (including Ancient Woodlands) and green-way links. It offers opportunities to provide for a number of functions, including recreation and wildlife as well as landscape enhancement.

Green corridors

Linear wildlife and public access corridors that link areas of green infrastructure and green spaces with each other and to settlements, and which also link into the wider countryside.

Green spaces

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Habitat

The natural home or environment of a plant or animal.

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

Local Development Document

The collective term for policy documents that are part of the LDF, including *Development Plan Documents*, *Supplementary Planning Documents* and the *Statement of Community Involvement*.

Local Development Framework (LDF)

The collective term for the group of documents including the *Local Development Documents*, the Local Development Scheme and the Annual Monitoring Reports.

Local Development Scheme

Sets out the Council's programme for preparing and reviewing *Local Development Documents*.

Mitigation measures

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

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.

Previously Developed Land (PDL)

(See definition for *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.

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.

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.

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 Green Space

These are areas of green space that serve a wider population than just the District, for example Paxton Pits and The Great Fen.

Submission

Point at which a draft *Development Plan Document* (or the draft *Statement of Community Involvement*) is submitted to the Secretary of State for examination.

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.

Sustainable Drainage System

Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling and drainage, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

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.

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.

Zero carbon building

A building with net carbon emissions of zero over a typical year. This can be measured in different ways relating to cost, energy or carbon emissions. Reference should be made to the national Code for Sustainable Homes.

Huntingdon West Area Action Plan: Statement of Consultation

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Contents

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Introduction

When preparing documents which form part of the Local Development Framework, local planning authorities must carry out consultation and engage with communities and stakeholders. The minimum requirements which authorities must achieve are set out in regulations⁽ⁱ⁾.

The Statement of Community Involvement (SCI) explains when consultation will take place, who will be consulted and what will be done to engage different groups and the general public at each stage. The guiding principle of the Council's SCI is to ensure that everyone with an interest in the District has access to early and effective opportunities to get involved in planning issues that affect them. The Huntingdonshire SCI was adopted in November 2006.

The Council has adopted its own Community and Consultation Strategy which underlines the role of community views in the delivery of Council services. The Sustainable Community Strategy (SCS) sets out a shared vision for the future of the District which was developed from extensive consultation with local communities and an action plan describing the outcomes that need to happen to achieve this vision. The SCS plays an important role in the delivery of the Council's services as it enables the Council to better understand community needs and provides an integrated approach to development in the District.

This Statement of Consultation sets out the detail of consultation and engagement undertaken during the preparation of the Huntingdon West Area Action Plan and how this was taken into account in the preparation of the Proposed Submission document. It is published in accordance with Regulation 24⁽ⁱⁱⁱ⁾.

This document is divided into two sections dealing with the consultation stages and the preparation of the Proposed Submission document.

Consultation on the AAP

The consultation stages for the Huntingdon West Area Action Plan have been:

1. Consultation on Issues and Options - May to July 2007
2. Consultation on Initial Sustainability Appraisal - May to July 2007
3. Consultation on the Sustainability Appraisal Scoping Report (update) - September to October 2007
4. Consultation on Options - May to June 2008
5. Consultation on Preferred Approach - May to July 2009
6. Consultation on Preferred Approach Draft Final Sustainability Appraisal - May to July 2009

Also of relevance is consultation which has taken place for the production of the Core Strategy and Development Management DPD. For more information on Core Strategy engagement please see the Submission Core Strategy 2008: Statement of Consultation. A Statement of Consultation for the Proposed Submission Development Management DPD is in preparation at the time of writing.

Documents such as the Huntingdon Town Centre Vision 2006 and the earlier Vision and Strategy for Growth and Quality 2000 both prepared by the Civic Trust were also subject themselves to consultation processes which are detailed in those documents.

Key source documents have been noted and have been available on the Council's website since production of the Preferred Approach in May 2009.

i Town and Country Planning (Local Development) (England) Regulations 2004 as amended
ii Town and Country Planning (Local Development) (England) Regulations 2004 as amended by Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

Introduction

Developing the AAP

Section 2 presents details of how the Proposed Submission document has been developed. This includes details of the analysis of reasonable alternatives considered and summaries of the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) processes. It also provides explanation as to why the Council is proposing certain policies.

Each topic is set out as follows:

Summary of Consultation	A summary of the issues, options and questions raised in the Issues and Options consultation documents is presented along with a summary of the responses, including levels of support or opposition.
Summary of Sustainability Appraisal	A summary of the conclusions of the Initial, Draft Final and Final Sustainability Appraisal Reports.
Assessment	Detail of the assessment of consultation responses, the evidence gathered and the alternative approaches.
Policy	Cross-reference to the relevant policy in the Proposed Submission document. Also presented are the policies and objectives of the Core Strategy that the Area Action Plan policies support.
Proposals Map (where applicable)	Where there is a need for a designation on the Proposals Map, this is identified. Reference should be made to the Proposed Submission Proposals Map.

Soundness Self Assessment

One of the main assessments of any proposed submission document is whether the document passes the Tests of Soundness. To enable planning authorities to assess whether their plans are sound the Planning Advisory Service has developed a soundness test. The Soundness Test has been completed for the Huntingdon West Area Action Plan and is presented in Annex A.

Legal Compliance Assessment

The other main assessment of any proposed submission document is whether the document is legally compliant. To enable planning authorities to assess whether their plans are legally compliant the Planning Advisory Service has developed a legal compliance tool. The Legal Compliance Tool has been completed for the Huntingdon West Area Action Plan and is presented in Annex B.

1 Consultation on the AAP

Community Engagement

1.1 Prior to June 2008 the 2004 Regulations [footnote full ref] determined the process that planning documents had to go through. These regulations were amended in June 2008 by the 2008 regulations [footnote full ref]. These amendments removed the specific requirement for the Preferred Options Stage of consultation, instead placing more emphasis on public engagement as part of the Issues and Options stage. The regulation amendments also separated the publication and consultation from submission to the Secretary of State, which introduced the opportunity for review and amendment before plans are submitted.

1.2 As the public engagement for the Huntingdon West Area Action Plan started under the original 2004 regulations with the Issues and Options Consultation in May 2007 the preparation of the AAP has been subject to both the original and the amended regulations. For each stage of the consultation process we have therefore identified the regulations that were applicable at the time.

Initial Issues and Options

1.3 The Issues and Options report was drawn up under the original 2004 regulations and was made available for comment between 15 June and 27 July 2007. All consultees and agents listed on the Council's Limehouse database were notified, together with statutory groups, local town and parish Councils and other interested groups. During this time the document was available at the Council offices at Pathfinder House, the Huntingdon Library and via the Council's website.

1.4 On 27 June there was a display in Huntingdon Market Place. Between 10am and 1pm planning staff were available for people to talk to about the Area Action Plan and what it could mean for the area.

1.5 Before and during the consultation event summary leaflets were distributed and were available. These leaflets were available at the Huntingdon Railway Station and Hinchingsbrooke Hospital as well as the Council Offices, Huntingdon Library and at the public display.

1.6 The following press release was issued:

Press Release June 2007

HUNTINGDON WEST AREA ACTION PLAN ISSUES AND OPTIONS CONSULTATION

A vibrant new quarter could be created for Huntingdon over the next 15 years. The Huntingdon West Area Action Plan aims to promote and shape rejuvenation of this part of town. There will be many opportunities for change including potential new housing, new employment and new community facilities. Huntingdon West offers the ideal opportunity for promoting environmentally friendly development, providing homes, work and leisure close together, linked by excellent pedestrian, cycle and public transport.

Residents, businesses and organisations need to think about how we can:

- Make the most of previously developed land
- Give everyone a chance to find a home that's right for them
- Get better shops within walking distance of the town centre
- Provide more community and leisure facilities in the area
- Make the most of changes to the road network in the area

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Councillor Peter Bucknell, Executive Councillor for Planning Strategy said “Huntingdon West development will offer lots of opportunities for exciting and significant change in Huntingdon. We want people’s opinions right at the beginning to help us produce the best possible plan for this important part of town’s future.”

A consultation document on the issues and options that we need to think about has been produced. This is your chance to tell us what you would like to see happen in this area. We will then look at everything you have to say before we produce the ‘official’ consultation plan by the end of the year which will set out how we would like to see the area change.

The Issues and Options consultation period runs from Friday 15th June to Friday 27th July 2007.

The Huntingdon West Area Action Plan Issues and Options paper is available on the Council’s website www.huntsdc.gov.uk. The document can also be viewed at Huntingdonshire District Council, Pathfinder House, St Mary’s Street, Huntingdon and at Huntingdon Library.

ENDS.

Notes for Editor:

The Huntingdon West Area Action Plan Issues and Options paper is part of the Council’s ‘Local Development Framework’. This will replace the existing Huntingdonshire Local Plan as a result of legislation introduced last year. Instead of one plan, a number of documents will deal with different aspects of the area’s future.

Full details of the Huntingdon West Area Action Plan Issues and Options paper will be available on the council’s web site www.huntsdc.gov.uk from 15 June 2007.

Media Contacts: Richard Probyn (Planning Policy Manager) 01480 388430

1.7 The [summer 2007 issue](#) of the Council's quarterly magazine 'District Wide', that is issued to every household in the district, contained the following article:

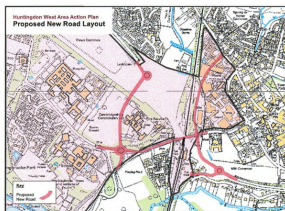
Figure 1.1 District Wide Summer 2007 - Huntingdon West Area Action Plan Article



Figure 1.2 Issues and Options Consultation Leaflet Page 1

We need your views on the following issues:

- 1 How can the Area Action Plan contribute towards achieving sustainable development and re-using previously developed land?
- 2 How can the Area Action Plan contribute towards providing housing for all members of the community?
- 3 How can the Area Action Plan contribute to the provision of employment opportunities?
- 4 How can the Area Action Plan contribute to future shopping opportunities in the town?
- 5 How can the Area Action Plan address the reconfiguration of the road system to meet the needs of Huntingdon West and the wider town?
- 6 What additional infrastructure is needed in Huntingdon West?



How to find out more?

The Issues and Options paper sets out what we might need to tackle in the AAP. No decisions have been made yet. This is your chance to say what you would like to see happen in this area.

The Huntingdon West AAP Issues and Options report is available to view on line at www.huntingdonshire.gov.uk follow the links to Planning Policy.

Alternatively, the documents can be seen at District Council Offices, Pathfinder House, Huntingdon or Huntingdon Library.

How to have your say?

The easiest way to make a representation is online at www.huntingdonshire.gov.uk follow the links above and click on the interactive version of the document.

Alternatively, you can email comments to ldf@huntsdc.gov.uk or pick up a form from District Council Offices, Pathfinder House, St Mary's Street, Huntingdon.

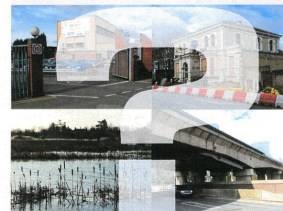
We will be preparing the AAP over the next 2 years. There will be at least two more chances to give your opinions on the AAP as the plans for the area take shape.

If you wish to discuss any issues raised or would like further information on how to comment on the AAP please contact the Development Plans Team ☎ 01480 388431/2/3/5

Huntingdon West Area Action Plan

Consultation on Issues & Options

15th June to 27th July 2007



We need your views!
Help to decide the future of Huntingdon West.

Planning Services
Huntingdonshire
DISTRICT COUNCIL

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.3 Issues and Options Consultation Leaflet Page 2

Huntingdon West Area Action Plan



What is an Area Action Plan (AAP)?

Area Action Plans (AAPs) guide development for a specific area. They are produced where significant levels of change are expected or conservation measures are needed.

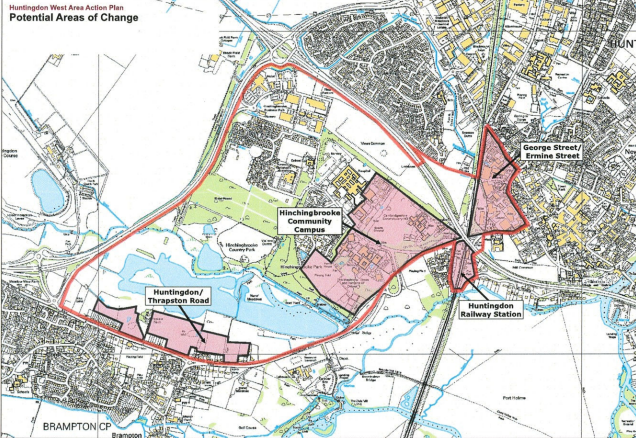
Why does Huntingdon West need an AAP?

Huntingdon West is likely to change dramatically over the plan period of 15 - 20 years. Re-routing of the A14 and possible demolition of the flyover offer tremendous opportunities for environmental improvement and new development. We need to be ready to make the best of this.

The AAP will ensure transport and planning issues are dealt with together. We hope it will help shape the most sustainable future land uses for Huntingdon and its town centre.

New housing, shops, employment and community facilities could all be part of this area. Huntingdon West AAP offers the ideal opportunity for promoting sustainable development. It could contain environmentally friendly homes, work and leisure facilities linked by excellent pedestrian and cycle routes and decent public transport.

Huntingdon West Area Action Plan Potential Areas of Change



We want to know how we can shape different areas within Huntingdon West:

Ermine Street/ George Street

- How can we redevelop land in the Ermine Street/George Street area?
- Should we extend the town centre into this area to provide better shops and help the town's economy grow?
- How can we provide more homes which are affordable near the town centre?
- Do we need additional car parking in this area?

Railway Station Area

- How can we create more effective links to other parts of the town, better car parking and new business opportunities?

Hinchingsbrooke Community Campus

- How should we guide development in the area of Hinchingsbrooke Community Campus?
- Should we improve community facilities like extending the Country Park to Huntingdon/Thrapston Road, Brampton?

Huntingdon/ Thrapston Road Area

- How do we balance development opportunities with keeping Huntingdon and Brampton separate?

Table 2 Respondents on Issues and Options

- Allan Brocklebank
- Church Commissioners Mr Ian Smith(Smiths Gore)
- Churchmanor Estates Company Plc Ms Caroline Dawson(Planning Potential)
- Colin Luscombe (Cambridgeshire Police Authority)
- Connolly Homes Plc, David Wilson Es Mrs Stacey Rawlings (Bidwells)
- David Hufford
- David Woods (Hinchingsbrooke Health Centre Care NHS Trust)
- Gareth Ridewood (CPRE Cambridgeshire)
- Gary Parsons (Anglian Water Services Ltd)
- Geoff Keeble (Highways Agency)
- Huntingdon (Two) Ltd Mr Edward Ledwidge (Blue Sky Planning)
- Ian Burns (Cambridgeshire PCT)
- Ian Stapleton (Great & Little Gidding Parish Council)
- Iram Parwaiz (Huntingdon Youth Town Council)
- Janet Innes-Clarke (Brampton Parish Council)
- John Chase (Buckden Parish Council)
- John Dadge (Landro Ltd) John Dadge (Barker Storey Matthews)
- Katherine Fletcher (English Heritage)
- Louise Lovegrove (DLP Planning Ltd)
- Maydo Pitt (GO-East)
- Mrs Debra Parker-Seale
- Mrs Sandra Mitcham (Holywell-cum-Needlingworth Parish Council)
- Ms Karen Cameron (Huntingdon Town Council)

24. Nigel, Alison & Frances Wood
25. P Blewett (Somersham Parish Council)
26. Paul Cronk (HBF)
27. Persimmon Homes East Midlands Miss Sinead Morrissey (Pegasus Planning Group)
28. Richard Meredith (Huntingdon and Godmanchester Civic Society)
29. Rohan Wilson (Sustrans Ltd)
30. Stewart Patience (Cambridgeshire County Council)
31. Tim Fryer
32. Ashley Pollerd (Network Rail)

Summary of Representations

1.8 There were a total of 32 different groups and bodies that submitted comments on the document, with over 700 individual comments. Key submitters on the document broadly fell into two groups; a number of landowners who were seeking redevelopment of their land for housing and commercial development and other submitters, such as parish councils and CPRE, who were cautious about development.

1.9 There was general agreement on the need for an area action plan, but a number of questions were raised about the evidence base and relationship to wider strategies. In particular it was considered necessary to ensure that the area action plan did not prejudice the Core Strategy, which was in early development at the time.

1.10 The decision on the future route of the A14 was seen as being particularly important when making decisions on land use in this area. The timing of the area action plan in relation to the announcements from the Highways Agency was questioned.

1.11 A number of respondents sought encouragement of sustainable travel modes and pointed to current deficiencies in pedestrian and cycle links. There was concern that a number of proposals could exacerbate existing traffic problems and also lead to further traffic problems. Transport evaluations of different options were sought.

1.12 There was widespread support for housing development at a reasonably high densities and for providing for small businesses. However, there was concern about new retail development beyond the ring road as this was thought to be potentially detrimental to the town centre and plans for redevelopment at Chequers Court. Some submitters were opposed to retail development and considered it best to keep the retail centre compact.

1.13 A high quality of design featuring sustainable construction methods was generally identified as an important objective. Some respondents were uncomfortable with the concept of seeking landmark buildings which they thought might result in inappropriate buildings.

1.14 Respondents sought the protection and improvement of the Country Park, Views Common, existing playing fields and other areas of green space. Several specifically sought the extension of the Country Park to the south.

1.15 The Thrapston Rd/ Huntingdon Rd area was not generally considered to be suitable for development due to being largely within the floodplain; being greenfield and poorly related to existing development in Brampton. There was also concern about the impact on high levels of traffic on the road and dual use footpath/cycleway. Only the Church Commissioners who own some land in this location were supportive of development.

1.16 Respondents sought further detail on implementation and monitoring as it was limited in the document.

Representations on Initial Issues and Options

1.17 Full detail of all comments are available on the Council's [Consultation Portal](#).

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Consultation on Options

1.18 Following on from the Initial Issues and Options further consultation was undertaken on options between 8 May 2008 and 5 June 2008 (under the original 2004 regulations). The consultation document was a leaflet with an associated questionnaire which was distributed and made available at the Council Offices and the Huntingdon Library.

1.19 The following press release was issued:

Press Release May 2008

OPTIONS FOR THE FUTURE IN HUNTINGDON WEST

Options for the future of land west of Huntingdon town centre are currently being considered by Huntingdonshire District Council --- and the area is likely to change dramatically over the next 20 years. Re-routing of the A14 and demolition of the flyover could offer tremendous opportunities for environmental improvement and new development.

The options are part of the continuing process of preparing the Huntingdon West area action plan. In 2007 an 'issues and options' document stimulated debate and responses have helped produce the options.

Huntingdon West offers the opportunity for promoting environmentally friendly development providing homes, work and leisure close together, linked by excellent pedestrian, cycle and public transport routes. Three options have been drawn up:

Option A prioritises finding land for employment for offices, light industry and similar use. Land for retail could be provided in the George Street/Ermine Street area. Residential use and public car parking is also envisaged.

Option B suggests that most of the land should be used for housing, with a smaller proportion for employment, but a similar amount for retail and public car parking as in option A.

Option C intends for all currently open land to be kept that way. There would be housing and a slightly smaller area of land for retail, and a very small amount for employment.

Comments on these options, or alternatives, perhaps combining elements of the options, are being sought during May.

Details of the options together with a questionnaire on which to submit responses can be found on the council's website, www.huntingdonshire.gov.uk.

ENDS.

Notes for Editor:

Media Contacts: Heather Gilling (Communications and Marketing Manager) tel 01480 388033

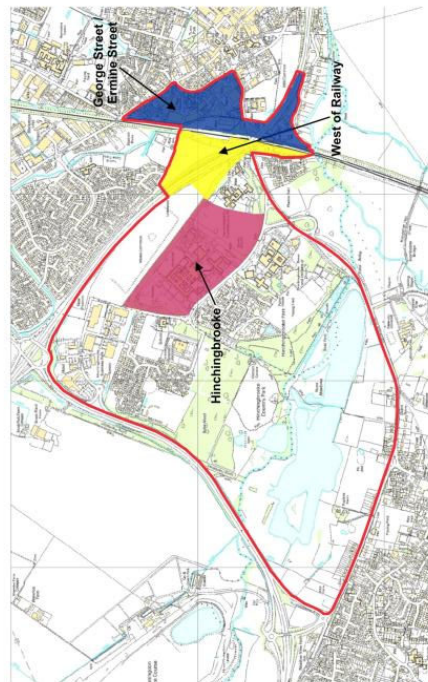
1.20 There was press coverage in local newspapers and in the Huntingdon Live magazine of June/July 2008.

Figure 1.4 Consultation on Options Leaflet page 1



Huntingdon West Area Action Plan

Consultation on Options



Huntingdonshire District Council is preparing an Area Action Plan for land west of the town centre as part of the Local Development Framework for the whole District. This leaflet continues the consultation process that began with the Issues and Options document in June 2007.

Your comments are sought on three options about how the Huntingdon West area could change in the future. The options have been prepared following a detailed analysis of the area and use information gained from major landowners and other interested parties. The viability of the options and transport and traffic issues are also being considered as part of the process.

Each option relates to three key land areas and promotes a different priority. Some aspects are common to all options such as the desire to improve accessibility to the railway station, education and hospital services and to improve facilities at Hinchingsbrooke Country Park.

Let us know your views by completing the questionnaire. Your opinions will help us prepare a Preferred Option for consultation.

Figure 1.5 Consultation on Options Leaflet page 2

Why Prepare an Action Plan?

The reasons for preparing an Area Action Plan are unchanged from those set out in the Issues and Options document but this stage is now able to be based on an almost complete Regional Plan for the East of England and the Council's own Core Strategy: Preferred Options.

The Regional Plan and the Core Strategy: Preferred Options set out how Huntingdon and its adjoining settlements need to provide for significant growth over the next twenty years. To achieve this, additional land needs to be identified for a range of different activities.

Huntingdon West is an area of opportunity, with potential for living, working, education, leisure and shopping, with the setting of Hinchingsbrooke Country Park and the town centre adjacent, and the railway station at its heart. There is land in the Ermine Street / George Street area that has been in industrial use that is now ripe for redevelopment. Other Brownfield land is also underused and there may be some Greenfield land opportunities.

Utilising land in the Huntingdon West area has the potential to reinforce the town's principal employment and retail functions due to its close proximity to the town centre. Development here will enable better linkages with the railway station. The Area Action Plan can also help address current problems with congestion on the ring road, pollution and car parking capacity by providing for a new road link between George Street and Ermine Street, additional car parking, and improving pedestrian and cycle linkages. Development contributions can also be used to improve existing parks and create additional public open spaces.

The proposed realignment of the A14 provides an added impetus to get to grips with the area and bring together all the individual proposals within one plan. Development will be phased over a period up to 2026 in recognition of the opportunities that arise from the road changes.

The Options

Options A, B and C focus on the parts of Huntingdon West where most change is expected. Particular parcels of land which might be developed with new activities are identified with a darker shade of colour. Pie charts show proportions of differing types of land uses, split between areas in order to give a picture of where the different sorts of land uses might be located.

The first area is called George St / Ermine St. The options show it in blue. This area is a mix of industrial and commercial alongside residential activities. Constraints include poor access, noise and contamination. Comprehensive redevelopment in this area could see the replacement of large old industrial buildings with new activities which respect the existing residential areas and built heritage.

The title of the second area is West of the Railway. The options show it in yellow. This area includes the part of Views Common that will be changed as a result of the A14 re-routing proposals. It also includes former railway sidings.

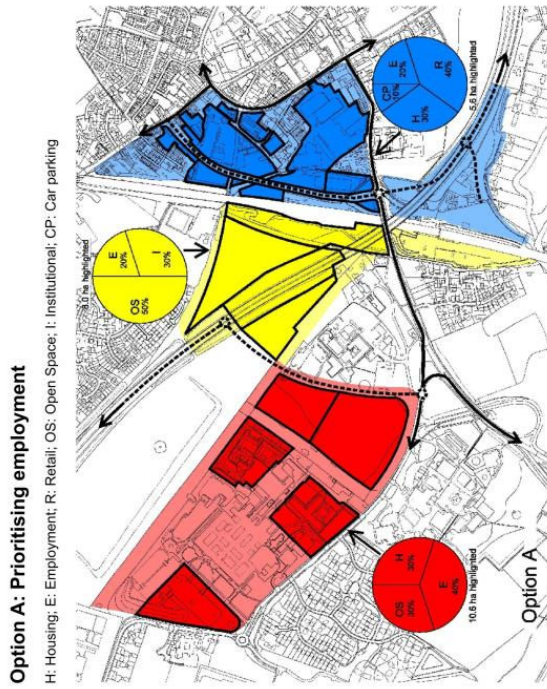
The final area is named Hinchingsbrooke. The options show it in red. This is the Hinchingsbrooke Hospital and the area of land that was the Police Headquarters sports grounds. The highlighted areas of land have been identified as having potential for new activities.

The proposed road pattern is shown on each of the Options drawings. The proposed realignment of what is currently the A14 and the new road link between George Street and Ermine Street are shown in dashes.

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Figure 1.6 Consultation on Options Leaflet page 3



This option gives priority to finding land for employment purposes. Almost 7 hectares of employment land could be provided. This is a considerable amount of additional land available for offices, light industry and similar uses. To encourage new business, there may need to be some public sector involvement in something like an 'innovation centre' which enables small businesses to set up. This option provides the greatest chance to increase the opportunities for residents to work close to home.

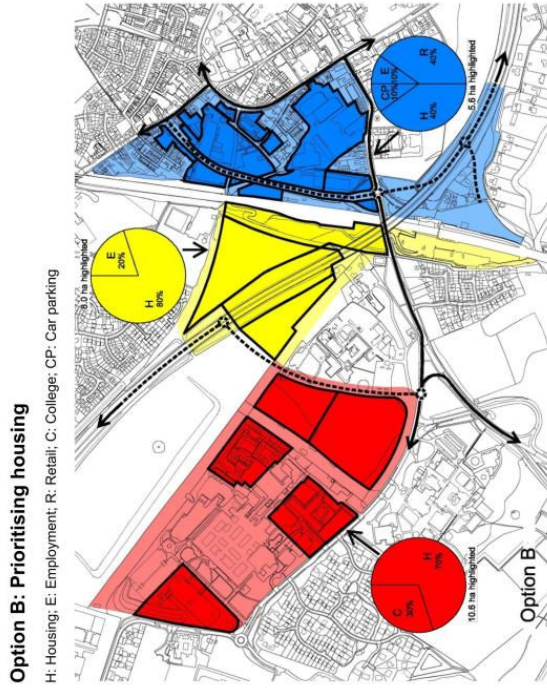
Over 2 hectares of land for retail could be provided in the George St/ Ermine St area. This would allow for up to 8,000m² additional retail floorspace together with associated car parking.

Around 5 hectares is identified for housing, with the potential for more housing to be built in association with retail or employment premises. At housing densities of around 40 dwellings per hectare in the Hinchingsbrooke area and 80 per hectare in the George St/ Ermine St area this could result in almost 300 homes.

This option also provides for the possibility of an institutional use in the area west of the railway. In common with other options, public car parking is envisaged in the George St/ Ermine St area for some 300 vehicles.



Figure 1.7 Consultation on Options Leaflet page 4



This option suggests that most development land should be used to provide housing. 16 hectares of land could be provided, meaning that over 700 homes could be built in this option if densities of 80 per hectare in George St/ Ermine St and 40 per hectare elsewhere are achieved. The option involves housing on part of Views Common accessed from the new road after the A14 is re-routed. This option has the greatest potential to provide for housing need in this convenient location close to the town centre.

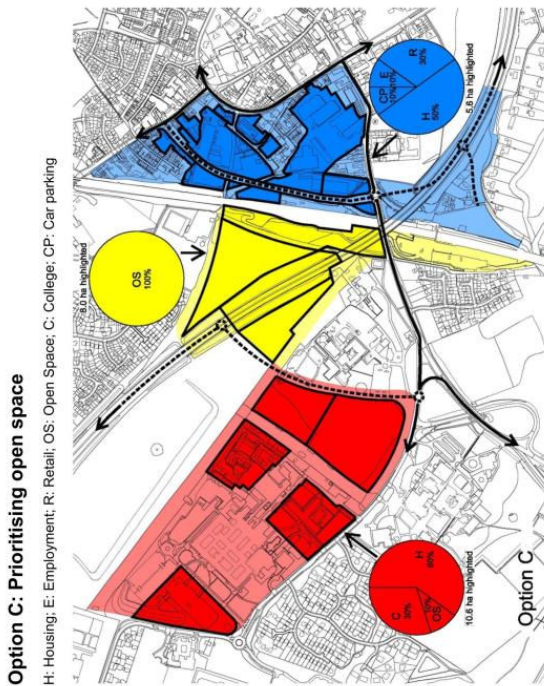
Over 2 hectares of land for retail would, as with Option A, allow for at least 8,000m² additional retail floorspace with associated car parking in the George St/ Ermine St area.

Around 2 hectares of additional employment land is envisaged. This is in the George St/ Ermine St area and land west of the railway. Offices are the most likely uses in these areas.

In common with other options, additional public car parking is expected. Provision is also made in this option for Huntingdonshire Regional College to relocate to the Hinchingsbrooke area.



Figure 1.8 Consultation on Options Leaflet page 5



This option intends for all currently open land to be kept as open space - that is the land west of the railway, and land in Hinchingsbrooke apart from provision for the Huntingdonshire Regional College. This option therefore does not involve any new Greenfield development.

Over 9 hectares of land can be provided for housing. Almost 500 homes could be provided if densities of 80 per hectare in George St/ Ermine St and 40 per hectare elsewhere are used.

A slightly smaller area of land for retail is envisaged than the other options. This could result in less retail floorspace than the other options, or the same amount, if some of the development or associated car parking is on more than one level.

The total amount of additional employment land would be only half a hectare, limited to some land in the George St / Ermine St area. This would not make a significant contribution to the need to provide more jobs in Huntingdon.

In common with other options, additional public car parking is expected.

5



Open Space

Figure 1.9 Consultation on Options Leaflet page 6

Your Comments and How We Have Responded

“The Area Action Plan should not precede the Core Strategy”

The Core Strategy: Preferred Options was produced by Huntingdonshire District Council in November 2007. This sets out draft principles, strategy for the district, and sets the overall spatial policies 2, 7 and 8 in relation to the number of employment and retail floorspace will be provided in a significant mixed use development in the area covered by the Huntingdon West Area Action Plan. The amount of development in the area wider Huntingdon area is not specified in the Core Strategy: Preferred Options except that the hectares of employment land and 9,000m² of goods (or the like) as well as possibly a provision of 4,000m² of convenience retailing (grocery shops) required over the district as a whole.

“Retail in this area has the potential to adversely affect the town centre”

The Core Strategy: Preferred Options draft policy 8 promises retail growth within town centres in accordance with government guidance. Proposals for Huntingdon West are for additional, complementary retail development to be pursued after development opportunities in the town centre have had time to be taken up. The type of retailing and the amount to be located in this area will be critical to the long term viability of the town centre and retail development will only be permitted if it is complementary to, and expressly beneficial to, the overall health, vitality and viability of the existing town centre as a retail location. The amount suggested in all the options would allow for comparison retailing, perhaps of the large format type. The small amount of convenience retailing required by the Core Strategy: Preferred Options suggests that an additional supermarket is not needed in this location, although it is possible that an existing supermarket could relocate from the town centre and make way for additional comparison goods retailing in the town centre.

“The Area Action Plan should not precede a decision on the future route of the A14 and there should be transport evaluations of development proposals”

A Preferred Route for the A14 was announced by the Highways Agency in October 2007. Although there is still some time before the route is finalised, we are able to progress the Area Action Plan with greater certainty that the existing A14 will be rerouted and the railway flyover on a future road land uses as there are therefore based on a pattern that includes a new link road between George Street and Ermine Street to be achieved through development. Transport evaluations are being carried out of the options in this leaflet.

“More car parking should be provided in this area”

A draft Car Parking Strategy and Action Plan was produced by Huntingdonshire District Council in November 2007. The Action Plan identifies the need to find additional car park area for long stay users. Car parking areas are proposed in the options for that use as well as that associated with new development.

“New landmark buildings could affect the historic character of the area”

The new Huntingdon Conservation Area boundary was adopted in December 2007 and extends over key parts of the Huntingdon West area. The Core Strategy: Preferred Options draft Policy 1 also includes the conservation of buildings, sites and areas of architectural or historic importance. The additional controls of Conservation Area designation and the draft policy will help to ensure that proposals are appropriately considered in relation to the historic character of the area. All new buildings and developments will be required to display a high level of design quality and all new or altered landmark buildings even more so.

6

Figure 1.10 Consultation on Options Leaflet page 7

"The Ermine St / George St area has a number of constraints that may affect development"
The Issues and Options document noted contamination from former industrial uses and noise under the railway. Barrick Brook flows in a culvert also present a constraint. Development also needs to recognise existing development of heritage value. These constraints will be considered in preparing development proposals.

"Views Common is important as it is an historic open space"
The A14 decision involves removing the railway flyover which currently crosses Views Common and this will significantly alter the way the land is visible in the locality. The land could be accessible from the new road options therefore the flyover is removed. Some options will provide for development on the eastern parts of Views Common.

"Landro Ltd, owners of land adjacent to the railway and Views Common seek commercial office development on that land"
Redevelopment of the Water Tower was approved in December 2007 and this land is now not shown in these developed concepts for offices on the land between the railway and Views Common. Some of the options provide for such employment activities on the Landro Ltd owned land.

"There should not be commercial development on land on the northern side of Thrapston Rd / Huntingdon Rd"
The proposal for commercial development is not being taken forward and the area is not shown on the options. Public car parking to serve the Country Park could possibly be provided on some land.

"The hospital management seeks to redevelop land in their ownership for housing"
The options reflect the land which is likely to be surplus to the hospital's requirements.

"Network Rail advised that where their land becomes a surplus to requirements it may become available for a range of uses. However, they will continue to require a large area of land for car parking"
The road pattern will be amended as a result of the realignment of the A14. However, no options are shown at this stage for the railway station as it is expected that the land will be primarily needed for car parking.

"Greater detail on the phasing of projects and the scope of planning contributions is needed"
Greater detail on phasing and planning contributions will be provided in the Preferred Option document. The Core Strategy: Preferred Options, the draft Car Parking Strategy and the approved Affordable Housing Supplementary Planning Document (all released in November 2007) all provide some additional detail to help identify the requirements for planning contributions. It is expected that in addition to normal requirements contributions there will be the need for additional specific contributions in this area to bring about the following:

- Ermine Street to George Street Link Road
- Improvements to Hinchingsbrooke Country Park
- Improvements to Views Common
- Safer crossings of the ring road linking this area with the town centre
- Improvements within the wider area linking housing areas to the town centre
- Footpath and cycleways improvements across the railway bridge linking areas east and west of the railway.

Figure 1.11 Consultation on Options Leaflet page 8

Huntingdonshire
DISTRICT COUNCIL

Next steps
Please take the time to complete the questionnaire and return it by **5 June 2008**
For a copy of the questionnaire electronically and for further information about the process to date, including copies of the initial sustainability appraisals of the Issues and Options document and these Options, go to: <http://www.huntsdc.gov.uk/Environment+and+Planning/Planning+Policy/>
The questionnaire aims to get your views on the relative priorities of the three options in the different coloured areas. You may wish to pick different options for each area of land, or suggest alternative splits of different activities. Please also send us your views on anything else about these options in the general comments section. You may wish to comment, for example, on the boundaries of the areas identified, the suggested housing densities, or how development contributions should be used.
The questionnaires will be analysed and the results will be used to inform the production of a Preferred Option document. We intend to publish the Preferred Option later in 2008 for a six week public consultation period. Consultation responses on that document will be considered prior to the production of an Area Action Plan for submission to the Secretary of State. Representations will then be called for and considered by an independent inspector.

Huntingdon

Figure 1.12 Consultation on Options Questionnaire page 1



Huntingdon West Area Action Plan Options Questionnaire

1. Which option do you prefer for the George St / Ermine St (blue) area? *(please tick box)*

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

2. Which option do you prefer for the West of Railway (yellow) land?

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

3. Which option do you prefer for the Hinchbrook (red) land?

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

Figure 1.13 Consultation on Options Questionnaire page 2

4. Which option do you prefer in general?

A B C Alternative

Please provide an explanation of your choice or any alternative you suggest here.

5. Do you have any further comments on the leaflet?

Please provide any general comments here.

Your contact details

Name

Organisation

Address

Post Code

Email

Telephone

Post in the reply paid envelope by 5 June 2008 or email to: ldf@huntingdonshire.gov.uk
If you have any queries, please telephone: 01480 387 069 or 01480 388 431

Consultation on the AAP

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Table 3 Consultees and Bodies Notified of Options Leaflet

Members, and adjoining Town and Parish Councils as follows were emailed:

Abbots Ripton Parish Council, Alconbury Parish Council, Alconbury Weston Parish Council, Barham & Wooley Parish Council, Brampton Parish Council, Broughton Parish Council, Buckden Parish Council, Easton Parish Council, Ellington Parish Council, Fenstanton Parish Council, Godmanchester Town Council, Grafham Parish Council, Great & Little Gidding Parish Council, Hemingford Abbots Parish Council, Hemingford Grey Parish Council, Holywell-cum-Needingworth Parish Council, Houghton and Wyton Parish Council, Huntingdon Town Council, Kings Ripton Parish Council, Kings Ripton Parish Council, Offord Cluny Parish Council, Offord D'Arcy Parish Council, Old Hurst Parish Council, Somersham Parish Council, St Ives Town Council, The Stukeleys Parish Council and Woodhurst Parish Council.

Landowners/ Those with an interest in land highlighted in Options were emailed:

Cambridgeshire County Council – Property, Network Rail, First Capital Connect, Highways Agency – A14 proposals, Landro Ltd, Cambridgeshire Police Authority, Hinchingsbrooke NHS Trust, Huntingdonshire Regional College, Stanton Retail Developments Ltd, Sainsburys, Royal Sun Alliance, Ruston's Engineering, Freemen of Huntingdon, Travis Perkins and Project Ferry (No 2) Ltd

Other stakeholders/ those with an interest in land that is not highlighted were emailed:

Cambridgeshire County Council – Policy & Transport departments, GO-East, Highways Agency – policy, Hinchingsbrooke School, Church Commissioners, Godwin House, Speedy Hire, Old Post Office & George Hall, Churchmanor Estates Company, Freshwater Estates (UK) Ltd, Huntingdon Town Council, Brampton Parish Council, The Stukeleys Parish Council, Huntingdon Town Centre Partnership, Federation of Small Businesses, Greater Cambridgeshire Partnership, Friends of Hinchingsbrooke Country Park, Environment Agency, Home Builders Federation, English Heritage, CPRE and Anglian Water Services.

Other previous submitters were emailed:

Buckden Parish Council, Great & Little Gidding Parish Council, Nigel, Alison & Frances Wood, Mrs Debra Parker-Seale, Allan Brocklebank, Holywell-cum-Needingworth Parish Council, Connolly Homes Plc, David Wilson Estates, Persimmon Homes East Midlands, Sustrans Ltd, Huntingdon and Godmanchester Civic Society, Tim Fryer, Somersham Parish Council, Huntingdon Youth Town Council, David Hufford, John Dillistone, Nerys Baker, James Searle, The Wildlife Trust, Sport England, Mr J Fowler (Sports and Fashions), Michael Lees, Penny Shaw, Mrs Jacky Jenkins, AWG Property Ltd, Brampton Youth Forum, Huntingdonshire Local History Society and Flagship Housing.

All Limehouse registered consultees and agents were automatically notified.

All households in the George St/ Ermine St area were dropped a leaflet, questionnaire and letter.

All households in the Hinchingsbrooke area were mailed a leaflet, questionnaire and letter.

Table 4 Respondents on Options Leaflet

1. Michael Lees
2. Allan Brocklebank
3. McMullan
4. McKenzie, Connexions

5. Bryan Houghton
6. Dance
7. Singh
8. Woolen & Freeman
9. Mr Tim Johnson, Kinnaird Hill
10. BLANK
11. Mrs Sandra Mitcham, Parish Clerk Holywell-cum-Needingworth Parish Council
12. BLANK
13. Juliet Good
14. Nick Tulip
15. Giorgio Martinelli, White Young Green
16. Kenneman
17. Kathleen Sims
18. Cromwell Park School, Cromwell Park Primary School
19. A Witherspoon
20. Paul Thornton
21. Schanki
22. Linda Francavilla
23. Capito
24. Rice
25. Mark Barry
26. Paul Osborne, Hapa Laetus
27. Jones
28. Mr John Nunn, The Card Gallery
29. Miss Rachel Pateman, Assistant Conservation Officer The Wildlife Trust
30. Mr Colin Dunlop
31. Quine
32. Lisa Osborne
33. Mrs A Morrell
34. B Dickinson
35. Miss Maydo Pitt, Government Office for the East of England
36. David Kemp
37. Mrs Owen
38. Mr A Moate
39. Rosalind Bates
40. Wilkins
41. Cathy Taylor, Cambridgeshire County Council
42. BLANK
43. Alan Matthews, Barker Storey Mathews
44. Dr H Perera
45. S Batty
46. M McCandless
47. Sue Billingham
48. Robert Scadding, Planning Potential Ltd
49. Ms Karen Cameron, Town Clerk Huntingdon Town Council
50. Gillian Tordoff
51. Nicola Eves
52. Mrs D.A. Mulley

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53. Cornish
54. Andrew Pawley
55. Lynne Manley
56. Mrs T Turner
57. Alan Greenbank
58. Sue and Simon Chapman
59. Brenda Eade
60. Mrs Jo Haddigan
61. Jonathan Barlow
62. Tom Gilbert-Wooldridge, Territory Planner (East) English Heritage
63. Mr Tim Fryer, Councillor Brampton Parish Council
64. Mr Trevor Payne
65. John Retallic
66. Haggett
67. Jenkins
68. Grayston
69. Ghosh
70. Pattison
71. Barker
72. Julia Hendron
73. Ben Woodthorpe
74. Tredennick
75. Mattadeen
76. Ward
77. Alan McInroy
78. Towers
79. Richard Dyson
80. Thorogood
81. Sinclair
82. Mr. Paul Ryan, Councillor The Stukeleys Parish Council
83. Kett
84. Boatwright
85. Lewin
86. Sefton
87. Ayto
88. Klokkaris
89. P Bryant, Parish Clerk Somersham Parish Council
90. Bobby Billinghamurst
91. White Hovan
92. Tuohy
93. Given
94. Mrs H Molyneux
95. Mr David H Woods, Hinchingsbrooke Hospital
96. Peter Windmill
97. David Cutter
98. Mr T Keohane
99. Jill Boxnall
100. Tony Lambord

101. Mr B Morar
102. B Radford
103. Andy Greaves
104. Geoff Keeble, Senior Development Control Manager Highways Agency
105. BLANK
106. Mr C Jordan
107. Mr David Kerr, Clerk Huntingdon Freeman's Charity
108. Jonty Bell, Huntingdon Youth Town Council
109. Clive Wille
110. Mr and Mrs Curtis
111. D Solman
112. Ian Scotney
113. Catherine Moulton
114. Mrs J. A. Elliott
115. Mr and Mrs Leahy
116. Stephen Cole
117. BLANK
118. Mr James Campbell
119. Hinchingsbrooke Water Tower Ltd
120. Colin Luscombe, Cambridgeshire Police Authority
121. Sainsburys Supermarkets Ltd
122. Maurice Dixon
123. Mr B Dickinson
124. Drew
125. Mara Bogdanovic
126. Elizabeth Bradford
127. Mr Lea
128. Summers
129. Catherine Adams
130. Dr Keith Barker
131. Lucy Mason
132. Adele Dant
133. C Tivolle
134. John Fielding
135. Mr Stewart Patience, Cambridgeshire County Council
136. Judi Ingram, East of England Ambulance Service
137. Michael Nunes
138. St Ives Town Council

Summary of Representations

1.21 There were a total of 134 representations including 8 which were received after 5 June but were accepted.

1.22 Some 100 of the people who made representations live in the Hinchingsbrooke area. The planning application for Huntingdonshire Regional College was current at the time and there was considerable local interest in this, which influenced results in favour of the one option which did not include provision for Huntingdonshire Regional College – Option A, and to a lesser degree the option of suggesting an alternative.

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1.23 In respect of the question about what option was preferred overall, of those who answered this question 48% preferred Option A (employment), 6% preferred Option B (housing), 14% preferred Option C (open space), and 32% preferred an alternative.

1.24 In respect of the George St/ Ermine St area of those who answered this question 50% preferred Option A (employment), 17% preferred Option B (housing), 12% preferred Option C (open space), and 21% preferred an alternative.

1.25 In respect of the West of Railway land of those who answered this question 25% preferred Option A (employment), 22% preferred Option B (housing), 33% preferred Option C (open space), and 20% preferred an alternative.

1.26 In respect of the Hinchingsbrooke area of those who answered this question 40% preferred Option A (employment), 10% preferred Option B (housing), 24% preferred Option C (open space), and 26% preferred an alternative.

1.27 This indicates that prioritising employment development may in general terms be favoured. The level of housing development proposed in Option B may be considered excessive. In respect of the west of railway land, there was little difference between levels of support for each option, although the most preferred was Option C which showed the whole area as open space.

Table 5 Summary of Responses

	George St/ Ermine St	West of Railway	Hinchingsbrooke	Overall
A (Employment)	50%	25%	40%	48%
B (Housing)	17%	22%	10%	6%
C (Open Space)	12%	33%	24%	14%
Alternative	21%	20%	26%	32%

Representations on Consultation on Options

1.28 The details of all comments made are available on the Council's Consultation Portal [Consultation Portal](#).

Consultation on Preferred Approach

1.29 The Preferred Approach was made available for comment between 29 May and 10 July 2009. Prior to the release of the Preferred Approach contact had been made with key stakeholders regarding the proposals and a number of responses received during February and March 2009 were used to help inform the preparation of the document. A presentation was also made to Town and Parish Councils on 31 March 2009 then the Huntingdon Town Partnership on 20 May 2009 to introduce the document and to the Huntingdon Town Council on 18 June 2009.

1.30 The Preferred Approach document was made available at Council offices and the Huntingdon Library, and was available together with a number of supporting documents and key sources on the Council's website. A display covered a wall of the Hinchingsbrooke Country Park Visitors Centre/Cafe during the entire time and posters were displayed at Hinchingsbrooke Hospital.

1.31 The following flyer was available and ran on the screen in the Council's Customer Service Centre during the period:

Figure 1.14 Preferred Options Consultation Flyer Outside



Figure 1.15 Preferred Options Consultation Flyer Inside

Huntingdon West Area Action Plan

Preferred Approach Consultation 2009

The Council has produced a draft plan to enable sustainable development to take place west of Huntingdon.

The plan includes:

- Sites for new jobs, shops and houses in the area currently occupied by warehouses and factories, between George Street, Ermine Street and the railway.
- A new link road between George Street and Ermine Street, that will connect with the proposed A14 improvements and a potential future link road in Hinchingsbrooke.
- Sites for jobs and houses in locations around the hospital and the police headquarters.
- A major extension to Hinchingsbrooke Country Park and improvements to Views Common.
- New footpath and cycle links.

Don't miss this opportunity to have your say. Visit our website for details: www.huntingdonshire.gov.uk

The Vision

George Street / Ermine Street area transformed by regeneration into a mixed use area to complement the town centre and act as a 'bridge' to link the Hinchingsbrooke area with the town centre.

New and improved transport routes and more sustainable transport patterns.

Development of the Hinchingsbrooke 'community campus' for educational / training / economic development purposes.

Hinchingsbrooke Country Park enhanced and Views Common improved.

Consultation on the AAP

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1.32 The following press release was issued together with a copy of the Vision diagram. There was press coverage in local newspapers and the Huntingdon Live magazine of June/July 2009.

Press Release May 2009

Views are invited on Huntingdonshire District Council's proposals for the western area of Huntingdon. Consultation begins next week (Friday 29 May 2009) and runs until Friday 10 July.

The area action plan covers land west of the town centre, including the railway station and Hinchingbrooke area.

It is expected that much of the underused industrial land will be regenerated and brought back into more productive use. Provision is made for a mix of uses including new shops, employment and homes. There is also potential for additional long stay public car parking.

In the Hinchingbrooke area, additional development potential has been identified to enhance the 'community campus' uses and its character. Development in this area is expected following the creation of new road infrastructure associated with the A14 changes.

A major extension to Hinchingbrooke Country Park is proposed in order to meet the needs of our growing population. Development should meet all the latest environmental standards. High quality design, recognising the existing heritage and promoting biodiversity will be required.

Councillor Doug Dew, executive councillor for planning strategy, said: 'This is a key stage for people to get involved by commenting on the approach set out in the document. While development may be affected in the short term by the recession, this document sets out our plan for the next 15 years during which we hope to enable Huntingdon West to become a vibrant quarter of the town'.

The document is available on the council's website with an online response form which can be accessed using the link on the right.

It is also available at local libraries, our customer service centres, and access points.

1.33 The following article was included in the Council's 'District Wide' magazine in **May 2009**:

**Figure 1.16 District Wide Article
May 2009**



Persons Notified

1.34 The people notified of the Preferred Approach were largely the same as those notified of the Options leaflet as follows:

Table 6 Consultees and Bodies Notified of Preferred Approach

Neighbouring authorities and statutory bodies were sent a letter:

East Northamptonshire District Council, East Cambs District Council, English Heritage, Fenland District Council, Government Office for the East of England, Highways Agency, Mid Beds District Council, Natural England, Peterborough City Council, South Cambs DC, Network Rail, Cambridgeshire County Council, Cambridgeshire PCT, East of England Strategic Health Authority, East of England Regional Assembly, Environment Agency

1000 flyers were sent to households within the area together with a letter.

Local Members were emailed and local Town and Parish Councils sent a letter with a flyer.

A letter and in some cases a follow up email was sent to the following stakeholders:

Network Rail, First Capital Connect, Highways Agency, Landro Ltd, Cambridgeshire Police Authority, Hinchingsbrooke NHS Trust, Huntingdonshire Regional College, Santon Retail Developments Ltd, Sainsburys, Royal Sun Alliance, Ruston's Engineering, Freemen of Huntingdon, Travis Perkins, Project Ferry (No 2) Ltd, Church Commissioners, Mr & Mrs Armstrong, Mr & Mrs Jackson, John Sewell, Harry Raby, Hinchingsbrooke School, Cromwell Park Primary School, Godwin House (Kurland Estates), Speedy Hire, Old Post Office & George Hall, Churchmanor Estates Company, Freshwater Estates (UK) Ltd, Cambridgeshire Fire and Rescue, Town Centre Partnership, Federation of Small Businesses, Greater Cambridgeshire Partnership, Friends of Hinchingsbrooke Country Park, Home Builders Federation, CPRE, Anglian Water Services, Alconbury and Ellington Drainage Board, Stagecoach, Hinchingsbrooke Business Park (Agent)

All Limehouse registered consultees and agents were automatically notified.

Consultation on the AAP

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Representations on Preferred Approach

1.35 There were 92 representations from the following 58 parties:

Table 7 Respondents to Preferred Approach

Mr Barry Dickinson
Dr Jan Axmacher
Mrs Deborah Urwin
Phyllis Gibson
Mr Adam Ireland, Planning Liaison Officer Environment Agency
Allan Brocklebank
Eric and Grace Sellens
Peter Windmill
Ben Woodthorpe
Anglian Water, Planning Liaison Manager, Anglian Water Services Ltd
Jamie Parker
Kathleen Sims
Sarah Burgess, Commission For Architecture and The Built Environment
Mrs Catherine Owen
Mr and Mrs AD and WJ McHale
Sue and Simon Chapman
Miss Rachael Bust, The Coal Authority
Dr Katherine Bowers
Mr Gareth Ridewood, CPRE Cambridgeshire
Mr Martin Baker, The Wildlife Trust
Ignis Asset Management
Mr Malcolm Lyons, FSB Huntingdonshire
Penny Bryant, Somersham Parish Council
Mr Richard Meredith, Chairman Huntingdon and Godmanchester Civic Society
Katy Sismore, Huntingdon Town Centre Manager, Huntingdon Town Centre Partnership
Mr Neil Wild, Director The Colin Sanders Innovation Centre (Project Ferry No 2)
Mr Eric Hall, Britten Investments Ltd (In Administration)
Caroline Dawson, Planning Potential Ltd (for Churchmanor)
Mr Paul Ryan, Councillor The Stukeleys Parish Council
Mr David H Woods, Hinchingsbrooke Health Care NHS Trust
Mr Philip Raiswell, Senior Planning Manager Sport England
Janet Nuttall, Planning and Conservation Advisor Natural England
Mr Paul Belton, Senior Planner The Fairfield Partnership
Mrs Jacky Homer
Mr Andrew Greenway, Capital Project Manager Huntingdonshire Regional College
Rose Freeman, Planning Assistant, The Theatres Trust
Mr. Peter Downes
Dr Michael Gregory
Mr Stewart Patience, Policy Officer (Development Strategy) Cambridgeshire County Council
Janet Innes-Clarke , Clerk Brampton Parish Council
Mr Neil Crosby
Helen De La Rue, Assistant Planning Officer, East Of England Regional Assembly
Guy Gredley, Hinchingsbrooke Water Tower Ltd & Landro Ltd
Tom Gilbert-Wooldridge, Territory Planner (East), English Heritage
Jockey Club Racecourses
Sainsburys Supermarkets Ltd, C/O DPP LLP
Karen Crowder-James, Tesco Stores Ltd

Sandra Besant
Miss Maydo Pitt, Go East
Mr Derek Norman
Ruston's Engineering Co Ltd, Ruston's Engineering Co Ltd
Mr Mark Norman, Planning Manager Highways Agency
Henry Bletsoe
Nerys Baker, Brampton Bridleway Group
Mr David Kerr, Clerk Huntingdon Freeman's Charity
Mr Graham Lewis, Alconbury and Ellington Internal Drainage Board
Ms Karen Cameron, Town Clerk Huntingdon Town Council
Colin Luscombe, Cambridgeshire Police Authority

Summary of Representations

1.36 Of the 58 groups or individuals who responded, 20 were local residents, 12 were key stakeholders owning land, and 19 were interested groups.

1.37 Compared to the previous options consultation fewer local residents responded reflecting the lack of a current issue as the Huntingdonshire Regional College had been approved, and the fact that the consultation was more open-ended rather than questionnaire based. It is noted however that all residents in the area received a form to guide their response and reply-paid envelope.

1.38 Respondents generally supported the area action plan although most had particular points to suggest as potential improvements to the plan. A couple of respondents raised questions on whether the plan was flexible enough to deal with changes over time.

1.39 Existing traffic and the potential for additional traffic was raised by many. There was support for the West of Town Centre Link Road – one response indicated this was essential to the success of the regeneration of this area and another response noted that this would help with traffic on the one way system. In respect of the Highways Agency proposals to change the A14, some concerns were raised particularly about the road crossing Views Common and the potential for delays at intersections. There was a split view on the idea to investigate a further road across Views Common with some supporting this to ease traffic in the Hinchingsbrooke area and others concerned at the need for this and the impacts on Views Common. Two respondents put forward alternative road layout ideas.

1.40 Proposals to improve pedestrian and cycle routes were supported although some respondents considered that pedestrians and cyclists had not been given sufficient priority. There was support for improved pedestrian crossings of the ring road, with signalised crossings suggested. A safe crossing on Brampton Road was also requested. Respondents also suggested further reference to public transport such as the incorporation of bus priority measures where possible to enhance access.

1.41 Three respondents specifically mentioned support for the proposal for an additional public long stay car park. Two respondents noted that new car parking should be subject to the same charges as the town centre.

1.42 Some respondents opposed further development at Hinchingsbrooke, primarily due to traffic issues but also because of a concern with the character of the area. Three respondents specifically opposed the proposal for housing on the hospital land. The hospital owners supported development at the hospital but noted that they could not put a timescale on development due to the land all being required for operational purposes at present.

1.43 Redevelopment in the George St/ Ermine St area was supported. It was noted that necessary remediation of contaminated land would need to be carried out and the link road developed quickly. Some respondents sought additional provision for leisure activities and a hotel to help make the area vibrant.

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1.44 The proposals for retail development in the George St/ Ermine St area resulted in some detailed comments. It was stated that the policy should be clear that shopping in this location must not be at the detriment of the existing town centre, particularly the development of Chequers Court. The type of retail was commented on with most noting that there should be only a single development, not a shopping mall or street. However the proposal to identify the square metres of possible retail in the policy was argued against. One respondent objected to the proposal for the George St end to be the location for retail development, arguing that the Ermine St end was also suitable.

1.45 Five respondents made specific mention of Barracks Brook and supported the proposal for a sustainable drainage system that might involve the removal of the culvert and establishment of a green linkage. There was some concern that further investigation of flood risk may be needed prior to allowing development.

1.46 The proposed extension of Hinchingsbrooke Country Park received support. Suggestions were made that the policy should refer to biodiversity and informal recreation. There was some concern at the proposal for a car park along Huntingdon Road in Brampton, particularly if it was hard surfaced and used for more than special events only. One respondent asked for land along Thrapston Road to be identified for development.

1.47 The proposed design policy received little comment, what comment there was being generally supportive of the need to protect character and local distinctiveness. There was also support for renewable energy, such as combined heat and power installation, and passive techniques to reduce energy use.

Representations on Preferred Approach Consultation

1.48 Full detail of all comments are available on the Council's [Consultation Portal](#) and a summary with a note on the outcome or answer to each response is contained in Appendix 2 (LINK).

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Vision

Summary of Consultation

2.1 A draft vision contained in the Issues and Options 2007 attracted significant opposition on some points. Of the 23 responses to the questions about the vision, 16 clearly indicated that they did not support it as proposed.

2.2 The main concern with the Issues vision was the fourth paragraph about development in the Thrapston Rd /Huntingdon Rd area in Brampton. The reasons for opposition to this were due to the land being largely within a floodplain; having significant landscape value; being greenfield and poorly related to Brampton; and affected by high levels of traffic on the road and dual use footpath/cycleway. Only the owners of some of the land supported development for a mix of uses.

2.3 There was comment about the green gateway reference in the Issues vision as it was considered more appropriate to refer to links with existing strategic green space. There was also comment that the Issues vision did not specifically address road changes within the area and the need for additional car parking. There was general support for the transformation of the George St / Ermine St area but some concern about provision for retail because of the potential to adversely affect the town centre.

2.4 The Options 2008 did not include a revised vision, although it noted that there would be changes based on the comments received on the earlier document. Proposals for business development in the Thrapston Road / Huntingdon Road area were not taken forward in light of reasons highlighted in consultation responses. It was also noted that new documents had been released including the Core Strategy: Preferred Options November 2007, the Preferred Route for the A14 October 2007, the new Huntingdon Conservation Area boundary December 2007, and a draft Car Parking Strategy and Action Plan November 2007.

2.5 The revised draft vision of the Preferred Approach 2009 sought to enhance the area to create a thriving and vibrant quarter of Huntingdon boosting the town's viability and vitality. The vision referred to the changes in transport routes and locations for particular change. The vision also set out how Huntingdon West should lead the way in sustainable development and use innovative technologies.

2.6 The Preferred Approach vision attracted little comment with most respondents indicating general agreement with the approach as set out. However, it is noted that one respondent sought provision to allow for development of some land along Thrapston Rd. This representation is considered in more detail in the part of this Statement of Consultation relating to Hinchingsbrooke Country Park.

Summary of Sustainability Appraisal

2.7 The Initial Sustainability Appraisal (SA) on the Issues and Options 2007 did not assess the vision as such, instead assessing the objectives and themes included in the document.

2.8 The overall conclusion of the Initial SA 2007 was that there was a strong and consistent theme of sustainability running through the topics collectively. The Initial SA noted that a location based policy such as promoting employment and housing in the George St / Ermine St area and encouraging appropriate development in Hinchingsbrooke aim to exploit synergy in concentrating development in the most accessible locations. This approach reflects government guidance on sustainable communities and aims to maintain a critical mass of services, amenity, employment and housing that are mutually supportive.

2.9 The Initial SA 2008 assessed the objectives and three options and concluded that the options have different sustainability strengths. Option A had the greatest potential for reducing the need to travel in that it offered the most employment opportunities. Option B offered the most additional decent and affordable housing. Option C minimised the use of greenfield land and best respected the historic landscape character. Overall Option C scored

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better in the sustainability appraisal. Nevertheless, it was considered that a value judgement was needed on the relative merits of the different strengths and the results of the consultation would help to identify this and lead to the preferred option which may be a mixture of the options presented.

2.10 The Draft Final SA on the Preferred Approach 2009 made no recommendations for change in respect of the vision. It noted positive effects such as maximising development on brownfield land, promoting sustainable transport, and creating an attractive environment. The effect of the Preferred Approach vision was less certain in respect to sustainability objectives regarding climate change and reducing emissions of greenhouse gases and other pollutants although it was noted that it is envisaged that the area will showcase emerging technologies in renewable energy production and promote sustainable methods of construction and that buildings will be designed to be adaptable.

Proposed Submission Vision

2.11 The Proposed Submission vision is largely unchanged from that in the Preferred Approach 2009, although significantly changed from that in the Issues and Options 2007 to take account of responses received to the consultations. It does not envisage development in the Thrapston Rd / Huntingdon Rd area. It is consistent with visions set out in the East of England Plan 2008 and Core Strategy 2009.

2.12 The vision recognises the need for change in the Huntingdon West area. It seeks to enhance the area to create a thriving and vibrant part of Huntingdon which will help to boost the town's viability and vitality. It identifies areas where the most change is expected to occur and sets out ways in which improvements to the public realm can be made. Fundamental to this are the changes to transport routes which will make the area more accessible.

2.13 Development is not intended to be average or mediocre. The vision sets out how Huntingdon West should lead the way in sustainable development, and use innovative technologies.

2.14 The Vision supports delivery of Core Strategy Objectives 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

2.15 The Proposed Submission Vision can be found on page 6 of the Proposed Submission document.

Proposals Map

2.16 The Vision does not require any designations on the Proposals Map. The Vision is illustrated by Map 2 on page 7 of the Proposed Submission document.

Objectives

Summary of Consultation

2.17 16 objectives were set out in the Issues and Options 2007 about sustainability, function, local distinctiveness, accessibility and implementation.

2.18 Response to the objectives was evenly split. Of the 15 respondents, 7 clearly indicated support and 8 objected. However, one respondent in their support noted that the objectives were phrased in such general terms that they were obviously acceptable. The respondent representing the government (GO-East) stated that the objectives were too broad and Council could develop objectives that were more detailed and focused for the development and regeneration needs of Huntingdon West. Another respondent also stated that some of the objectives were too broad and needed rewording. Other representations raised concerns on the wording and one stated that they thought the objectives and vision inconsistent.

2.19 Objectives were not set out in the Options leaflet 2008.

2.20 The Preferred Approach reduced the number of objectives to five about sustainable travel; a vibrant new quarter; healthy and green; a high quality environment; and infrastructure, phasing and implementation. By reducing the number it was intended that the objectives would be targeted to the significant issues that the area action plan is addressing, while retaining the essential elements sought in the Issues and Options objectives.

2.21 This approach was generally supported with little comment specifically about the objectives received. A couple of respondents in respect of the first objective on sustainable travel considered it unclear and noted that it did not appear to deal with the entire area. Another respondent queried the reference to a 'new quarter' pointing out that development will largely be on brownfield land and therefore the area was not 'new' and that the area was not perceived as a 'quarter' as development will be not only in the George St / Ermine St area but also in Hinchbrook.

Summary of Sustainability Appraisal

2.22 The Initial SA in 2007 and the Initial SA of the Options in 2008 both assessed the 16 objectives as they appeared in the Issues and Options document against the sustainability objectives. The sustainability objectives had been refined in between the two assessments to reduce the number of these from 22 to 18.

2.23 Both assessments revealed that the objectives mostly had a positive relationship or no relationship at all. Tensions that were obvious related to both protecting the environment and maximising development. Strong links were found between objectives encouraging development, open space, and improving linkages.

2.24 The Draft Final SA 2009 included a compatibility matrix for the Preferred Approach objectives in relation to the sustainability objectives. The objectives have few links with the sustainability objectives relating to reducing waste and encouraging re-use and recycling; minimising flood risk; reducing greenhouse gas and other pollutants; maximising renewable technologies; and inequalities. These issues are expected to be dealt with by the Development Management DPD in a more general way across the district than the specific Huntingdon West Area Action Plan.

2.25 Strong links were found between objectives encouraging development, open space, and improving linkages as would be expected in respect of this area action plan.

2.26 The first objective for sustainable travel was questioned in relation to its potential impact on the character of the environment but it was noted that improved pedestrian and cycle routes have the potential to encourage healthy lifestyles. The new roads and improved accessibility were consistent with the aim of improving the ability of the local economy to compete and adapt to change.

2.27 It was noted that the second objective should help improve local services, providing additional housing and employment and improving the economy.

2.28 While the third objective was identified as potentially having the effect of maximising opportunities for biodiversity, it was noted that the emphasis was on healthy and active lifestyles for people.

2.29 The fourth objective was aimed at protecting and enhancing the built environment and historic landscape character by high quality and sustainable design.

2.30 It was noted that the fifth objective would help towards the sustainability objectives aimed at providing additional infrastructure and affordable housing and ensuring that the local economy is as efficient and competitive as possible.

Proposed Submission Objectives

2.31 The objectives or aims of this development plan document must be consistent with the overarching objectives set out in the Core Strategy. The objectives have been reduced in number from those in the Issues and Options document to become more focused and directly related to the amended Vision.

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2.32 Promoting sustainable travel is a key objective of the area action plan. In line with responses received on the Preferred Approach the objective has been revised to be simpler and clear that it covers the entire area. Mention is now made not only of the need to encourage walking and cycling, but also the use of buses and trains.

2.33 Huntingdon West offers considerable opportunities to contribute towards meeting the District's requirements for retail, employment and residential development. To meet the requirements of the Core Strategy, a mixture of complementary uses is envisaged within the area. In accordance with a consultation response the objective has been slightly revised to delete reference to a 'new quarter'.

2.34 The Proposed Submission Objectives support the Core Strategy Vision and help achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

2.35 The Proposed Submission Objectives can be found on page 8 of the Proposed Submission document.

Proposals Map

2.36 The Objectives do not require any designations on the Proposals Map.

Sustainable Travel

New and Enhanced Local Road Networks

Summary of Consultation

2.37 The Issues and Options 2007 included a map indicating the proposed new road layout resulting from the removal of the viaduct over the railway. It noted that traffic flow is seen as a significant issue on Hinchingsbrooke Park Road, particularly at peak times for all developments that the road serves. Question 10 asked whether the reconfiguration of the road network could create an opportunity for improvements to traffic flows along Hinchingsbrooke Park Road.

2.38 The new west of town centre link road was also shown on the proposed new road layout map and it was noted that the link would enable two-way traffic flow, unlike the ring road, thereby providing some relief to traffic flows on the ring road. Question 9 asked whether the link road is essential for redevelopment of the George St / Ermine St area.

2.39 There was a degree of concern expressed within the consultation responses at the Issues and Options stage about how a new road layout would improve Huntingdon West and the surrounding area.

2.40 Comments in favour of the new road layout were that it should better distribute traffic through and around the town and potentially better manage traffic flows. However some respondents were concerned at the potential for the changes to detrimentally affect access from areas to the west, such as Brampton. One respondent asked that a further linkage between Hinchingsbrooke Park Road and the de-trunked A14 be considered. In respect of Hinchingsbrooke Park Road, it was also noted that better drop-off points for the hospital and school could be beneficial. A park-and-ride facility for commuters to prevent current parking in the Hinchingsbrooke area was also suggested. Another respondent considered that a transport evaluation of options was required prior to selecting a preferred approach.

2.41 A majority of the 12 respondents commenting on the link road agreed that it was essential, or at least desirable, to enable redevelopment of the George St / Ermine St area. Some of the remaining respondents raised points such as the need to consider alternatives or were concerned about the detail of the exact road alignment.

2.42 The Options leaflet 2008 indicated the new road layout, unchanged from the Issues and Options 2007, in all the options. It noted that the Preferred Route for the A14 was announced by the Highways Agency in October 2007 indicating that the existing A14 was proposed to be re-routed and the viaduct over the railway removed and the creation of a new local road network in its place. It also noted that transport evaluations were to be carried out of the options in the leaflet.

2.43 Representations on the Options revealed a high degree of concern about traffic. In particular, as the proposed application for the relocation of Huntingdonshire Regional College was subject to a formal planning application at the time, there was significant concern expressed about traffic flows on Hinchingsbrooke Park Road.

2.44 Proposals for additional roads were again raised, such as a suggestion for a new road between Hinchingsbrooke and the de-trunked A14 through or in the vicinity of the Hospital, or a road linking Stukeley Meadows to the area over Views Common, or a road over Views Common linking the town centre via a new crossing of the railway.

2.45 A transport evaluation was carried out in respect of the Options 2008 by Atkins Transport Planning. It compared development both with and without the Link Road and concluded that the proposed changes would result in overall improvements to traffic flow. It raised concerns about levels of development in some of the options, noting that further local impact analysis would be required.

2.46 The Preferred Approach included Draft Policy 1 aimed at supporting the network emerging from the proposed A14 changes and the provision of the West of Town Centre Link road to promote better accessibility and relieve traffic. One of the suggestions for new roads identified in representations was also taken on board with text and a map indicating that a new link through to the de-trunked A14 from Hinchingsbrooke Park Road should be investigated.

2.47 Responses indicated general support for a policy recognising the importance of road changes in this area. There were some concerns with the proposed roads, notably about intersections and the potential for additional traffic. Some respondents supported the idea of an additional link in and out of Hinchingsbrooke Park Road while others were concerned about whether there is a need for this and the potential for adverse impacts on Views Common.

2.48 Two respondents put forward a proposal for an alternative road layout which creates a road in the vicinity of the tree belt along the southern edge of Views Common effectively in parallel with Hinchingsbrooke Park Road. From this road could be created access into the Cambridgeshire Constabulary land and access onto what would by then be a de-trunked A14 along the western edge of Views Common adjoining the Hinchingsbrooke Business Park land. As a result more of the current A14 could be removed than is currently proposed by the Highways Agency.

Summary of Sustainability Appraisal

2.49 The Initial SA 2007 indicated that the West of Town Centre Link road is needed on the basis that it will improve traffic flow, enhance vitality and viability in the town centre, provide access and make land redevelopment viable. The changes to the road network proposed by the Highways Agency as part of the A14 proposals were not specifically assessed.

2.50 The Initial SA 2008 included positive comments about new roads creating improved accessibility and opening up the area thereby reducing the fear of crime. However the new roads were not differentiated between the options and therefore the assessment did not target their impacts.

2.51 The Draft Final SA 2009 noted that the new road proposals have the potential to help maximise the use of brownfield land, improve access and help the local economy. However, there is also the potential to detrimentally affect existing open space, biodiversity, archaeology and built heritage. It was also noted that there was no specific reference to footpaths and cycleways.

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Proposed Submission Policy HW1

2.52 Proposed Submission Policy HW1 has been amended from Draft Policy 1 in the Preferred Approach in order to make the relevance to redevelopment as well as accessibility clear, and to list the main elements of the road proposals. Supporting text has been added noting that better provision for pedestrians and cyclists is expected as part of the proposals.

2.53 The road proposals are unchanged from the Preferred Approach. The proposed alternative layout raised in representations has not been taken on board as the Highways Agency is proceeding with their proposals following the publication of the Draft Side Road Orders. The Council endorsed these in principle prior to the Highways Agency Preferred Route Announcement in October 2007 and will consider its formal response to the Draft Side Road Order process in December 2009. It is also noted that the alternative layout proposed would appear to have a significant impact on the tree belt and the intersection to this new road along Brampton Road appears to be too close to the other roads and junctions being created as part of the new network.

2.54 Policy HW1 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 4, 5, 7, 15, & 17.

2.55 The Proposed Submission Policy HW1 can be found on page 10 of the Proposed Submission document.

Proposals Map

2.56 Policy HW1 does not require any designations on the Proposals Map.

Pedestrian and Cycle Links

Summary of Consultation

2.57 The Issues and Options 2007 mapped existing and future walking and cycling links within the area and linking to the Huntingdon West area. It indicated that the area action plan would include new and improved walking and cycling links and asked at Question 14 whether there were other areas which needed to be improved.

2.58 There was universal support for improved walking and cycling opportunities, with one respondent adding that provision for bridleways was also needed. Several respondents pointed to other opportunities: a link from the Country Park to Portholme; and further links to Stukeley Meadows, the Stukeleys and the proposed Northbridge development.

2.59 The Options 2008 mentioned that the area action plan would help address issues such as road congestion with improved pedestrian and cycle linkages however the options did not include information on this.

2.60 Although pedestrian and cycle links were not covered in the Options leaflet, 6 respondents specifically mentioned the need for them in their responses.

2.61 The Preferred Approach 2009 included Draft Policy 2 aimed at supporting pedestrian and cycle links. In addition to the linkages previously identified at the Issues and Options stage and in the Huntingdon & Godmanchester Market Town Transport Strategy, an additional cycletrack/footpath was suggested along Brampton Road in the vicinity of the railway station. It was indicated that this might be required if a high quality link across the railway could not be provided within the current bridge as a result of the Highways Agency proposals. The need for improved crossing points on the Huntingdon ring road was also specifically highlighted on the map.

2.62 The draft policy for better pedestrian and cycle routes was supported by respondents who generally considered this a high priority. Improved crossings of the ring road were supported with signalised crossings suggested. A safe pedestrian crossing of Brampton Road where it meets the new proposed roads was also considered important.

Summary of Sustainability Appraisal

2.63 The Initial SA 2007 supported pedestrian and cycle routes as being clearly sustainable and consistent with national guidance including reducing vehicle emissions and the need to travel by private car and well as being a healthy form of travel. Indirectly, improvements to footpaths and cycleways can also enhance biodiversity as routes can act as biodiversity corridors, therefore helping to reduce habitat fragmentation. It noted that developer contributions may be required to help fund these routes.

2.64 The Initial SA 2008 noted that there is the potential for improved cycleways and footpaths within all the suggested options. However it noted that the option with the least development (Option C) might have the least potential to promote sustainable living. Nevertheless, even in Option C development could significantly contribute towards new and improved cycle and pedestrian routes.

2.65 The Draft Final SA 2009 was supportive of Draft Policy 2 as it would create opportunities to enhance the distinctiveness of the built environment by creating a more understandable urban form, promote a modal shift to more sustainable forms of transport, and improve access to open space.

Proposed Submission Policy HW2

2.66 Proposed Submission Policy HW2 is largely unchanged from Draft Policy 2 except that it has been clarified that the pedestrian and cycle links shown on the map should be safeguarded from development and provided within the plan period. Provision, as detailed later in the infrastructure chapter, is subject to funds coming forward.

2.67 Policy HW2 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 14, 16, & 18.

2.68 The Proposed Submission Policy HW2 can be found on page 12 of the Proposed Submission document.

Proposals Map

2.69 Policy HW2 does not require any designations on the Proposals Map.

The Railway Station

Summary of Consultation

2.70 The railway station was one of the areas particularly identified as a potential area of change in the Issues and Options 2007.

2.71 The proposed changes to the A14 will result in new accesses for the railway station and change the car parking layout. The Issues and Options 2007 noted the potential for additional car parking provision and that land to the north of Brampton Road could be used for this purpose. The document also noted the potential for additional development, for example a commercial building on the road frontage of the railway station site. Questions 41 and 42 asked about car parking while Question 43 asked whether this would be an appropriate location for a landmark commercial building.

2.72 5 out of 10 respondents supported the potential for additional levels of car parking at the railway station, while the remaining half registered concerns about this. Some respondents felt that commuters and other rail users should be provided with improved access to the station by other means than private car, so that increased levels of car parking would not be required, or that priority should be given to utilising the land for sustainable modes of transport such as a bus interchange.

2.73 5 out of 6 respondents supported the potential for land north of Brampton Road to be used for car parking, with the one dissenting respondent again concerned at the sustainability implications.

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2.74 There was some concern raised in the representations about the potential for a landmark commercial building, although most respondents were in favour.

2.75 Network Rail provided comments supporting the provision of car parking at the station, noting that people are more likely to use the rail network if they are able to leave their cars at the station in a safe, secure environment, and continue their remaining journeys by train. They noted that this is preferable to completing the whole journey by car, and clearly facilitates more sustainable travel patterns. Network Rail also noted that they would support redevelopment of land which is surplus for a variety of purposes, but had not declared any land surplus to their requirements.

2.76 The station forecourt underwent significant improvements during 2007 to improve public transport facilities with the provision of a Bus/Rail Interchange, improved taxi rank, short-term pick-up/drop-off parking, as well as public transport connections to Brampton Road and improved cycle parking at the railway station. This was delivered as a jointly-funded scheme by the District and County Council through the Market Town Transport Strategy, working with both Network Rail and First Capital Connect. Revised bus services were also introduced across Huntingdon by Stagecoach. These resulted in greater numbers of bus services accessing the railway station including a number of bus services which are designed to await the arrival of particular trains.

2.77 No options were shown in the Options 2008 for the railway station land as it was expected, following the representation from Network Rail, that the land would be primarily needed for car parking. The suggestion of a landmark commercial building on the railway station site was therefore not pursued and the railway station was not highlighted as an area in which to allocate land for development. However, a small area of land just north of Brampton Road, owned by Network Rail, was identified as an area for development. The document indicated a range of uses possible on this land in common with other areas.

2.78 Network Rail did not comment on the Options 2008, although First Capital Connect provided a comment that the Options leaflet did not address the changes to the station facilities. A couple of other respondents noted that the railway station was not mentioned in the Options leaflet as much as the Issues and Options document. Several respondents supported additional public car parking, and car parking to service activities such as the railway station in the area.

2.79 The Preferred Approach 2009 included Draft Policy 3 to support proposals for development which enhance the railway station, better link it to the surrounding area and provide additional car and cycle parking. A map was included identifying the context of the station and proposals for additional car parking nearby. During 2009 a temporary car park was established to the north of the railway station on private land, and Network Rail established a car park on former coal yard land on the western side of the railway line.

2.80 The proposal in the Options 2008 for development of land immediately to the north of the railway station on land owned by Network Rail was not pursued. This small area of land adjacent to other land used for operational purposes associated with the railway line is not suitable for development due to the topography and the difficulty of gaining road access from the proposed West of Town Centre Link Road.

2.81 One respondent, affected by the Highways Agency proposals for changed access to the railway station objected to those proposals noting its potential intrusiveness and effects on heritage and wildlife. However there was little other direct comment from respondents about the railway station with most supporting the proposals for additional car parking. One respondent noted that there was a need to promote not only car parking but also sustainable transport for example to further improve access via foot, bicycle and public transport.

Summary of Sustainability Appraisal

2.82 The Initial SA 2007 was largely supportive of the proposal for additional car parking on the basis that there was particular pressure on the station car park which was leading to overspill onto residential streets and Council-controlled public car parks. It noted that visual intrusion would be a particular matter to consider if a decked structure was proposed.

2.83 The Initial SA 2007 noted that a landmark commercial building could contribute to the vitality of Huntingdon and help people find their way around given that the area around the railway station is an important gateway to Huntingdon.

2.84 As the Options leaflet did not concentrate on the railway station, and all options for the George St / Ermine St area included 10% car parking, there was no assessment of relevance in the Initial SA 2008.

2.85 The Draft Final SA 2009 supported Draft Policy 3 noting that the railway station is a listed building at the heart of Huntingdon West and proposals to enhance it and encourage use of trains will help to make the local economy competitive.

Proposed Submission Policy HW3

2.86 Some changes to the Railway Station map have been made from the Preferred Approach reflecting the creation of new car parks during 2009. There still remains the possibility of additional car parking on the railway station land, for example in a decked structure, and supporting text makes it clear that further improvements to access the western car park will be sought with any proposal for additional car parking in this area.

2.87 Policy HW3 differs from Draft Policy 3 to the extent that it has been clarified that the Council will need to work with the landowners and other key stakeholders to develop and enhance the railway station; and in response to the representation on this issue it has been clarified that the railway station should better integrate with other modes of travel such as walking, cycling and bus services.

2.88 Policy HW3 supports the HWAAP Vision and Objective 1. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 14, 16, & 18.

2.89 The Proposed Submission Policy HW3 can be found on page 14 of the Proposed Submission document.

Proposals Map

2.90 Policy HW3 does not require any designations on the Proposals Map.

Vibrant Growth

George Street/ Ermine Street

Summary of Consultation

2.91 The Issues and Options 2007 set out the opportunities and constraints for the George St / Ermine St area including contamination of land from industrial use, noise from the railway and roads, and the environmental and built heritage including listed buildings and tree preservation orders. It then asked a number of questions regarding land use (Questions 28 to 40). These questions referred to residential and business uses as well as the potential for live/work units.

2.92 Responses to the questions about the George St / Ermine St area on the Issues and Options 2007 revealed a large degree of support for mixed use. In answer to the question on whether the primary function should be residential or business, most respondents indicated that neither should overly dominate. However, there was some support from four respondents for a primarily residential area, one respondent indicated it should focus on business but not retail and three respondents particularly supported an extension to the town centre including retail.

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2.93 With regard to residential development, the Issues and Options 2007 asked about housing densities. Of the 12 respondents to this question, only one suggested moderate or lower densities, the rest supporting high (described as 80 dwellings per hectare) or very high densities. Some of these respondents however noted the need for good quality design, and sought the development of appropriate forms of housing such as mews type developments which would fit in well with existing residential developments.

2.94 All 8 respondents on the issue of whether live/work units should be located in the George St / Ermine St area agreed that they should be.

2.95 Of the 14 respondents answering a direct question about whether there should be retail development in the area, 6 supported retailing, 2 indicated there should be only a limited amount of small scale retailing, 5 opposed retailing and 1 indicated that there was a need for site specific investigations. Of the type of retail sought, there was a wide divergence of opinion between the 6 who responded on that point with some seeking small scale retail and others seeking larger scale.

2.96 The Options 2008 set out in detail the likely development sites and asked whether employment, housing or open space should be prioritised in the area.

2.97 All options provided for varying proportions of retail, employment and housing, with public car parking expected to take up 10% of the land. Employment varied from 10%-20%, retail varied from 30% - 40%, and housing was 30%, 40% or 50%.

2.98 In respect of the George St / Ermine St area of those who answered this question 50% preferred Option A (employment), 17% preferred Option B (housing), 12% preferred Option C (open space), and 21% would like an alternative.

2.99 Those who preferred the employment option often commented indicating that Option A appeared to provide a good mix of employment, retail and housing.

2.100 As regards retail, there were some 27 respondents who made positive statements about providing retail in this location. Six respondents had concerns about retailing, two specifically opposing it in this location because of a concern about the town centre. One respondent sought that development of Chequers Court be completed first. The comments on retailing were somewhat different from the 2007 consultation where there was a higher degree of concern about retail. The difference may be that this questionnaire was responded to by more of the general public – there were over 100 respondents at this stage instead of approximately 30 at the initial stage. Members of the general public responded with comments such as: 'We need more shops in the area'.

2.101 The Preferred Approach 2009 included Draft Policy 5 to enable redevelopment of vacant and under-used industrial land in George St / Ermine St area in order to facilitate the sustainable and organic growth of the town centre. The Draft Policy indicated that the land should be redeveloped according to a masterplan using the concepts on the included map.

2.102 The Draft Policy indicated that approximately 4,500m² of additional retailing might be provided in this area. It was noted that this figure was based on a proportion of the amount of additional retailing identified in the Core Strategy, with other additional retailing in Huntingdon being expected with redevelopment of Chequers Court. The Draft Policy and supporting text indicated that any retail proposals would have to demonstrate how they would help boost the vitality of Huntingdon town centre by complementing existing retail provision and choice and acting as a positive factor in terms of the overall regeneration and enhancement of the town centre. The 'George St end' of the area was identified as the most appropriate for retail as it will have access from the new link road, is close to existing retailing in the town centre and will help to facilitate improved linkages between the town centre, the railway station and the Hinchingsbrooke area through the site.

2.103 Draft Policy 5 also made provision for between 170 and 230 homes made up of 20 to 40 at the George St end and 150 to 190 at the northern end around Ferrars Road. It was noted that this northern end is not considered suitable for retailing as it is not as close to the existing town centre and the railway station as the George St end. The existing residential development in this area also lends support to increasing housing in a manner which fits in with the townscape given the Conservation Area status of part of the land.

2.104 Provision for office employment activities was also provided for in the policy, as well as alternative town centre uses such as live/work units, restaurants, a hotel or a leisure facility.

2.105 The Preferred Approach 2009 also included Draft Policy 4 which provided for a new public car park on land between the West of Town Centre Link Road and the railway. Provision for this would meet the need for long stay car parking avoiding the need for those travelling from the north and west to travel on the ring road.

2.106 Consultation responses indicated widespread support for redevelopment in the George St / Ermine St area. A variety of housing, employment and town centre uses was considered appropriate. It was noted that a hotel or leisure activity could help make the area vibrant.

2.107 The part of Draft Policy 5 identifying the amount of possible retailing attracted some detailed comment. There was concern about the figure identified for this location, particularly in comparison to the amount that might be possible at Chequers Court. As with the previous consultation, one respondent sought that Chequers Court be redeveloped first. Some respondents emphasised the need for the policy to be effective in ensuring that retail development in this location supports rather than competes with the town centre. One respondent sought that the concept plan and supporting text identify that retail could be located anywhere in the area rather than only at the George St end.

2.108 Draft Policy 4 was also supported by respondents. Two respondents noted that the car park provided for in this policy should be subject to the same charges as the town centre.

Summary of Sustainability Appraisal

2.109 The Initial SA 2007 found that the George St / Ermine St area offers a sustainable location for business and residential development. It recommended that the local economic, social and environmental pressures be taken into account before identifying a primary function. Any development would require careful mitigation measures during construction to limit impacts on adjacent residential and business areas. A relatively high density of residential development was considered appropriate given the location near the town centre.

2.110 The Initial SA 2008 indicated that development in the George St / Ermine St area scores particularly well in respect of some of the sustainability objectives. High density development in this area represents efficient development of brownfield land and promotes the use of sustainable forms of transport given its location. Development in this area will also help improve the efficiency, competitiveness, vitality and adaptability of the local economy. Options which proposed more development had better potential to reinforce the standing of Huntingdon's town centre although care would be needed to ensure that there were no threats to the vitality or character of the town.

2.111 The Draft Final SA 2009 supported Draft Policy 5 noting that development in this location minimises the need for greenfield development elsewhere. It noted that regeneration was likely to lead to enhancement of the area, but nevertheless agreed that a masterplan was necessary and appropriate safeguards needed to be in place to ensure that development was appropriate to the character of the area.

2.112 In respect of Draft Policy 4, the Draft Final SA noted that a car park was unlikely to have particularly positive effects on the environment although mention could be made of the need for high quality design. It was also noted that if need for the car park disappeared alternative land uses could be considered.

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Proposed Submission Policy HW4

2.113 Policy HW4 seeks redevelopment in this sustainable location in the same way as the Preferred Approach.

2.114 Amendments have been made from Draft Policy 5 in respect of the provision for retail. Policy HW4 does not contain any figure for the amount of retail development - instead it focuses on the need for any retail proposal to be complementary to the town centre and not jeopardise the delivery of Chequers Court. This phrasing takes on board not only the consultation responses but also the way in which the Adopted Core Strategy 2009 deals with this issue. The issue of retail development and the importance of Chequers Court was a matter which was considered by the inspector on the Core Strategy during 2009. The supporting text and map has not changed from the Preferred Approach in respect of the preferred location for retail which is the George St end due to its relationship with existing retailing in the town centre and the potential to facilitate improved linkages between the town centre, railway station and Hinchingsbrooke area.

2.115 Draft Policy 4 has been incorporated into Policy HW4. As the proposed car park is within the George St / Ermine St area it makes sense to include reference to this within the larger policy rather than have a stand-alone policy. Including it within the larger policy also helps address the concerns raised in representations about the need for good design, as the introduction to the policy refers to a masterplan guiding development. As the policy does not refer to the amount of land or spaces needed, if the need for the car park (identified in the Huntingdonshire Car Park Action Plan 2008-2011) reduced, then a smaller car park could be provided. Supporting text has been added noting that this car park should be subject to charges in the same way as other Council car parks.

2.116 Policy HW4 supports the HWAAP Vision and Objective 2. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 10, 13, 15, 17 & 18.

2.117 The Proposed Submission HW4 can be found on page 16 of the Proposed Submission document.

Proposals Map

2.118 Policy HW4 requires the allocation of a mixed use area encompassing some 7.8ha on the Proposals Map.

Hinchingsbrooke Campus

Summary of Consultation

2.119 The Issues and Options 2007 coined the term 'Hinchingsbrooke Community Campus', identifying as a potential area of change, land encompassing the Police Headquarters, part of Hinchingsbrooke Hospital, the Fire Service, Hinchingsbrooke School and the historic core around Hinchingsbrooke House.

2.120 Opportunities in this area listed in the document included the potential for some land surplus to the requirements of public bodies to be available for new institutional uses. Constraints included the landscape setting and built environment.

2.121 Questions 44 to 52 asked about this area, in particular about the future types of land use that should be provided for.

2.122 Of the 16 responses about what sorts of uses should be provided in this area, 6 supported a mixture of uses, 3 supported primarily institutional uses and others had concerns about further development. Although the Issues and Options document focussed on the potential for new institutional uses, 5 out of 10 respondents on the question about residential development supported the possibility of new housing in the area.

2.123 The Options 2008 indicated a change in the area of land under consideration for development. At this stage, consideration was given to a parcel of land west of the railway, parts of Views Common, some land that is proposed to not be required for road, some of the Police Headquarters land and an additional part of the

Hinchingbrooke Hospital. Some of the land included in the Issues and Options was taken out such as the Hinchingbrooke School. These changes were made on the basis of discussions with landowners, the Strategic Housing Land Availability Assessment 2008 and further research on what were the likely areas of land to be made available for development.

2.124 The Options 2008 divided this into two areas 'West of Railway' and 'Hinchingbrooke'. The options provided for varying amounts of open space, employment, institutional use, and housing. Particular provision was made for the Huntingdonshire Regional College in two of the options as there was a planning application lodged for that development at the time of the consultation.

2.125 In respect of the West of Railway land of those who answered this question 25% preferred Option A (employment), 22% preferred Option B (housing), 33% preferred Option C (open space), and 20% would like an alternative.

2.126 In respect of the Hinchingbrooke area of those who answered this question 40% preferred Option A (employment), 10% preferred Option B (housing), 24% preferred Option C (open space), and 26% would like an alternative.

2.127 The consultation responses showed a preference for retaining Views Common as open space and adding to it when the land under the viaduct and embankment is no longer needed for the A14 and suitably reinstated.

2.128 Approximately 100 respondents lived in the Hinchingbrooke area and responded following the leaflet and questionnaire having been mailed to households in the area. Many of these respondents opposed the proposal to relocate the Hinchingbrooke Regional College to the Police Headquarters land, a planning application which has since been approved. Option A did not provide for the Regional College and received 40% support from respondents. The option of providing primarily for more housing in the area received only 10% support.

2.129 A number of landowners provided specific comments about their land generally supporting development. The owners of Views Common however responded that they intend for the land to remain as open space and were not interested in proposals for development.

2.130 The Preferred Approach included Draft Policy 6 providing for development on four parcels of land as follows: 1.9ha west of the railway line adjoining Views Common for employment; 1.1ha of Police Headquarters land for employment; 1.2ha of Hospital land for employment; and 1.9ha of Hospital land for housing.

2.131 Three areas previously identified at the Options 2008 stage were excluded. Views Common was excluded due to the consultation responses (including that from the landowner) which indicated a desire to maintain this as open space. There was less land identified at the Hospital as the areas were refined in discussions with hospital management and further to consultation responses it was considered that too much land had been identified at the Options stage. A second part of Police Headquarters land was also excluded as it had received planning consent for redevelopment as the Huntingdonshire Regional College.

2.132 Some respondents opposed the development in the Hinchingbrooke area identified in the Preferred Approach. Opposition was generally based on concerns about traffic, but there was also a concern about the character of the area. Four respondents indicated their continuing opposition to the Huntingdonshire Regional College the planning consent for which has not implemented due to problems with funding. Three respondents specifically opposed the proposal for 60 to 85 new homes on the hospital car park land. The hospital management supported development at the hospital but noted that they could not put a timescale on development due to the land all being required for operational purposes at present. The owners of the Police Headquarters land sought provision for a wide range of uses, including provision for alternative uses should the proposal for the Huntingdonshire Regional College not proceed.

Summary of Sustainability Appraisal

2.133 The Initial SA 2007 noted that any development in the Hinchingsbrooke area will need to sit in comfortably and respond to the context (character and setting) of the area. It noted that while the area is currently dominated by institutional uses, well designed residential or employment schemes could also respond well to the character of the area. Employment use was considered the most sustainable use.

2.134 Option C which proposes no development on Views Common scored well on the Initial SA 2008 on the basis that it promotes open space. There was concern that development on Views Common could lead to the existing landscape not being protected. Generally, options A and B by prioritising employment and housing were seen as having better potential than Option C to improve access to work and reinforce the standing of Huntingdon's town centre.

2.135 The Draft Final SA 2009 raised a concern about the Draft Policy 6 in relation to the sustainability objective seeking improved health services. While the policy could open up hospital land to other local health services, it was recommended that there be clear evidence that the land was not required by the hospital for health services. Given the historical and landscape importance of the Hinchingsbrooke Estate it was also recommended that the policy be clear on how the character of the area would be protected.

Proposed Submission Policy HW5

2.136 Proposed Submission Policy HW5 allows for redevelopment on two parcels of land: 1.9ha west of the railway line adjoining Views Common for employment; and 1.1ha of Police Headquarters land for employment. These two sites are unchanged from the Preferred Approach. However it is no longer proposed to allocate land at the Hospital due to there being no certainty that this land will not be needed for health services during the plan period. The Policy HW5 does however note that consideration will be given to alternative uses on the hospital should the land not be required for hospital use due to reconfiguration of the facilities on site.

2.137 Specific mention is made of the current permissions for the Huntingdonshire Regional College and the Water Tower conversion. If these do not proceed, alternative office or institutional uses will be considered.

2.138 The Policy is clearer than the draft in respect of design issues, requiring landscaped grounds that reflect the context and contribute to the 'community campus' identity. A masterplan is to be prepared to direct development and safeguard the important features of the area.

2.139 Policy HW5 supports the HWAAP Vision and Objective 2. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 4, & 15.

2.140 The Proposed Submission Policy HW5 can be found on page 23 of the Proposed Submission document.

Proposals Map

2.141 Policy HW5 requires the allocation of the following on the Proposals Map: 1.5ha for employment and 1.1ha for employment.

Healthy and Green

Hinchingbrooke Country Park

Summary of Consultation

2.142 The Issues and Options 2007 described Hinchingbrooke Country Park and noted that it is important for biodiversity and contains a County Wildlife Site - the Hinchingbrooke Gravel Pits. Emphasis was placed in the document on the potential for an extension to Hinchingbrooke Country Park. The document stated that this extension could run south of Alconbury Brook to include an additional section of Hinchingbrooke lakes. Questions 17 and 18 asked about expansion and question 19 asked how the Country Park could be improved.

2.143 Of the 14 responses on whether the Country Park needs to expand, 11 indicated unequivocally that they agreed with expansion, 1 disagreed, 1 noted that expansion would need to be tied to increased ranger staffing, and 1 noted that expansion would be nice but it wasn't their primary concern – protection of the existing Country Park was.

2.144 There were a number of suggestions made by respondents on how the Country Park might be improved. Suggestions included cycle tracks, covered cycle parking, a variety of paths, water sports, greater plant and tree diversity, and habitat enhancements. It was also noted that the rural views from within the Park should be preserved.

2.145 In respect of the Question 56 which asked whether a site in the Thrapston Rd / Huntingdon Rd area might be used as a surface level car park for the Hinchingbrooke Country Park, 7 of the 16 respondents supported the idea. The remaining 9 respondents opposed additional car parking for reasons such as traffic generation, potential conflict with pedestrian and cyclist traffic, and potential to harm the landscape.

2.146 The Options 2008 did not specifically address the Hinchingbrooke Country Park, noting that its improvement was common to all options. It did however note that the proposal for commercial development in the Options 2007 in the Thrapston Rd / Huntingdon Rd area was not being taken forward, although public car parking to serve the Country Park could possibly be provided on some land.

2.147 As expected, there was little comment in 2008 on Hinchingbrooke Country Park, with only 3 respondents mentioning that they would like to see improvement to the Country Park. However, there were a number of comments about the need to improve open space generally.

2.148 The Preferred Approach for the first time mapped an area of land that Hinchingbrooke Country Park might extend to. This land is currently farmed and is largely within the floodplain. Draft Policy 7 indicated that the Country Park should be extended to include some or all the land identified on a map and enhancements made concerning the use of the countryside education centre and visitors centre, lighting and CCTV, footpaths, play facilities, interpretation material, car parking and access. The potential location of an additional car park along Huntingdon Road was also identified.

2.149 Respondents supported the proposal to extend the Country Park and there were no specific comments on the boundaries proposed. Comments related to the text of the policy, seeking that it refer to biodiversity and informal recreation rather than the detail of particular enhancements. Two respondents raised a concern about the need for a car park along Huntingdon Road, one noting that this would need much more thought before a planning application was prepared.

2.150 One respondent sought that an area of land along Thrapston Road be identified for development. This is not land included in the proposal to extend the Park. The idea of allowing for development in this location was raised at the Issues and Options 2007 stage but rejected at the Options 2008 following concerns about the character of the area.

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Summary of Sustainability Appraisal

2.151 Expanding the Country Park was considered clearly sustainable and consistent with national guidance in the Initial SA 2007. An expansion of the Park would provide more opportunities for people to access and interact with wildlife, potentially enhance biodiversity and may serve to reduce habitat fragmentation if implemented alongside other green infrastructure initiatives. The option for a surface level car park in the Thrapston Rd / Huntingdon Rd area was also found to be sustainable as it would improve access to the Country Park and promote opportunities for tourism and leisure.

2.152 It was noted in the Initial SA Options 2008 that as all the options provided for improvements to Hinchingsbrooke Country Park that they were consistent with the objective to protect, maintain, enhance and maximise opportunities for biodiversity and green infrastructure.

2.153 The Draft Final SA 2009 noted that extending Hinchingsbrooke Country Park will allow for links into other green infrastructure and biodiversity improvements. Additional pedestrian links through the Park will support sustainable modes of transport. An additional car park and other improvements can also improve people's access to wildlife and recreational opportunities. It was noted that the floodplain had not been mentioned in the Preferred Approach text and mention should be made that a Park is an appropriate use for land in the floodplain provided management practices are in place to ensure that activities are not inappropriately at risk from flooding.

Proposed Submission Policy HW6

2.154 Policy HW6 differs from Draft Policy 7 in that it is less specific in relation to enhancements. The particular enhancements should be the subject of park management plans and practices instead of this area action plan. Draft Policy HW6 indicates that the Council will work with the landowners in order to include some or all of the land identified in the Country Park in order to enhance the facilities of the Park generally and to provide for biodiversity and visitors. This responds to the representation which considered the draft policy should refer to the biodiversity and recreation.

2.155 Supporting text to the policy refers to the floodplain, noting that the Country Park will need to have flood management practices in place. Along with the reduced text in the policy there is also a reduction in the detail of the supporting text. However, in line with the text in the Preferred Approach, there is a sentence indicating that it is anticipated that there will be no major development along Thrapston Rd / Huntingdon Rd which will help to maintain the rural outlook of the Country Park. The suggestion by one respondent to identify land in this location for development has been rejected.

2.156 Policy HW6 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 10, 12, 14, & 16.

2.157 The Proposed Submission Policy HW6 can be found on page 28 of the Proposed Submission document.

Proposals Map

2.158 Policy HW6 requires the allocation of 45ha for country park on the Proposals Map.

Views Common

Summary of Consultation

2.159 The Issues and Options 2007 outlined the importance of Views Common as green space, its current use for cattle grazing and access over footpaths, and the potential for future improvements. Questions 20 to 23 asked about Views Common.

2.160 All 13 respondents to the question about the importance of Views Common agreed that it was an important green space, and similarly all respondents agreed that it would remain an important space if the A14 viaduct is removed. There was also considerable support for Views Common becoming a public open space, although the method in which this might be achieved (such as purchase by the Council from the Freeman of Huntingdon) was not explored. There was a varied response on the question about potential improvements with some favouring retention of the land as it is for cattle grazing, and others favouring a change in management to improve biodiversity. A detailed comment from Cambridgeshire County Council suggested that more research would be required and improvements on site should take into account the current land use and existing intrinsic value (archaeological, landscape, biodiversity, and recreational).

2.161 Given that the proposed new road pattern will affect Views Common, the Options 2008 raised the possibility of employment, institutional or housing development on parts of Views Common. It also offered the option of retaining it as open space.

2.162 While development on Views Common received some support, the Trustees of the Freeman of Huntingdon, as owners of Views Common, responded that they are committed to the preservation of Views Common as open space and therefore did not wish to have development on their land. 9 other respondents strongly supported the retention of Views Common as open space, and Option C (open space) was the most favoured option in respect of the West of Railway area.

2.163 The Freeman of Huntingdon also noted that when the A14 is re-routed they are keen for the embankment to be removed with the land restored to its original condition and grazing use. They would consider arrangements to return the surplus material to its original location in the northern part of Views Common.

2.164 The Preferred Approach 2009 indicated in Draft Policy 8 that Views Common should be retained as open space and the land currently banked to support the viaduct over the railway should be returned to open space to enhance the Common. New road proposals should be sympathetically designed in relation to the historic character of the area and disrupt recreational use to the least possible extent. There was no proposal to seek public ownership, but proposals to enhance public access to enable walking and cycling were supported.

2.165 Eight respondents mentioned Views Common and supported the proposal to maintain this as a significant open space. Three respondents were concerned at the impact of the road proposals. One respondent hoped that grazing would continue on Views Common and two respondents asked that opportunities are looked for to enhance the value of the common for wildlife as well as amenity. One respondent suggested that further consideration could be given to the formalisation of the existing informal but popular public access to the tree belt on the south side of the Views Common.

Summary of Sustainability Appraisal

2.166 The Initial SA 2007 supported the idea of making Views Common public open space but noted that the viability of this would need to be examined.

2.167 The Initial SA 2008 raised questions about the proposals for building on Views Common in that it would be out of keeping with the historic landscape character of that area. Option C which did not propose building on Views Common scored better in terms of heritage and opportunities for recreation.

2.168 The Draft Final SA 2009 noted the positive benefits of maintaining Views Common and increasing its size. However it also noted that new road proposals would disrupt the Common and in particular could have adverse effects on the landscape and character. It recommended avoiding unnecessary disruption, for example by keeping the required width of new roads to a minimum.

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Proposed Submission Policy HW7

2.169 The Proposed Submission Policy HW7 is similar to the draft policy in the Preferred Approach in that it supports the retention of the Views Common as a significant open space, added to by the return of land from the A14 viaduct. Given that the proposed roads, footpaths and cycleways have already been considered earlier in the document, under Policies HW1 and HW2, reference to these has been taken from this policy. However mention is made that the Council will work with the owners to enhance public access. Supporting text notes the need to respect the intrinsic landscape and biodiversity values of the Common.

2.170 Policy HW7 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 10, 14 & 16.

2.171 The Proposed Submission Policy HW7 can be found on page 30 of the Proposed Submission document.

Proposals Map

2.172 Policy HW7 requires the designation of 1.8ha, currently under the A14, as open space on the Proposals Map.

Other Open Space and Play Areas

Summary of Consultation

2.173 The Issues and Options 2007 noted the importance of open space in terms of biodiversity as well as for recreational facilities. Questions 15 and 16 asked about where biodiversity should be enhanced and how much emphasis should be placed on this, while Question 24 asked how people would like to see open space and recreation facilities provided.

2.174 There was support from all those who responded to the questions about biodiversity for considerable improvements for biodiversity to be made. One respondent noted that national policy guidance promotes and encourages a strong emphasis on the enhancement of biodiversity and creation of habitats as part of development.

2.175 Sport England provided useful advice on the requirements for open space and recreation facilities. It was noted that development will generate the need for formal and informal open space as well as indoor community sports facilities. The actual level of provision should be determined by local standards.

2.176 Most respondents pointed to an extension to Hinchingsbrooke Country Park and an improved Views Common as the main areas which would satisfy the needs for open space. Some respondents also noted that there should be a requirement for additional open space in areas of development.

2.177 In the Options 2008 some of the options suggested open space provision in the identified development areas in Hinchingsbrooke.

2.178 Although overall Option C which sought to prioritise open space only received 14% support, there was considerable support in individual comments for open space. Many respondents supported Option A in Hinchingsbrooke because it included 30% open space and no regional college. Other respondents suggested an alternative option with additional open space. Overall it was clear that open space was a priority for respondents.

2.179 The Preferred Approach 2009 included Draft Policy 9 about existing public open spaces and the need for further open space as a result of development. It indicated that open space could contribute to the strategic open space network which includes the River Great Ouse, Views Common and Hinchingsbrooke Country Park and improved linkages between those and other areas of strategic open space will enhance recreation and biodiversity. It was noted that Portholme is an internationally important site near to Huntingdon West and it will be important to ensure that it is not adversely affected by development.

Summary of Sustainability Appraisal

2.180 The Initial SA 2007 and the Initial SA 2008 did not specifically deal with other open space issues aside from Hinchingsbrooke Country Park and Views Common. However, in the Initial SA 2008 it was noted that the area action plan would need to make provision for improving the quantity and quality of open space when maximising the use of previously developed land. Option C which sought to prioritise open space had the greatest potential to increase green infrastructure in the area.

2.181 The Draft Final SA 2009 indicated that Draft Policy 9 had a positive relationship with a number of the sustainability objectives as it would promote biodiversity, help protect the historic landscape character, promote sustainable modes of transport along green linkages and encourage healthy lifestyles.

Proposed Submission Policy HW8

2.182 Policy HW8 ensures that existing open space will be maintained and enhanced and further open space obtained with future development. Open space should normally form part of the strategic open space network, although small play areas may also be required. The policy has been made firmer and more positive than Draft Policy 9.

2.183 More information has been included in the supporting text about the potential for greening the area associated with Barracks Brook. Developers are expected to liaise with the Drainage Board and the Environment Agency regarding the feasibility of whether the stream should be opened up as part of a new green linkage. Particular mention of the re-opening of Handcroft Lane as a green corridor is also made in the supporting text.

2.184 Policy HW8 supports the HWAAP Vision and Objective 3. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 8, 9, 11, 14, & 16.

2.185 The Proposed Submission Policy HW8 can be found on page 32 of the Proposed Submission document.

Proposals Map

2.186 Policy HW8 does not require any designations on the Proposals Map.

High Quality Environment

Design

Summary of Consultation

2.187 The Issues and Options 2007 set out a series of draft design principles and asked about these in Questions 25 and 26. It was also noted with Question 27 that there is an opportunity for the area action plan to designate locations for landmark buildings.

2.188 The need for renewable and decentralised energy supplies was raised and Question 6 asked about the appropriateness of the area action plan strongly supporting, and if possible, requiring these. The Code for Sustainable Homes was discussed in the document, and Question 7 asked whether compliance should be encouraged.

2.189 All 9 respondents to the question on whether design principles should be included in the area action plan agreed that they should be. Suggestions for additional principles were made.

2.190 9 respondents provided varying responses in respect of the question about landmark buildings. Some accepted that landmark buildings would be desirable in various locations, while others were concerned that landmark buildings could affect the historic character of the area or considered them unnecessary.

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2.191 Of the 12 respondents on the question about renewable and decentralised energy supplies, 11 supported the area action plan on these points with some of these suggesting strong requirements should be in place. Only one respondent raised questions about the suitability of local targets, preferring a national approach.

2.192 In respect of the Code for Sustainable Homes, 9 out of 10 respondents strongly supported its use, with some suggesting one of the higher targets in the Code. One respondent opposed use of the Code, noting that it was voluntary at the time.

2.193 Design principles were not included in the Options 2008. However, mention was made of the comments raising concern about landmark buildings and the fact that the Conservation Area boundary had been extended to offer additional controls in relation to the historic character of the area. The document noted that all new buildings and developments will be required to display a high level of design quality and all new or altered landmark buildings even more so.

2.194 Some respondents on the Options 2008 raised concerns about design. Respondents were concerned about the town's identity and thought that the area action plan should include policies to protect the character of the area.

2.195 The Preferred Approach 2009 included Draft Policy 10 requiring a high standard of urban design particularly mentioning: sustainability, heritage, area distinctiveness, scale, biodiversity, landscape, materials, and ease of movement. The Code for Sustainable Homes and the potential for renewable energy were discussed in detail in the supporting text but were not specifically included in the policy. The supporting text noted that the Code for Sustainable Homes was now mandatory and that it was expected that developers will investigate the potential for sustainable energy sources. The text stated that Council might set a requirement in the Proposed Submission draft of the area action plan as it was envisaged that a feasibility study regarding sustainable energy would be undertaken in 2009.

2.196 One respondent asked that Draft Policy 10 add reference to the Code for Sustainable Homes and renewable energy. Another respondent sought that the policy seek to protect heritage assets rather than simply have regard to it. Another respondent sought that the policy include reference to sustainable drainage techniques, particularly given the potential for development around Barracks Brook.

Summary of Sustainability Appraisal

2.197 The Initial SA 2007 supported the idea of decentralised renewable energy generation in the Huntingdon West area although noted that its feasibility had not been determined. It also supported the Code for Sustainable Homes being applied in the area in order to encourage exemplary development although at the time the Code was voluntary. It considered that design principles should be applied as the use of these is consistent with national and regional guidance to improve the liveability of public places.

2.198 In the Initial SA 2008 it was noted that particular care would be needed to ensure that buildings are well designed to meet the objective about maintaining, protecting and enhancing the environment. There may be particular opportunities to promote innovative design and the use of sustainable construction methods in respect of the options which prioritised employment or housing.

2.199 The Draft Final SA 2009 addressed the fact that the renewable energy, Code for Sustainable Homes and zero carbon development issues raised in 2007 were not included in Draft Policy 10. However, it noted that Draft Policy 10 aims for high quality design consistent with sustainability objectives. It recommended that the policy could be improved by more explicitly referring to the creation of an attractive environment and adding a requirement for renewable energy sources and technologies subject to appropriate safeguards on design.

Proposed Submission Policy HW9

2.200 Proposed Submission Policy HW9 has been amended to take on board the recommendations of the Draft Final SA and some of the representations made on the Preferred Approach.

2.201 Particular reference has been made to the aim of creating an attractive environment as recommended in the Draft Final SA as this helps to make the policy more explicit.

2.202 The Code for Sustainable Homes is mentioned in the policy, although it was thought at the Preferred Approach stage this might be left out due to government guidance already covering the issue. Adding reference to the Code ensures that in Huntingdon West, particular attention is given to the possibility of exemplar developments which might exceed the Code's requirements.

2.203 The need to use renewable energy is mentioned in the policy even though the study which was envisaged to cover this area at the Preferred Approach stage has not taken place. Although the feasibility of renewable energy is not known at this stage, supporting text makes it clear that developers will be expected to investigate sustainable energy options.

2.204 Instead of having regard to the area's heritage, the policy now refers to protecting the area's heritage and particularly mentions listed buildings. Having made these amendments and having made it clear in Policy HW5 that the Hinchingsbrooke parkland setting is to be enhanced, the criterion relating to Hinchingsbrooke's landscape was deleted as it was redundant.

2.205 A criterion has been added in accordance with a representation that development should utilise sustainable drainage techniques. The importance of a system to manage surface water quality, reduce flood risk and create public open space are best dealt with under Policy HW9.

2.206 Policy HW9 supports the HWAAP Vision and Objective 4. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 5, 8, 10, 11, 12, 13, 14, & 16.

2.207 The Proposed Submission Policy HW9 can be found on page 33 of the Proposed Submission document.

Proposals Map

2.208 Policy HW9 does not require any designations on the Proposals Map.

Infrastructure, Phasing and Implementation

Infrastructure

Summary of Consultation

2.209 The Issues and Options 2007 set out a list of potential infrastructure needs. Amongst the 15 responses about infrastructure there were several suggestions for addition to the list.

2.210 The Options 2008 noted that in addition to the normal requirements for contributions there will be a need for additional specific contributions in this area to bring about the West of Town Centre Link Road; improvements to Hinchingsbrooke Country Park; improvements to Views Common; safer crossings of the ring road linking this area with the town centre; improvements within the wider area linking housing areas to the town centre; and footpath and cycleway improvements across the railway bridge linking areas east and west of the railway.

2.211 One respondent noted that contributions should include direct, safe and well-designed pedestrian and cycle links to the railway station, and that contributions are also likely to be required for educational and other community needs by occupants of the housing development. Another respondent questioned what was meant by the reference to improvements to Hinchingsbrooke Country Park. Another 4 respondents specifically mentioned the need for improved footpaths and cycle links.

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2.212 The Preferred Approach 2009 included Draft Policy 11 setting out possible contributions, as well as Appendix 1 on the detail of infrastructure. Specifically mentioned in the policy were the West of Town Centre Link Road; improvements to Hinchingsbrooke Country Park including its possible extension; public access improvements to Views Common; safer crossings of the ring road linking this area with the town centre; improvements linking Huntingdon West to the town centre including public transport improvements; and sustainable drainage systems.

2.213 One respondent sought a change to Draft Policy 11 to include residential and workplace travel plans. Another sought particular reference to utility requirements such as renewable energy in Appendix 1. A further response sought provision for contributions towards indoor sports facilities in Appendix 1.

Summary of Sustainability Appraisal

2.214 The Initial SA 2007 positively assessed the potential for contributions to improve the environment. For example it noted that improvements to the Country Park and Views Common will enhance open spaces of amenity and recreational value; contributions to public transport and community facilities will improve availability of local services and improve public transport and affordable housing will help improve range of house type, tenure and affordability.

2.215 The Initial SA 2008 did not specifically address contributions, although it noted a positive assessment in respect of the objective about seeking contributions. It was noted that maximising the use of previously developed land could lead to increases in surface water runoff and particular care will be needed in the vicinity of Barrack Brook.

2.216 The Draft Final SA 2009 indicated that contributions towards open space could help improve biodiversity and access to green infrastructure.

Proposed Submission Policy HW10

2.217 The Proposed Submission Policy HW10 has been simplified from the Preferred Approach Draft Policy 11 and the lists preceding that in the Options 2008 and Issues and Options 2007. Further detail is provided in Appendix 1, which now better correlates to the policy than the Preferred Approach.

2.218 Residential and workplace travel plans have not been mentioned as requested in one representation as these are not specific to Huntingdon West and is expected to be covered by another DPD. The other requests made in representations have been accommodated with a particular reference to the potential for pooling funds for the creation or improvement of indoor sports facilities and reference to contributions to facilitate renewable energy has been added.

2.219 Policy HW10 supports the HWAAP Vision and Objective 5. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 2, 3, 13 & 14.

2.220 The Proposed Submission Policy HW10 can be found on page 35 of the Proposed Submission document.

Proposals Map

2.221 Policy HW10 does not require any designations on the Proposals Map.

Phasing and Implementation

Summary of Consultation

2.222 The Issues and Options 2007 set out a schedule of how development might be phased, together with consideration of a construction strategy.

2.223 The timescale of the area action plan at the time that the Issues and Options was prepared was envisaged to be until 2021 and the phasing schedule was set out as prior to 2015 and post 2015 reflecting the date that the potential A14 works were due to be completed. The schedule envisaged that prior to 2015 the George St/ Ermine St area should be redeveloped; the Link Road should be created; the footpath and cycle network improved; developments at Hinchingsbrooke could take place; Hinchingsbrooke Country Park could be extended and car parking at the railway station could be improved. It also noted that development could occur at Thrapston Rd/ Huntingdon Rd prior to 2015 but that is not a proposal which has been taken forward. After 2015 it was expected that there would be further improvements to the railway station, improvements to Views Common; and the reconfiguration of roads through Hinchingsbrooke.

2.224 In respect of construction, the Issues and Options document raised the need to consider how to deal with construction waste. The years of industrial processes in the George St/ Ermine St area necessitates considerable decontamination, and any re-use of land in that location will require considerable earthworks. Earthworks will also be required for the A14 and Link Road proposals. It was noted that it was preferable for waste materials to be recycled and used on-site and for spoil to be used for on-site landscaping or transported short distances for appropriate disposal.

2.225 The phasing schedule received general approval. However, one respondent was concerned at the timeframe of redevelopment in the George St/ Ermine St area prior to 2015 because retail development in that location might prejudice redevelopment of important town centre sites. There were also some questions about extending Hinchingsbrooke Country Park and the timeframe for improvements to the railway station.

2.226 The suggestion of re-using or recycling waste materials received broad support, although there was some concern about feasibility. The County Council as Waste Planning Authority suggested that there would be a need for a Waste Audit. Consideration should also be given to having an on-site temporary waste management facility to maximise recovery and recycling.

2.227 Mention was made in the Options leaflet of the need to provide greater detail on phasing and implementation in the next consultation document.

2.228 Many respondents on the Options consultation were concerned at the time about the then current planning application for the Huntingdonshire Regional College and how the timing of that fitted in with consulting on an area action plan. Some of these respondents were concerned at the apparent pace of change and resulting traffic and other environmental issues which need to be addressed.

2.229 The Preferred Approach detailed amended timeframes from the Issues and Options stages and established how development would be phased in Draft Policy 12 and Appendix 2. The key matters for phasing were identified as the West of Town Centre Link Road, decontamination, the A14 proposals, and additional measures to avoid adverse traffic effects.

2.230 One respondent commented that proposed transport linkages should be created as the first phase of development in order to ensure that new residents and employees have sustainable options available and are able to make the appropriate choice of transport when they first occupy a development. Another respondent noted that any development prior to the A14 changes should not be to the detriment of the existing A14. Several comments questioned the phasing of retail development in the George St / Ermine St area.

Summary of Sustainability Appraisal

2.231 The Initial SA 2007 and Initial SA 2008 did not specifically consider phasing issues.

2.232 The Draft Final SA 2009 indicated that there was either no relationship between phasing and sustainability objectives or the effects were neutral.

Proposed Submission Policy HW11

2.233 Proposed Submission Policy HW11 has been simplified and, in addition to the road and decontamination issues raised in Draft Policy 12, the issue of retail development being subject to an analysis in relation to suitable town centre sites has been added. Supporting text now makes it clear that where development is proposed in advance of the proposed A14 completion that there will be a 'minimal impact' or 'nil detriment' to traffic flows on the A14. Consideration of the need for other traffic measures has also been made explicit.

2.234 Policy HW11 supports the HWAAP Vision and Objective 5. It supports the Core Strategy Vision and helps achieve Core Strategy Objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18.

2.235 The Proposed Submission Policy HW11 can be found on page 35 of the Proposed Submission document.

Proposals Map

2.236 Policy HW11 does not require any designations on the Proposals Map.

Evidence Base and Supporting Documents

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Appendix 1 Evidence Base and Supporting Documents

Table 8 National Planning References

Code for Sustainable Homes (DCLG 2008)
Green Spaces, Better Places (DCLG 2002)
Growing Awareness – A Plan for Our Environment (HDC 2008)
Making Design Policy Work (CABE 2005)
Manual for Streets (DfT 2008)
Planning for Town Centres: Guidance on Design and Implementation Tools (DCLG 2005)
Planning Policy Statement 1 - Delivering Sustainable Development (DCLG 2005) and Supplement Planning and Climate Change (DCLG 2007)
Planning Policy Statement 3 - Housing (DCLG 2006)
Planning Policy Statement 4 Consultation Draft - Planning for Sustainable Economic Development (DCLG 2007)
Planning Policy Statement 6 - Planning for Town Centres (DCLG 2005) and Proposed Changes to PPS6 (DCLG 2008)
Planning Policy Statement 9 - Biodiversity and Geological Conservation (DCLG 2005)
Planning Policy Statement 17 - Planning for Open Space, Sport and Recreation (DCLG 2002)
Securing the Future - Delivering UK Sustainable Development Strategy (DCLG 2005)
The Community Infrastructure Levy (DCLG 2008)

Table 9 Regional Planning References

Code	Title
REG1	The East of England Plan (GO-East, 2008)

Table 10 Local Planning References

Code	Title
LOC1	Cambridgeshire and Peterborough Structure Plan (Cambs CC, 2003)
LOC2	Huntingdonshire Local Plan Part One (HDC, 1995)
LOC3	Huntingdonshire Local Plan Part Two (Proposals Map) (1995)
LOC4	Huntingdonshire Local Plan Alteration (2002)
LOC20	Development Management DPD: Development of Options 2009 (HDC, 2009)
LOC22	Developer Contributions Towards Affordable Housing SPD (HDC, 2007)
LOC26	A Vision for Huntingdon (Civic Trust, 2006)
LOC27	Annual Monitoring Report (HDC, 2008)
LOC30	Huntingdonshire Local Plan Proposals Map Inset Plans Saved Policies (HDC, 2008)

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Code	Title
LOC35	Huntingdonshire Core Strategy (HDC 2009)
LOC36	Huntingdon Conservation Area Character Assessment
LOC37	Huntingdon Town Centre – A Vision and Strategy for Growth and Quality (Civic Trust 2000) Sections 1 & 2 , Sections 3 & 4 , Section 5 and Section 6
LOC38	West of Town Centre Urban Design Framework (Civic Trust 2002)
LOC39	Hinchingbrooke House Huntingdon: An Assessment of the Historic Landscape (Tom Williamson, Sarah Harrison 2006) Not available online – please ask for a copy
LOC40	Land Drainage Byelaws (Alconbury and Ellington Drainage Board 1993)

Table 11 Sustainable Development References

Code	Title
SUS2	Huntingdonshire Sustainable Community Strategy (HDC, 2008)
SUS3	Huntingdonshire Landscape and Townscape Assessment SPD (HDC 2007)
SUS4	Huntingdonshire Design Guide SPD (HDC, 2007)
SUS5	Environment Strategy (HDC, 2008)
SUS6	Statement of Community Involvement (HDC, 2006)
SUS7	Sustainable Construction in Cambridgeshire - A Good Practice Guide (Cambridgeshire Horizons and Cambs CC, 2006)
SUS8	Climate Change and Environment Strategy (Cambs CC, 2008)
SUS10	Economic Impact of Tourism Huntingdonshire District 2007 (East of England Tourism, 2007)
SUS12	Growing Success (HDC, 2008)
SUS13	Local Area Agreement 2008-2011 (Cambridgeshire Together, 2007)
SUS14	Cambridgeshire's Vision 2007-2021 Countywide Sustainable Community Strategy (Cambridgeshire Together, 2008)

Table 12 Housing References

Code	Title
HOU3	Huntingdonshire Housing Strategy 2006 - 2011 (HDC, 2006)
HOU4	Cambridge Housing Sub Region Strategic Housing Market Assessment (Cambridgeshire Horizons, 2008)
HOU7	Huntingdonshire Strategic Housing Land Availability Assessment (HDC, 2008)

Table 13 Employment References

Code	Title
EMP1	Employment Land Review (Warwick Business Management Ltd on behalf of HDC, 2007)
EMP2	Huntingdonshire Local Economy Strategy 2008 - 2015 (HDC, 2008)
EMP3	Employment in the Hi-tech "Community" Cambridgeshire and Peterborough 2006 (CCC, 2006)

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Table 14 Retail References

Code	Title
RET1	Huntingdonshire Retail Assessment Study (Roger Tym and Partners on behalf of HDC, 2005)
RET2	Huntingdonshire Retail Assessment Study Update (Roger Tym and Partners on behalf of HDC, 2007) Huntingdonshire Retail Assessment Study Update (Roger Tym and Partners on behalf of HDC, 2007) Appendices
RET3	Huntingdonshire Retail Study Report (CB Hillier Parker on behalf of HDC, 2001) Not available online - please ask for a copy

Table 15 Strategic Green Space References

Code	Title
SGS1	50 Year Wildlife Vision for Cambridgeshire and Peterborough (Cambs CC, 2002)
SGS2	Green Infrastructure Strategy (Cambridgeshire Green Vision) (Cambridgeshire Horizons, 2006) Green Infrastructure Strategy (Cambridgeshire Green Vision) (Cambridgeshire Horizons, 2006) Map
SGS3	Open Space, Sport and Recreation Needs Assessment (PNP on behalf of HDC, 2006)
SGS5	Habitats Regulations Assessment of the Huntingdonshire LDF Core Strategy (Scott Wilson Ltd on behalf of HDC, 2008) Habitats Regulations Assessment of the Huntingdonshire LDF Core Strategy (Scott Wilson Ltd on behalf of HDC, 2008) Maps
SGS6	Huntingdonshire Sports Facilities Standards Report (2008)
SGS7	Cambridgeshire County Council Strategic Open Space Study (CCC 2004)
SGS8	Cambridgeshire Green Vision Newsletter (CCC 2008)
SGS9	Strategic Open Space User Survey (BMG for CCC, 2004) Not available online - please ask for a copy

Table 16 Infrastructure References

Code	Title
INF4	Local Investment Framework Final Report, Appendices, Infrastructure Delivery Model (EDAW on behalf of HDC, 2009)
INF5	Cambridgeshire Local Transport Plan 2006-2011 (Cambs CC, 2006)
INF7	Highways Agency A14 Position Statement (Highways Agency, 2009)
INF11	Huntingdonshire Strategic Flood Risk Assessment 2009 Update (Mott MacDonald on behalf of HDC, 2009)
INF12	Huntingdonshire Outline Water Cycle Strategy – Waste Water Treatment Summary (Faber Maunsell on behalf of HDC, 2009)
INF13	A14 Announcements (Highways Agency 2007-)
INF14	Cambridge to Huntingdon Multi-Modal Study (EERA 2001)
INF15	Huntingdon & Godmanchester Market Town Transport Strategy (CCC & HDC 2003)
INF16	Car Parking Strategy and Action Plan 2008-2011 (HDC 2008)
INF17	HWAAP Options Assessment Report (Atkins Transport Planning 2008) Not available online – please ask for a copy

Evidence Base and Supporting Documents

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Code	Title
INF18	Environmental Ground Investigation and Risk Assessment (QDS Environmental, 2001) Not available online – please ask for a copy
INF19	Huntingdon West Area Action Plan Preferred Option Draft Financial Viability Study (CBRE 2008) Not available online – please ask for a copy

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Appendix 2 Preferred Approach Responses

Table 17

Name and Organisation	Comment ID	Summary	Outcome
Barry Dickinson	HW-PA1	Concern about traffic in Hinchingsbrooke area. Opposes Regional College and other plans for development in Hinchingsbrooke. Seeks more detailed and correct analysis of the current and predicted traffic flows be undertaken and alternative access provided	There will be further traffic analysis for Link Road, A14 and suggested future link road in Hinchingsbrooke.
Dr Jan Axmacher	HW-PA2	Objects to double access to railway station - effect on heritage, wildlife, residents - less intrusive and more environmentally friendly option sought.	This relates to the Highways Agency proposed roads as part of the A14 proposals and should be addressed with the draft orders.
Deborah Urwin	HW-PA4	Opposes development at Hinchingsbrooke due to traffic, filling in green spaces.	There are proposals to improve traffic in the area. Some development in this area will make good use of land in a sustainable location. AAP amended to delete the possible allocation of land at the hospital.
Phyllis Gibson	HW-PA5	Concerned with protection for trees and improvements to footpaths in the George St / Ermine St area.	These are detailed matters that are not considered in the area action plan.
Adam Ireland Planning Liaison Officer Environment Agency	HW-PA6	Supports extension of Hinchingsbrooke Country park given flood risk in area. Supports redevelopment in George St / Ermine St area provided necessary remediation of contaminated land is carried out. Supports SuDS and removal of culvert to establish a green linkage around Barracks Brook subject to obtaining the relevant Consent under Water Resources Act / Land Drainage Byelaws 1991.	Contamination is mentioned in the AAP, along with the need for remediation. The need for relevant consents under Water Resources Act / Land Drainage Byelaws is also mentioned.
Allan Brocklebank	HW-PA7	Opposed to Regional College move. Concerned with keeping green space, particularly current Police Sports field. Wants to see the link road developed quickly and redevelopment of land in George St/ Ermine St area.	The area action plan reflects the existing permission for the Regional College. Disagree that the sports field should be kept green as this is a sustainable location for further development. The

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Name and Organisation	Comment ID	Summary	Outcome
Eric and Grace Sellens	HW-PA8	OK	phasing of development is set out in the area action plan.
Peter Windmill	HW-PA9	Opposes Regional College and questions need for this consultation.	No change.
Ben Woodthorpe	HW-PA10	Concern about speeding on Hinchingsbrooke Park Road. Ensure wildlife isn't affected by opening up Country Park. Asks for boyard to be more accessible to the public at weekends.	The issue of speeding on Hinchingsbrooke Park Rd and access to the boyard are not things that the AAP can address. AAP amended in several places including section on Hinchingsbrooke Country Park to refer to the importance of wildlife and biodiversity.
Sue Bull Planning Liaison Manager Anglian Water	HW-PA11	No comment. Awaiting the outcome of the water cycle study.	AAP amended to refer to importance of water efficiency.
Jamie Parker	HW-PA12	Agrees with proposals. Hopes to see things carried out quickly, especially the roads in and out of Hinchingsbrooke.	The phasing is set out in the AAP.
Kathleen Sims	HW-PA13	Opposes development in the Hinchingsbrooke area due to traffic.	There are proposals to improve traffic in the area. Some development in this area will make good use of land in a sustainable location. AAP has been amended to delete the possible allocation of land at the hospital.
Sarah Burgess Commission For Architecture and The Built Environment	HW-PA14	No specific comment, but encourages document to use CABE advice to encourage good design.	CABE advice will be referred to and noted in Key Sources
Catherine Owen	HW-PA15	Questions whether there are strategies to deal with changes during the life of the Area Action Plan. Concerned there is too much development in too small a space.	The AAP sets out the phasing of development and allows for changes to occur. The amount of development is considered realistic.

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Name and Organisation	Comment ID	Summary	Outcome
AD & WJ McHale	HW-PA16	Concern about development in Hinchingsbrooke, particularly due to traffic. A proper traffic survey should be carried out.	Traffic improvements are proposed and additional traffic surveys will accompany these. Some development in this area will make good use of land in a sustainable location. AAP has been amended to delete the possible allocation of land at the hospital.
Sue & Simon Chapman	HW-PA17	Concern about housing proposal on hospital land. There are enough houses in Hinchingsbrooke.	AAP has been amended to delete the possible allocation of land at the hospital.
Rachael Bust Coal Authority	HW-PA18	No comment	No change.
Dr Katherine Bowers	HW-PA19	Concerned with the HA proposed road and roundabout scheme for the A14 by Station Cottages.	The matters of concern are primarily for the Highways Agency to consider in respect of their draft orders for the A14 changes. Amendments made to clarify the Highways Agency responsibility.
Gareth Ridewood Chairman Huntingdonshire Group CPRE Cambridgeshire	HW-PA20	Supports Preferred Approach particularly re-use of previously developed land. Supports text which will help protect character and local distinctiveness. Equal focus should be given to pedestrian and cycle routes and public transport as is put on road access and car parking. Shopping should not be at the detriment of the existing town centre - concerned at potential to have 'two cores'. Comparison with Grafton Centre and centre of Cambridge required. Concerned at impact on Mill Common and Views Common once A14 viaduct removed. Supports expansion of Hinchingsbrooke Country Park. Mitigation should be provided for road noise. Supports a masterplan for the Hinchingsbrooke area, with enhancements to mitigate against development which has taken place in the area in the past. Concerned about the impact of new roads and the amount of traffic on the new relief road.	AAP has been amended to focus more on the importance of pedestrian and cycle routes and public transport. AAP Policy 5 (now 4) has been amended in respect of ensuring the town centre vitality and viability. The AAP provides for a masterplan in the Hinchingsbrooke area. AAP has been amended to include information about air quality management areas. Additional traffic studies will be required for new roads. The Highways Agency is responsible for the draft orders in respect of the A14 changes.
Martin Baker Conservation Manager, The Wildlife Trust for	HW-PA21	Wildlife Trust. Supports expansion Hinchingsbrooke Country Park and the retention and enhancement of Views Common as a major open space. Concerned that the two road	The need for a second road crossing is dependent on the outcome of studies to be undertaken in the future. A cycle/pedestrian route across Views

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Name and Organisation	Comment ID	Summary	Outcome
Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough		crossings and cycle path will result in a fragmentation of the common. Need for a second road crossing is not apparent, could increase car use - should remove this from proposals. Hope that grazing continues on Views Common and opportunities are looked for to enhanced the value of the common for wildlife as well as amenity.	Common would need to be agreed to by the landowner Freeman of Huntingdon.
Ignis Asset Management	HW-PA22	Ignis Asset Management own approx 1.4ha forming part of Parcel G on Map 6e. Support vision, objectives. West Of Town Centre Link Road is essential to the success of the regeneration of this area. Disappointed the application has not been made before now. Land owned by Ignis will provide an ideal and logical extension to the town centre. The logical location for exclusively residential development is as indicated on the same plan under Parcels A, B and D because of relationship to existing residential areas, convenient to open space, access to northern end of High Street. Clients are confident they can deliver a scheme which meet objectives as an early phase of development within the plan period.	No change.
Malcolm Lyons FSB Huntingdonshire	HW-PA23	Long stay parking is most necessary in Huntingdon. For housing, more than one parking space may be needed. Any retail must not detract from the main town centre. There will need to be new access roads in Hinchingsbrooke Park.	No change. Car parking for houses dealt with in Development Management DPD. There is provision to investigate a further link road in Hinchingsbrooke.
Penny Bryant	HW-PA24	Concerned at possible reduction in car parking space at northernmost car parking at railway station.	Provision for additional car parking at the railway station has already been made in the draft AAP. No change needed.
Richard Meredith Chairman, Huntingdon and Godmanchester Civic Society	HW-PA25	Supports West of Town Centre link road due to traffic locked into the present one way system. Supports additional car parking provided charges are same as elsewhere. Retail must be a single 'stand alone' development. Objects to Huntingdonshire Regional College in Hinchingsbrooke. Objects to proposed road layouts across View Common and Mill Common. Supports alternative road layout voted forward by Huntingdon Town Council.	Disagree that retail needs to be a single stand alone development - while this may happen the AAP should allow for the possibility of multiple small units. The AAP does not include any proposals in relation to the Regional College - the AAP reflects the fact that the application has been approved. Disagree with potential alternative road

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Name and Organisation	Comment ID	Summary	Outcome
Katy Sismore Huntingdon Town Centre Manager, Huntingdon Town Centre Partnership	HW-PA26	There is a lack of car parking in the west therefore additional parking is welcomed provided it is pay and display in line with fees charged in the rest of the town. An additional road access adjacent to Hinchbrook Business Park, in addition to the road shown between the hospital and the Police HQ, would be welcomed. The proposed supermarket site should be a stand alone retail offer and not be presented as part of a shopping mall. A shopping mall could attract businesses to relocate from the current town centre and destabilise the retail offer in the town. Ensure the Action Plan is cohesive for the future of Huntingdon town centre and not divisive	layout put forward by Huntingdon Town Council. No change required. AAP Appendix 1 paragraph on public car parking amended. Charges will be in line with charges for other public car parks. Disagree that retail needs to be a single stand alone development - while this may happen the AAP should allow for the possibility of multiple small units. Amendments made to first part of Policy 5 (now 4) as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'
Neil Wild Director, The Colin Sanders Innovation Centre	HW-PA27	Generally supportive. For George St/Ermine St area it is important that additional public parking is provided and that links between here and the town centre are enhanced.	No change.
Eric Hall Britten Investments Ltd (In Administration)	HW-PA28	AAP takes as a given that the new A14 will be provided, meaning that it is vulnerable should there be a change in circumstances. Concerned at appropriateness of adopting the AAP in this form. AAP needs to be clearer as to exactly what development would be committed in advance of the link road and which will need to await its completion. Retail development should await completion. On the basis that the AAP envisages Sainsbury's moving out of town, the Plan lacks sufficient vision. Proposal for 4,500 sq m is not sufficient to provide a replacement foodstore, nor sufficient for development of sufficient size to become a destination. AAP takes a slavish approach to notional floor space figures. Not clear whether sufficient flood risk assessment has been undertaken in Barracks Brook area in order to safely allocate this area for residential development. It is unlikely that West of Town Centre Link Road will be constructed in 2011 as stated. There is inconsistency between para 11.2.16 and Policy 5 as regards the need for a sequential analysis of	The changes to the A14 are at an advanced stage and it is appropriate to plan on this basis. Amendments made to first sentence in phasing of retail proposals to make it clear that the Link Road needs to be constructed before retail is built: 'proposals for this land are dependent on the West of Town Centre Link Road being built, existing buildings demolished and land being decontaminated'. AAP Policy 5 (now 4) amended as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'. This deletes reference to floorspace figures. Amendments made to timeframe for West of Town Centre Link Road to 2012 construction. Amendments made to paragraph that was 11.2.16 to read: The timing of retail development has to have regard to plans for

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Name and Organisation	Comment ID	Summary	Outcome
Caroline Dawson Director, Planning Potential Ltd	HW-PA29	<p>sites for retail development. Also not clear whether AAP is suggesting that retail must necessarily follow Chequers Court Phase II.</p> <p>Describes history and importance of Chequers Court. Concerned at the prospect of inclusion of a substantial amount of retail development in the West Area. Could divert customers from central area so weakening trade. West Area shopping could function independently and not as part of the town centre. Considers Roger Tym retail study out of date. Notes vacancies and considers there is no 'need' for further retail floorspace in the West Area. Objects to inclusion of major retail development in West Area, in particular comparison goods retail. If Council feels that planning for retail growth must include the West Area, then Chequers Court should be completed first. Chequers Court is capable of accommodating up to 6,500 sq. m (net) of this total. There is also a growing amount of vacant shop floorspace in the Town Centre (currently at around 3,500 sq m). This equals the 9,000 sq m total. Objects to Policy 5a and questions the detailed wording.</p>	<p>Huntingdon town centre. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre.</p> <p>AAP Policy 5 (now 4) amended as follows: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court'. Floorspace figures have been deleted. AAP provides for integration with the town centre and acknowledges the importance of Chequers Court. AAP sentence that was 11.2.16 amended to read: 'The timing of retail development has to have regard to plans for Huntingdon town centre, in particular the Chequers Court redevelopment. Retail development must follow an appropriate sequential analysis and be complementary to the vitality and viability of the existing town centre'.</p>
Paul Ryan The Stukeleys Parish Council	HW-PA30	<p>Concerned at traffic impacts. Concerned at roads across Views Common. Proposes different road layout. Suggests objective 1 refer to sustainable management of traffic. Seeks further traffic analysis. Questions implications on air quality. Seeks further pedestrian and cycle traffic improvements. Supports additional car parking as proposed. Supports additional retail space in Huntingdon West only when Chequers Court is properly used. Supports opening of Barracks Brook as a focus of green area and pedestrian/cycle link. Supports combined heat and power installation and other passive techniques. Seeks development requirements to make this likely.</p>	<p>The proposed different road layout is not supported. The proposed alternative road appears to go through the tree belt along the southern edge of Views Common with a significant element of the existing A14 needing to be removed. Initial analysis indicates that the proposed junction with Brampton Road in such close proximity to the railway bridge and the junction immediately to the east, would be difficult to operate in traffic modelling and design terms. Additionally, it is considered that the proposed junction with the old A14 in such close proximity to the slip roads on/off Spittals interchange with the remaining dual carriageway below, renders this a potentially unsafe working arrangement.</p>

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Name and Organisation	Comment ID	Summary	Outcome
David H Woods Hinchingbrooke Health Care NHS Trust	HW-PA31	Supports potential development at A (car park) and timescale in Appendix 2 as a potential long term plan. Nursery in this area would either be retained or re-provided. Supports potential development at B (MARS) but this could only be redeveloped if there is a reduction in activity on the hospital site. Cannot put a timescale on this. Must also have regard to traffic. Suggests alternative wording. Supports potential for road as indicated by asterisk. Changes from A14 will not be sufficient to reduce congestion, it is considered that this may as a result be exasperated.	On the basis of the justification for the removal of the Huntingdon Viaduct and the creation of a new road network, early analysis would question whether the Highways Agency could justify the two short links into the Hospital complex or the link from the suggested alternative road to serve the Police HQ land. As these can currently be adequately served via the existing road network at Hinchingbrooke Park Road, such links would have to be funded by others, regardless of the wider issues associated with the alternative suggestion and the loss of tree belt.
Philip Raiswell Sport England	HW-PA32	Concerned that Draft Policy 9 is vague. Seeks more precise definition of the types of open space and the main locations affected. Seeks that policy states that new open space be provided in line with adopted local standards. Appendix 1 - community indoor sports facilities should be funded in part by developer contributions. Note Huntingdonshire Sports Facilities Strategy 2009-2014 (adopted April 2009).	As the respondent has not been able to give a commitment to likely development the AAP (Policy 6 now 5) has been amended to delete the allocation of the hospital sites indicated at the Preferred Approach stage, but to indicate that some land may become available for redevelopment as a windfall.
			Amendment made to Policy 9: 'Existing open spaces will be maintained and enhanced and further open space will be provided in accordance with adopted local standards with future development and will be linked and form part of the wider open space network in the town'. The areas affected are identified on the Maps in the AAP and in Appendix 1. Amendment made to Appendix 1: 'Other Open Space and Sports Facilities. Additional areas of open space are proposed in the George St / Ermine St area as shown on Map 6. These areas are expected to be provided by developers as part of the mixed use developments envisaged in those locations. The

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Name and Organisation	Comment ID	Summary	Outcome
Janet Nuttall Natural England	HW-PA33	Supports a number of proposals. Suggests policy on Hinchingbrooke Country Park includes reference to biodiversity enhancements and informal recreation. Suggests that biodiversity enhancements are considered as part of any improvement scheme at Views Common. Note Natural England's 'Accessible Natural Greenspace Standards'. Infrastructure should be provided ahead of development to safeguard against adverse environmental impacts. Monitoring should include environmental/biodiversity monitoring criteria.	Council may adopt these spaces subject to appropriate management funds being provided by the developer. Other contributions may also be required in accordance with adopted local standards and pooled for the creation or improvement of sports facilities to serve Huntingdon'. Huntingdonshire Sports Facilities Strategy 2009-2014 (adopted April 2009) will be included in Key Sources. AAP Policy 7 (now 6) amended: 'The Council will work with adjoining landowners to pursue extension of Hinchingbrooke Country Park to include some or all of the land identified on [LINK] Map 8 in order to enhance the facilities of the park and to provide for biodiversity and visitors.' No specific improvement schemes are proposed for Views Common other than improving public access. Natural England's 'Accessible Natural Greenspace Standards' will be referred to as a Key Source. The Phasing section relates to development sites. AAP amended to include Monitoring information.
Paul Belton The Fairfield Partnership	HW-PA34	Details proposed changes to Core Strategy which were changed from those in the AAP Preferred Approach. Seeks the application of, and clarification of the plan as a result of, the Highways Agency position statement issued for the Core Strategy. This means reference to either a minimal impact on traffic flows or nil detriment.	The AAP will no longer quote the Core Strategy. The conditions of the Highways Agency will need to be met. AAP section on Phasing amended to include: 'The proposed A14 works are likely to be completed in 2016. The majority of development in the Hinchingbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required so that the Highways Agency can assess that the effects on the existing A14 are minimal'.

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Name and Organisation	Comment ID	Summary	Outcome
Jacky Homer	HW-PA35	Concerned at traffic, A14 changes and removal of viaduct. Pedestrians and cyclists should not have to share paths. A leisure facility would be good. Welcomes extending Country Park. Suggests connections to Mill Common and Portholme. Additional parking should not have a hard surface and should be for special events only.	The changes to the A14 are the responsibility of the Highways Agency and will be considered with the draft orders. It is intended that open spaces link to others. The current intention is that additional car parking for the Country Park is for special events only and will not be hard surfaced.
Andrew Greenway Huntingdonshire Regional College	HW-PA36	Support. Provides information about the Regional College. If the College is unable to proceed with its plans for the Hinchbrooke site it would support the option that the land be designated for economic development in harmony with adjacent institutions.	AAP Policy 6 (now 5) amended to add: 'Land that currently has permission for the relocation of Huntingdonshire Regional College will be developed for employment uses (B1a and/or B1b) or non-residential institutional uses (D1) should this permission lapse'.
Rose Freeman The Theatres Trust	HW-PA37	We support objective 2 but note that it does not include any leisure activities and question whether any of the issues raised in section 8 and Draft Policy 5 will actually add 'vibrancy'. The content of this section does not seem to relate to the title. A 'Quarter' usually has a theme but Draft Policy 5 only contains items appropriate for an urban extension rather than to promote vibrancy.	Leisure facilities would be compatible with the direction set in the objective and policy.
Peter Downes	HW-PA38	Concerned that the area to the east of the railway line is going to be overcrowded and the proposed link road will be overloaded. Not convinced that the traffic flow details for the Hinchbrooke Park Road junction with Brampton Road are satisfactory. Now that plans for the Regional College have had to be scrapped other ideas need to be considered. The planned road across the playing field could be abandoned and replaced by a shorter road link to the de-trunked A14 from near the hospital. The idea of an occasional country park car park on Huntingdon Road Brampton needs much more thought.	The link road is subject to a planning application. The A14 changes will be subject to draft orders. A more than occasional car park on Huntingdon Road Brampton will require a planning application which will deal with access and design issues.
Dr Michael Gregory	HW-PA39	Welcomes the approach taken for the Huntingdon West area. Concerns are in the provision of adequate infrastructure and transport links and the integration of projects so that they	The AAP will be monitored and reviewed as required.

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Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA40	<p>are phased in a manner which allows people to proceed with their lives with the minimum of necessary disruption.</p> <p>Draft Policy 1: The new and changed roads will improve the accessibility for all modes and attractiveness for potential new investors. Priority should be given to sustainable modes. The incorporation of bus priority measures where possible would also enhance access.</p>	<p>AAP supporting text to Policy 1 amended to refer to bus priority measures being investigated. Provision for pedestrians and cyclists is dealt with under Policy 2.</p>
Stewart Patience Cambridgeshire County Council	HW-PA41	<p>West of Town Centre link road is supported, but suggests that traffic flows for the town centre area are modelled so that the effects of the link road are fully considered. Concerned about the possible impact of the new link road on existing public footpaths. Signalised crossing(s) suggested as a minimum requirement. The removal of the A14 viaduct and associated road changes relies on the provision of the A14 improvement scheme. Although this is a strongly supported it is presently scheduled for completion in 2015, but this timescale cannot be guaranteed. If detrunked and passed to the County Council, the County Council's consent will be required to implement the severance scheme. The AAP should detail the Highways Agency and Cambridgeshire County Council roles. While the County Council fully supports the A14 scheme in principle, the fine detail is still to be finalised. The source of funding for removing the viaduct and providing new connector roads has not been indicated. The document should make clear that feasibility work has been undertaken to verify whether the new roads scheme can be designed to accord with highway design standards. Further refinement of the modelling of traffic flows should be undertaken in order to ensure that the traffic effects of the A14 severance scheme are fully considered. Our understanding is that the Highways Agency will fund the A14 decision and development and District Council the link road west of the town centre. Emphasise the importance of considering a safe public crossing of new road to Brampton road, whether by the existing underpass or new provision. The impact on walking and cycling should be considered</p>	<p>The West of Town Centre link road is the subject of a planning application which includes traffic modelling. It is expected that the 'de-trunked' or 'bypassed' A14 will be passed to the County Council. Pedestrian and cycle routes are considered in Policy 2.</p>

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Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA42	and appropriate mitigation provided if an additional road link into the business park area were to be implemented. Emphasis should be placed on improving pedestrian and cyclist accessibility. The proposed links shown on map 4 are welcomed. Developer contributions, along with safeguarding the required land through this document, may assist with ensuring these routes are deliverable. The provision of a cycle/footbridge would provide a greater level of accessibility for the community and should be fully investigated.	AAP Policy 2 amended: 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas will be safeguarded and provided within the plan period'. Additional supporting text added referring to pedestrian and cycle safety.
Stewart Patience Cambridgeshire County Council	HW-PA43	If additional car parking spaces are required at Huntingdon Railway Station then this should be in accordance with specified standards and the primary use should be for railway station users. In order to maximise the sustainability of the surrounding development and the railway station every effort should be made to further improve access via foot, bike and public transport.	AAP Policy 3 and supporting text amended emphasising importance of access to the railway station by different modes of travel.
Stewart Patience Cambridgeshire County Council	HW-PA44	Travel by private car should be minimised. If additional car parking is to be provided on the land east of the railway and west of the link road then this could encourage residents to drive, particularly if parking charges are low. Providing parking on this side of town could help relieve the pressures on the ring road, therefore reducing congestion and pollution levels. Effective Residential Travel Plans and Workplace Travel Plans both for the existing and the proposed developments are essential to reduce the risk and increase travel by sustainable modes.	Car parking provision will help relieve pressure on the ring road. AAP amended to clarify need for provision and charging.
Stewart Patience Cambridgeshire County Council	HW-PA45	Draft Policy 5 – George St/Ermine St - The developments should ensure that the high density development is based around the public transport nodes and closest to the areas with the best access by walking and cycling.	A general density is indicated. Masterplanning will further refine this.
Stewart Patience Cambridgeshire County Council	HW-PA46	Map 6d appears to involve the loss of at least two stretches of existing Public Footpath and so it is therefore suggested that the AAP should include the following wording: The development of George St/Ermine area would require the	AAP supporting text under Policy 2 amended to refer to the potential need to change existing rights of way.

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Stewart Patience Cambridgeshire County Council	HW-PA47	existing Rights of Way in this area to be extinguished or diverted in accordance with the requirements set out in the Town and Country Planning Act. As part of which consideration will need to be given to current users of the existing public footpaths. The AAP does not indicate how access to the west of the railway will be provided. The following wording is suggested: Land identified west of the Railway totalling 1.9ha will be redeveloped for office employment activities (B1 use). Proposals...line. Access to this site will be from west of the town centre link road.	Disagree that access should be from the West of Town Centre Link Road. There is no proposal for access other than for farm machinery through Handcroft Lane. Access will need to be from Brampton Road.
Stewart Patience Cambridgeshire County Council	HW-PA48	Policy 7 - It is advised that a distinction should be made between potential improvements to the Huntingdonshire District Council managed paths within the Country Park and the public footpaths for which the County Council as Highway Authority is responsible. The following wording is therefore suggested: c) Footpath improvements (including those which form part of the existing Rights of Way Network), additional play facilities, and interpretation material. A balance needs to be reached between the proposed additional car parking to serve the Country Park and improvements to other modes such as cycling and public transport.	The footpath improvements referred to are those within the Park - the wider routes are dealt with under Policy 2. Cycling is also considered under Policy 2.
Stewart Patience Cambridgeshire County Council	HW-PA49	Supports intention to maintain Views Common. It is suggested that further consideration could be given to the formalisation of the existing informal but popular public access to the tree belt on the south side of the Views Common.	It is not appropriate to mark the informal access through the tree belt on Map 9 or Map 4 as it is not a route between points and formalisation could lead to concern with health and safety of the tree belt.
Stewart Patience Cambridgeshire County Council	HW-PA50	Draft Policy 9 – Other open spaces and play areas - Support	No change required.
Stewart Patience Cambridgeshire County Council	HW-PA51	Draft Policy 10 - Add to Policy reference to Code for Sustainable Homes and renewable energy The following wording is suggested: Contribute to sustainability; are	AAP Policy 10 amended to include: 'a. Contribute to sustainability for example by being adaptable and resource efficient b. Meet or exceed the

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		adaptable and resource efficient including through the use of sustainable construction methods and renewable energy generation.	relevant standards in the Code for Sustainable Homes c. Utilise renewable energy where feasible'
Stewart Patience Cambridgeshire County Council	HW-PA52	Cambridgeshire County Council welcomes the reference made to enhancement of biodiversity.	No change.
Stewart Patience Cambridgeshire County Council	HW-PA53	Ensuring the ease of access through the area is welcomed as this is a key factor to reducing single occupancy car use. Walking and Cycling routes need to be on desire lines and direct giving priority over other traffic where appropriate.	No change.
Stewart Patience Cambridgeshire County Council	HW-PA54	The County Council welcome the proposals to require developer contributions, particularly to improve the accessibility to the development by all modes especially sustainable modes. Residential Travel Plans and Workplace travel plans should also be stated to be an essential requirement in Policy 11 and feed into the required contributions towards sustainable infrastructure from the early stages of development. It is therefore suggested that the following wording should be added to Policy 11: Residential Travel Plans and Workplace travel plans	The matter of Residential Travel Plans and Workplace Travel Plans is not specific to Huntingdon West and will be covered by another DPD.
Stewart Patience Cambridgeshire County Council	HW-PA55	The proposed transport linkages should be delivered at the first phases of development to ensure residents and employees have sustainable options available and are able to make the appropriate choice of transport when they first occupy the development.	The phasing makes it clear that roads are expected to be delivered prior to most development. Other pedestrian and cycle linkages will be considered upon planning applications.
Stewart Patience Cambridgeshire County Council	HW-PA56	Appendix 1 – Infrastructure (Buses) It should be noted that the bus will not continue on to Hinchingsbrooke Hospital as currently this does not form part of the TWA proposals or identified funding to enable this to be provided. Further public transport improvements should be used to ensure better linkages with the Cambridgeshire Guided Busway and provide integrated ticketing. Consideration should also be given to the formation of a bus lane at Brampton Road which ideally would form part of the A14 upgrade improvements.	AAP amended to delete incorrect reference to Hinchingsbrooke Hospital. AAP provides for funding to be used for bus priority measures. The formation of a bus lane at Brampton Road is not currently an approved scheme. Improvements have recently been made to bus facilities at Huntingdon Rail Station and the AAP provides for further improvements if needed.

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Name and Organisation	Comment ID	Summary	Outcome
Stewart Patience Cambridgeshire County Council	HW-PA57	Enhanced bus facilities could be provided at Huntingdon Rail Station to serve the improved bus services. No reference is made to the required standards for car or cycle parking associated with development in the Huntingdon West AAP. Therefore it would be helpful to include expected standards for car and cycle parking for the developments identified in the Huntingdon West AAP. It should be made clear whether the standards in the Development Management DPD: Development of Options 2009 should be used or whether a different standard applies within the Huntingdon West Area.	AAP amended to clarify that this DPD should be read in conjunction with Development Management DPD. There is no need to repeat the required standard or prepare an alternative one.
Stewart Patience Cambridgeshire County Council	HW-PA58	A distinction should be made between potential improvements to the Huntingdonshire District Council managed paths within the Country Park and the public footpaths for which the County Council as Highway Authority is responsible. The following wording is therefore suggested: 9. Footpath improvements (including those which form part of the existing Rights of Way Network)	The rights of way and longer routes are already considered in Policy 2.
Stewart Patience Cambridgeshire County Council	HW-PA59	Cambridgeshire County Council welcomes the reference made to education provision required to serve the Huntingdon West area.	Amendments made to clarify and reduce detail.
Janet Innes-Clarke Brampton Parish Council	HW-PA60	Support particular measures.	No change.
Janet Innes-Clarke Brampton Parish Council	HW-PA61	Concerned about the inter relation between the HWAAP and the A14 proposals mainly in terms of the coordination of work between the two and the potential for adverse impacts from one to the other. Suggests that time taken to ensure problems are minimised would be well spent. Seeks a roundabout on Brampton road at the Railway station/new link road junction. Seeks the inclusion of the northern link from the Hospital to the A14 that is currently suggested. Questions plan should the A14 not go ahead.	The draft orders will be released in September 2009 prior to the Proposed Submission of the HWAAP. The West of Town Centre Link Road has been lodged. The AAP attempts to identify all the proposals for this area.

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Name and Organisation	Comment ID	Summary	Outcome
Janet Innes-Clarke Brampton Parish Council	HW-PA62	Concerned with maintaining unsustainable car based travel from Brampton, Buckden, Kimbolton and the A14 villages to Huntingdon. Concerned at delays, pollution. Suggests access from south-bound A14 at Views Common to new West of Town Centre link road. Notes potential increase in pedestrians leading to further delays. Suggests footbridge. Suggests further modelling. Opposes additional housing in Hinchingsbrooke - suggests Alconbury for new housing. Suggests additional HGV ban.	Many of these matters will be resolved in respect of the A14 draft orders and the Link Road planning application. The AAP indicates the need for improved traffic conditions. AAP amended to delete the possible allocation of hospital land including that for housing.
Janet Innes-Clarke Brampton Parish Council	HW-PA63	Concerned regarding retail and maintaining/improving vitality of Huntingdon TC. Seeks mixture of office and housing in George St / Ermine St area. Suggests some free car parking. Concerned about layout of West of Town Centre Link Road and funding.	Providing for a large amount of offices in Huntingdon West is unlikely to be viable. Providing only for housing would not make the best use of this land which is close to the town centre and can provide for an expansion of town centre uses. The West of Town Centre Link Road matters will be considered at the planning application.
Janet Innes-Clarke Brampton Parish Council	HW-PA64	Concerned with the proposed occasional car park to the west of Hinchingsbrooke Country Park. Suggests temporary bus services from the racecourse of Brampton Hut or a new car park at the new western end of the park possibly from the racecourse.	Any additional car park would require a planning application unless it is a temporary activity for a short period.
Janet Innes-Clarke Brampton Parish Council	HW-PA65	Comments concerning primary school provision, public transport improvements, pedestrian links across the ring road, definition of terms.	Amendments to text made for clarity, including a glossary.
Neil Crosby	HW-PA66	Support for various aspects of the AAP. Some issues relating to; relation between the HWAAP and the A14 Proposals; ensuring good access from Brampton, Buckden, Kimbolton and the A 14 villages into Huntingdon at times of Peak Traffic Flow; overflow parking in Brampton for Hinchingsbrooke County; and Brampton primary school.	The changes to the A14 are the responsibility of the Highways Agency and will be considered with the draft orders. The West of Town Centre Link Road application has been lodged. Any additional car park at the Country Park will require a planning application, other than if it is a temporary activity for a small number of days per year. The Brampton Primary School is not directly relevant to the AAP.
Helen De La Rue	HW-PA67	The plan is in conformity with the RSS.	No change.

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Name and Organisation	Comment ID	Summary	Outcome
East Of England Regional Assembly			
Guy Gredley Hinchingbrooke Water Tower Ltd & Landro Ltd	HW-PA68	Supportive. Details land in their ownership and notes they are confident they can deliver a scheme.	No change.
Tom Gilbert-Woodridge English Heritage	HW-PA69	A number of comments in support and with observations on; the Vision; the objectives/aims; sustainable travel; the identification of listed buildings; Hinchingbrooke Community Campus; and Policy 10. Concerned about A14 changes in relation to Mill Common and Hinchingbrooke House	Reference to the importance of heritage items is already included. Detailed A14 draft orders are the subject of a separate process. Hinchingbrooke House is included on Map 7c. AAP Policy 10 (now 9) (b) amended to read 'protect the area's heritage having regard to Conservation Area status'. Also, (d) relating to Hinchingbrooke House as it is redundant having amended (b).
Jockey Club Racecourses	HW-PA70	Significant detail about the history of Huntingdon Racecourse and the facilities it has. Suggest that the vision includes reference to the Racecourse and that the end date should be 2021.	AAP amended to clarify the end date of 2026 under Policy Context - Core Strategy. AAP History section amended as follows: 'Further west, just outside of the area action plan area, exists the Huntingdon Racecourse which dates from 1886.' AAP text following Policy 2 amended regarding pedestrian and cycle links. Do not agree to changing this area action plan to refer to the potential for leisure at the Racecourse.
Sainsburys Supermarkets Ltd	HW-PA71	Generally supportive. A number of comments about wording in relation to policy 5 and uses identified for particular sites. Comments on pedestrian link between the link road and George St and phasing.	AAP amended as follows: Map 6E to refer to offices, hotel and gym possibilities on 'G', and potential alternative activities to car parking on 'I'. 'H' left as residential only. Maps 4 and 6e made consistent. AAP Policy 5 (now 4) amended to read: 'Retail that is complementary to the continuing vitality and viability of the town centre and does not jeopardise the delivery of further redevelopment at Chequers Court.

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Name and Organisation	Comment ID	Summary	Outcome
Tesco Stores Ltd C/O DP LLP Karen Crowder-James	HW-PA72	Sites A & B are suitable for retail development and potentially have a more simple relationship to Chequers Court redevelopment, enabling their development to be much more easily planned. These sites would also add to the range and choice available in the town centre. Site G is suitable for residential uses.	Disagree that all of the land should be identified for a mix of uses without any guidance as to where retail should be located. Consider that 'G' is more appropriate location for retail.
Sandra Besant	HW-PA73	Concerned with regard to the siting of the link road onto Ermine Street as a local resident.	These matters should be dealt with in the planning application.
Maydo Pitt GO East	HW-PA74	Overall, we consider that you have produced a clear, well-laid out document that clearly sets out the Authority's preferred strategy for the area.	No change required.
Derek Norman	HW-PA75	Concerned with the HA proposals for the A14 following the demolition of the viaduct. Unclear which plans he is referring to.	This is a matter for the Highways Agency regarding the draft orders for the A14.
Ruston's Engineering Co Ltd	HW-PA76	Express concerns: Paragraph 8.1.1 - Object because the document doesn't explain the Council's intentions for the relocation of existing businesses in the George St/ Ermine St area. Paragraph 8.1.19 - The aim for retail on the George Street frontage is supported, particularly the final sentence of the paragraph. Paragraph 8.1.20 - Agree the George Street frontage offers the opportunity for well related development including a hotel. Map 6d - Referring to the accompanying plan this map fails to acknowledge the existing footpath and cycle links that exist at Royal Oak Passage, George Street. The map also fails to acknowledge the existing key pedestrian nodal area at the George Street/Ring Road junction. Don't understand the intention to provide a new footpath and cycle link through the development area, as highlighted pink on the plan. Map 6e - As above for 6d. Question the ability to provide a new safe additional nodal area so close to the George Street/ Ring Road junction. Recommend Map 6e is revised along the lines attached.	The Council can deal with the potential relocation of existing businesses outside of this AAP. AAP amended to make Map 6d and Map 4 consistent. Disagree with objections to proposed new link through development land.
Mark Norman Highways Agency	HW-PA77	Whilst the proposed changes to local infrastructure are unlikely to be of concern to the Highways Agency (since they	AAP amended to include in Phasing: 'The proposed A14 works are likely to be completed in

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Name and Organisation	Comment ID	Summary	Outcome
		are dependent on the A14 EFD scheme), phasing of development should aim to minimise additional traffic on the existing A14 prior to the completion of the A14 EFD scheme. Note that a final commitment to fund the scheme will not be made until after any public inquiry.	2016. The majority of development in the Hinchingsbrooke area will need to await the completion of these works so that the new access arrangements are available. Where proposed in advance of completion, a transport assessment will be required so that the Highways Agency can assess that the effects on the existing A14 are minimal'.
Henry Bletsoe	HW-PA78	Seeks that part of site - frontage between 36 and 66 Thrapston Road, be identified for development or at least included within the settlement boundary for Brampton, so that development proposals can be brought forward.	Development in this area was canvassed at the Issues and Options stage and the decision was made not to proceed. No change required.
Nerys Baker Brampton Bridleway Group	HW-PA79	Seeks that any future developments in this area include new off road rights of way for horse riders. Seeks with Country Park extension that consideration be given to protection of wildlife by the creation of some dog and people free areas, for example to protect ground nesting birds	Consideration could be given to off road rights of way for horse riders in individual planning applications. Whether there are people free areas with extension of the Country Park should be left to management planning for the Park rather than included in the AAP. No change.
David Kerr Huntingdon Freemen's Charity	HW-PA80	Freemen's charity owns Views Common and Handcroft Lane. Supports current proposals	No change.
Graham Lewis Alconbury and Ellington Internal Drainage Board	HW-PA81	Concerned at ad hoc approach to development which could result in an increased flood risk. Redevelopment offers an opportunity to improve Barracks Brook by removing culverting and creating better access for maintenance. Suggest implementation of an integrated and strategic SuDS and mini surface water strategy.	AAP amended to refer further to the potential for a Sustainable Drainage system in Policy 10 (now 9) and in Phasing.
Karen Cameron Huntingdon Town Council	HW-PA82	Concerned at traffic impacts. Proposes different road layout. Seeks further pedestrian and cycle traffic improvements Supports additional car parking as proposed. Supports additional retail space in Huntingdon West only when Chequers Court is properly used. Supports opening of Barracks Brook as a focus of green area. Supports combined	The proposed different road layout is not supported. The proposed alternative road appears to go through the tree belt along the southern edge of Views Common with a significant element of the existing A14 needing to be removed. Initial analysis indicates that the proposed junction with Brampton Road in such close proximity to the

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Name and Organisation	Comment ID	Summary	Outcome
		heat and power installation and other passive techniques - asks for development requirements on this.	<p>railway bridge and the junction immediately to the east, would be difficult to operate in traffic modelling and design terms. Additionally, it is considered that the proposed junction with the old A14 in such close proximity to the slip roads on/off Spittals interchange with the remaining dual carriageway below, renders this a potentially unsafe working arrangement.</p> <p>On the basis of the justification for the removal of the Huntingdon Viaduct and the creation of a new road network, early analysis would question whether the Highways Agency could justify the two short links into the Hospital complex or the link from the suggested alternative road to serve the Police HQ land. As these can currently be adequately served via the existing road network at Hinchbrooke Park Road, such links would have to be funded by others, regardless of the wider issues associated with the alternative suggestion and the loss of tree belt.</p>
Colin Luscombe Cambridgeshire Police Authority	HW-PA83	Alternative wording suggested for Map 3 about A14 proposals	AAP Map 3 amended to refer to road alignments being indicative.
Colin Luscombe Cambridgeshire Police Authority	HW-PA84	Amendment to policy 2 - 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas, the indicative alignment and position of which are shown on Map 4, will be provided.'	The additional words are not needed as the plan is indicative. Policy 2 has been amended to read: 'Pedestrian and cycle links which will improve accessibility between Huntingdon West, the town centre and surrounding areas as shown on Map 4 will be safeguarded and provided within the plan period'.
Colin Luscombe Cambridgeshire Police Authority	HW-PA85	Suggests alternative wording for Draft Policy 1 re indicative alignments	A change to the wording on Map 3 will address the concern. Amendment made to Policy 1 is amended as follows: In order to promote better accessibility and enable redevelopment a new and changed road system as shown on Map 3 will be

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Name and Organisation	Comment ID	Summary	Outcome
Colin Luscombe Cambridgeshire Police Authority			constructed. The principal elements are: The West of Town Centre Link Road the design and specification of which will be determined by Huntingdonshire District Council in consultation with its partners. The removal of the current A14 viaduct and series of changes to the local road network, the design and specification of which will be determined by the Highways Agency.
Colin Luscombe Cambridgeshire Police Authority	HW-PA87	Suggested change to the key of Map 2 - the dashed red line indicating proposed new roads should be re-annotated to read: 'Proposed new road (approximate alignment)' in accordance with the treatment on Map 7d. Institutional uses is too restrictive for the Police authority land. Housing and mixed use development should be allowed.	The Vision is indicative, therefore additional wording is not required. Only employment and institutional uses are appropriate on the Police Authority land.
Colin Luscombe Cambridgeshire Police Authority	HW-PA88	Map 4: Pedestrian and cycle link: Objective: The key associated with Map 4 ought to be amended to read as follows: 'Potential links (approximate alignment)' and 'Potential cycle bridge (approximate location)'	The map is indicative and therefore the additional words are not required.
Colin Luscombe Cambridgeshire Police Authority	HW-PA89	Seeks provision for mixed use (residential and wider employment use) on Police Authority land. Considers too strict an approach will frustrate delivery of development on this sustainable site.	Only employment and institutional uses are appropriate on the Police Authority's site. Such uses are viable.
Colin Luscombe Cambridgeshire Police Authority	HW-PA90	Draft policy 8 should be re-worded to read as follows: 'Views Common will remain as a significant open space and should be added to by the return of land from the A14 viaduct as shown on Map 9. Proposals for new roads, the indicative alignment of which, are shown on Map 3 and enhancement to public access across the Common to enable walking and cycling as shown on Map 4 will be supported.'	The map is indicative and therefore the additional wording is not required.
Colin Luscombe Cambridgeshire Police Authority	HW-PA91	The annotation in the key of the new proposed link road ought to be re-worded to read: 'New proposed link roads (approximate alignment)'	The map is indicative therefore the additional wording is not required.

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Name and Organisation	Comment ID	Summary	Outcome
Colin Luscombe Cambridgeshire Police Authority	HW-PA92	Draft policy 11 should be reworded to read as follows: 'Contributions from developers will be requested in accordance with the Core Strategy to meet the infrastructure, social and environmental requirements generated by the development. Appendix 1 should be referred to for details of possible contributions. In addition to the matters set out in the Core Strategy contributions can be requested in this area to help bring about:....	It is reasonable to retain the word 'expected' rather than 'requested' in accordance with the Core Strategy.

Soundness Self Assessment

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Soundness Self Assessment

The Planning Inspectorate (PINS) publication, [Examining Development Plan Documents: Soundness Guidance](#), strongly urges councils to conduct a self-assessment using the soundness toolkit from the Planning Advisory Service. This annex is the self assessment for the Huntingdon West AAP.

In an effort to keep this assessment concise, relevant evidence is hyperlinked rather than copying documents or sections in full. Wherever possible evidence is available to download from the Council's website, however in some cases this has not been possible, in which case reproductions of full documents or summaries are available from the Council.

Table 18 Soundness Testing - Justified

Key Question	Evidence
1. Participation	
Has the consultation process allowed for effective engagement of all interested parties?	This Statement of Consultation sets out the consultation process which has been undertaken which has allowed for the effective engagement of all interested parties. In addition to the general consultation process there have been meetings with interested parties at all stages of plan preparation.
2. Research/ Fact Finding	
Is the content of the development plan document justified by the evidence? What is the source of the evidence? How up to date and convincing is it?	The Preferred Approach 2009 set out how the evidence and the main findings of consultation supported the approach. The amendments to the approach have been documented in this Statement of Consultation, an updated list of evidence included as Appendix 1 and detailed responses to individual representations are included as Appendix 2. The Final Sustainability Appraisal supports the Proposed Submission document.
What assumptions had to be made in preparing the development plan document? Are the assumptions reasonable and justified?	<p>The preparation of the Huntingdon West Area Action Plan has taken place in the context of the Core Strategy setting the strategic spatial planning framework (in turn influenced by higher order policies). The assumption was therefore that the Core Strategy would need to be complete prior to completion of the area action plan. This was achieved with adoption of the Core Strategy in September 2009.</p> <p>The LDF context was also relevant, and it has been assumed that other policies covering the area will be set out in the Development Management DPD, for which the next stage will be the Proposed Submission document.</p> <p>The Huntingdon West Area Action Plan Issues and Options 2007 set out (in 1.3) the assumptions that it would include site specific allocations and general policies for the area.</p> <p>Assumptions throughout the process include that this is an area where significant change is expected (referred to, for example, in the Introduction of the Proposed Submission)</p> <p>The Final Sustainability Appraisal also includes information about the District, the key sustainability issues facing the District and baseline data and indicators.</p>

Key Question	Evidence
3. Alternatives	
<p>Can it be shown that the council's chosen approach is the most appropriate given the reasonable alternatives?</p> <p>Have realistic alternatives been considered and is there a clear audit trail showing how and why the preferred strategy/approach was arrived at?</p> <p>Where a balance had to be struck in taking decisions between competing alternatives is it clear how and why these decisions were made?</p>	<p>This Statement of Consultation identifies the council's approach in relation to alternatives identified.</p> <p>Vision - The vision is little changed from that in the Preferred Approach which was widely supported. The Issues and Options 2007 proposal for development in the Thrapston Rd/Huntingdon Rd area was removed prior to the Options 2008. There was one representation at the Preferred Approach stage seeking development in the Thrapston Rd/Huntingdon Rd area (referred to in more detail later in the Statement of Consultation in respect of Hinchingsbrooke Country Park) which was not accepted given the reasons identified for avoiding development in that area.</p> <p>Objectives - The Issues and Options 2007 proposed 16 objectives attracted opposition, notably for being insufficiently focused. The objectives as set out in the Preferred Approach have been taken forward subject to amendments responding to points raised in consultation and matters of clarification.</p> <p>Policy HW1 - The matter of new and enhanced local road networks is key to change in Huntingdon West and resulted in the first policy. Alternative road proposals were raised in representations, but the Council's chosen approach of supporting the Highways Agency proposals and the proposed West of Town Centre Link Road are shown as the most appropriate. These proposals have reached Draft Order (September 2009) and Planning Application (July 2009) stages respectively. The suggestion raised in consultation for an additional road in the Hinchingsbrooke area has been taken on board with text and the map indicating that the potential for such an additional road will be investigated.</p> <p>Policy HW2 - Improved pedestrian and cycle links have been generally supported throughout the process.</p> <p>Policy HW3 - The railway station was one of the areas identified for significant change (such as the potential location of a new landmark building) in the Issues and Options 2007, but, as a result of development which has occurred and consultation responses, the resulting policy proposes modest change over time.</p> <p>Policy HW4 - The Issues and Options 2007 asked questions about the appropriate mix of use in the George St / Ermine St area, and the Options 2008 developed that debate on alternative uses. The resulting policy in the Preferred Approach for a mix of retail, office and residential development has been broadly supported. The main issues concern provision for retail in the area and how that relates to the town centre. The Council has amended the approach so that the policy will be effective in ensuring that retail development in this location supports rather than competes with the town centre.</p> <p>Policy HW5 - This Statement of Consultation identifies how the 'Hinchingsbrooke Community Campus' area has been identified and a policy developed in respect of it. The area of land has changed at each iteration so that the Proposed Submission document only allocates land which is suitable, available and achievable. All possible alternative parcels of land were identified through the process.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	<p>Policy HW6 - The potential for expanding Hinchingsbrooke Country Park was noted in the Issues and Options 2007 and received widespread support. A map was included in the Preferred Approach 2009 following discussion with landowners. There were no representations on the boundaries which are considered appropriate to cater for the demand for recreational use in the area. The Proposed Submission policy focuses on the allocation of the land.</p> <p>Policy HW7 - Views Common will be affected by the road and footpath proposals. Options for the use of this land (which is not public open space) were raised at the Issues and Options 2007 and Options 2008 stages. In accordance with the main findings of consultation, it is proposed that Views Common should remain open space, and be added to by the return of land from the removal of the A14 viaduct.</p> <p>Policy HW8 - Other open space and play areas are provided for in this policy which has been developed following related matters raised in the Issues and Options 2007 and the priority for open space being raised in the Options 2008.</p> <p>Policy HW9 - The design policy draws on design principles and discussion on renewable energy consulted on in the Issues and Options 2007. The main alternative was to rely on national guidance and the forthcoming Development Management DPD however consultation results identified that this was an important issue to address within the plan.</p> <p>Policy HW10 - Infrastructure needs were identified in the Issues and Options 2007 and subsequently refined in the Options 2008, Preferred Approach 2009 and Proposed Submission document. The refinement has occurred in response to representations and in relation to matters being covered in the Core Strategy and forthcoming Development Management DPD.</p> <p>Policy HW11 - A policy on phasing and implementation has been developed further to the initial schedule in the Issues and Options 2007 and matters raised in representations. The policy indicates the need for certain works and analyses to be completed prior to development. No alternatives are considered realistic, although there is some flexibility within the policy and supporting text should not all works be completed.</p>
<p>Does the sustainability appraisal show how the different options perform and is it clear that sustainability considerations informed the content of the development plan document from the start?</p>	<p>The Initial SA on the Options 2008 assessed how those options performed. It concluded, in summary, that the options had different sustainability strengths. Option A had the greatest potential for reducing the need to travel in that it provided the most employment opportunities. Option B offered the most additional decent and affordable housing. Option C minimised the use of greenfield land and best respected the historic landscape character. Overall Option C scored best in the sustainability appraisal. Nevertheless, a value judgement was needed on the relative merits of the different strengths and it was recommended that the results of the consultation be used to help to identify this and lead to the preferred approach which may be a mixture of the options.</p> <p>The results of the Initial SAs of 2007 and 2008 were analysed, together with the results of consultation, in the Preferred Approach 2009.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	This Statement of Consultation further clearly indicates how the Draft Final SA and the results of consultation on the Preferred Approach have resulted in the Proposed Submission document.
Does the development plan document adequately expand upon regional guidance rather than simply duplicate it? Does the strategy take forward the regional context reflecting the local issues and objectives?	<p>The East of England Regional Assembly (EERA) advised by way of a representation on the Preferred Approach 2009 (HWP 67) that the area action plan is in conformity with the RSS.</p> <p>The Government Office for the East of England (GO-East) advised by way of a representation on the Preferred Approach 2009 (HWP 74) as follows: "Overall, we consider that you have produced a clear, well-laid out document that clearly sets out the Authority's preferred strategy for the area. We are pleased to note the references to the Core Strategy and sustainability appraisal throughout the document and therefore that regard is being had to these during preparation of the Huntingdon West AAP. We are also pleased to note that the Authority has undertaken a Habitats Regulation Assessment".</p> <p>GO-East also provided supportive comments at the Options 2008 stage (HWAAP 35).</p> <p>The area action plan takes forward the regional context in a localised setting. Given the wide-ranging nature of the East of England Plan only a short summary is included in the Policy Context part of the Proposed Submission document. Where appropriate in the Preferred Approach 2009 additional detail of relevant policies in the East of England Plan such as the policy about renewable energy was included in the discussion.</p>

Table 19 Soundness Testing - Effectiveness

Key Question	Evidence
Deliverable	
Has the council clearly identified what the issues are that the development plan document is seeking to address? Have priorities been set so that it is clear what the development plan document is seeking to achieve?	<p>The 13 issues that the area action plan seeks to address are listed in the Area Context part of the Proposed Submission document. These issues have been developed from the initial list of 8 issues. The reasons for changes are set out in the Preferred Approach 2009 from which there has been little change.</p> <p>The Phasing and Implementation part of the area action plan, particularly Appendix 2 indicates relative priorities.</p>
Are there any cross-boundary issues that should be addressed and, if so, have they been adequately addressed?	There are no cross-boundary issues.
Does the development plan document contain clear objectives?	The area action plan contains 5 clear objectives from which are derived all the policies. The relationship of the objectives to the Core Strategy objectives are set out in this Statement of Consultation.

Soundness Self Assessment

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Key Question	Evidence
<p>Are the objectives specific to the place; as opposed to being general and applicable to anywhere?</p> <p>Is there a direct relationship between the identified issues and the objectives?</p>	<p>The objectives are specific to the place. The issues are more general and do not tie up with objectives individually. However for this purpose, the following relationship is suggested:</p> <p>Issue 1: All objectives Issue 2: Objective 2 Issue 3: Objective 2 Issue 4: Objective 2 Issue 5: Objective 2 Issue 6: Objective 1 Issue 7: Objective 1 Issue 8: Objective 2 Issue 9: Objective 5 Issue 10: Objective 3 Issue 11: Objective 5 Issue 12: Objective 4 Issue 13: Objective 5</p>
<p>Is it clear how the policies will meet the objectives?</p> <p>Are there any obvious gaps in the policies, with regard to the objectives of the development plan document?</p>	<p>The area action plan's policies fall within the headings created by the 5 objectives. There are no gaps.</p>
<p>Are there realistic timescales related to the objectives?</p>	<p>The timescales contained in Appendix 2 of the Proposed Submission are considered realistic. This Statement of Consultation identifies concerns raised at the Preferred Approach stage, namely relating to the creation of roads and pedestrian routes, development prior to the A14 changes, and the phasing of retail development in relation to the town centre. Some changes were made in response to these concerns.</p>
<p>Are the policies internally consistent?</p>	<p>The policies follow a logical sequence set by the objectives dealing firstly with transport, then development, then open space, then design, then infrastructure and phasing.</p>
<p>Does the development plan document contain material which:</p> <p>is already in another plan</p> <p>should be logically be in a different plan</p> <p>should not be in a plan at all?</p>	<p>The area action plan follows the direction set by the Core Strategy without repeating the material contained therein.</p> <p>The main area where there is potential overlap is in respect of the design policy and policies that will be contained in the Development Management DPD. High quality and sustainable design is an important part of the vision for Huntingdon West and therefore it is considered necessary that a design policy is included in this area action plan. There has been careful consideration of the drafting of this policy to ensure that there will be no inconsistency with the Development Management DPD.</p> <p>The Planning Proposals DPD will set out allocations for development within the rest of the district. An alternative proposal would have been not to have a Huntingdon West Area Action Plan and instead to include</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
	<p>all allocations within the Planning Proposals DPD. The decision to produce an Area Action Plan was taken (and approved in the 2007 Local Development Scheme) in order to progress Huntingdon West as quickly as possible given the importance and pace of change in this area.</p> <p>The issue of waste, although relevant particularly for the removal of hardstanding in the George St / Ermine St area, is not specifically dealt with in the area action plan as it is covered in the Cambridgeshire and Peterborough Minerals and Waste Local Development Framework.</p>
<p>Does the development plan document explain how its key policy objectives will be achieved?</p>	<p>Appendix 2 'Potential Phasing' sets out how the area action plan will be achieved.</p> <p>Key road infrastructure is included in the Cambridgeshire Local Transport Plan 2006-2011.</p> <p>The Highways Agency has progressed with proposed road changes, releasing Draft Orders in September 2009.</p> <p>The District Council has progressed with the West of Town Centre Link Road, lodging a planning application in July 2009.</p> <p>The proposal for an additional long-stay car park is contained in the Huntingdonshire Car Parking Strategy and Action Plan 2008-2011.</p> <p>Responses from developers in respect of the areas for development contained within the area action plan have indicated that they wish to redevelop their land within the timeframe of the area action plan.</p>
<p>If there are development management policies, are they supportive of the strategy and objectives?</p>	<p>Most of the policies contain an element of development management. Policy HW9 on design is a development management policy. These policies are required to support the vision and objectives.</p>
<p>Have the infrastructure implications of the strategy/policies clearly been identified?</p>	<p>Policy HW10 and Appendix 1 deal with infrastructure. This Statement of Consultation details representations made in respect of infrastructure.</p>
<p>Are the delivery mechanisms and timescales for implementation of the policies clearly identified?</p>	<p>Policy HW11 and Appendix 2 deal with phasing and implementation. This Statement of Consultation details representations made.</p> <p>The area action plan notes that the effects of the recession are likely to result in slower rates of development than anticipated when it was being drawn up. It also notes that timetables for road infrastructure works have been revised but are progressing. Some office development may not be feasible in the short term, as indicated in the Council's preliminary assessment of viability undertaken in 2008.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the strategy/policies?</p>	<p>It is clear that the Highways Agency are responsible for the changes to the A14 and that the District Council is responsible for the West of Town Centre Link Road. Most other infrastructure is dependent on funds coming forward from developers as set out in Policy HW10 and Appendix 1.</p> <p>The paragraphs about requirements for education set out in Appendix 1 were prepared by the County Council.</p>
<p>Is it clear who is intended to implement each part of the strategy/ development plan document?</p> <p>Where actions required to implement policy are outside the direct control of the council, is there evidence of commitment from the relevant organisation to implement the policies?</p>	<p>The implementation of the key infrastructure works is clearly set out in the appendices.</p> <p>The Council will need to produce masterplans for the George St / Ermine St and Hinchingsbrooke areas.</p> <p>The masterplan for the George St / Ermine St area will involve consideration of sustainable drainage. The Alconbury and Ellington Internal Drainage Board have corresponded with the Council indicating that they are committed to encouraging a strategic approach to managing surface water in this area.</p> <p>The Council is working with the owners of Chequers Court to facilitate redevelopment in that part of the town centre. That redevelopment is related to Huntingdon West in that any retail development in this area must not jeopardise the delivery of the Chequers Court development.</p> <p>The Council is in the process of seeking consultants to investigate the feasibility of an innovation centre. A consultant study for an innovation centre could consider land in Huntingdon West.</p> <p>There is interest from developers in developing land in Huntingdon West. It is expected that planning applications from developers will result in consents which will help to implement the plan.</p>
<p>Does the development plan document reflect the concept of spatial planning?</p> <p>Does it go beyond traditional land use planning by bringing together – and integrating – policies for development, and the use of land, with other policies and programmes from a variety of organisations that influence the nature of places and how they function?</p>	<p>The area action plan has been developed through Issues and Options and Options bringing together all the issues that affect this area.</p> <p>The area action plan reflects the Local Strategic Partnership's Sustainable Community Strategy.</p> <p>Representations from EERA, GO-East, the Highways Agency and Cambridgeshire County Council who are responsible for other strategies affecting the area, have been largely supportive.</p> <p>This Statement of Consultation details the process of how representations were considered in the formulation of the plan and Appendix 2 provides a summary of all representations at the preferred approach stage and the Council's response.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
<p>Does the development plan document take into account matters which may be imposed by circumstance, notwithstanding the council's views about the matter?</p>	<p>The area action plan is predicated on the A14 changes and the West of Town Centre Link Road. These are not confirmed and plans for them could, conceivably, be abandoned. The likelihood of this is considered minimal however. If they were to be abandoned the plan would need to be reviewed. The area action plan can still be used if there are slips in the timetable, as identified timeframes are referred to as being approximate.</p> <p>Unanticipated planning applications will be considered according to the usual process and should not unduly affect the area action plan.</p> <p>The research and options considered in the formulation of the area action plan can be referred to should there be proposals which are not in accordance with the final plan.</p>
<p>Flexible</p>	
<p>Is the development plan document flexible enough to respond to a variety of, or unexpected changes in, circumstances?</p>	<p>The policies of the plan, particularly HW4 which deals with development in the George Street/ Ermine Street area, have been drawn up as a framework to direct masterplanning that will follow on from the action plan, and so have inherent flexibility to allow for variations in approach when the masterplanning work is under taken.</p> <p>Proposals for monitoring the effects of the action plan are contained in the Monitoring chapter of the proposed submission document. The Sustainability Appraisal sets out the proposals for monitoring and the monitoring framework:</p> <p>The effectiveness of policies is monitored annually through the Annual Monitoring Report (AMR). A number of data items are collected by Cambridgeshire County Council from various sources and supplied to Huntingdonshire District Council prior to inclusion in the AMR.</p> <p>This Statement of Consultation contains information on trends and baseline data on which the action plan is based.</p> <p>As Identified above the main risk to delivery is if the plans for the development of the west of town centre link road and the changes following the removal of the A14 viaduct do not take place. This would have a significant effect on the action plan but the likelihood of this happening is considered to be minimal.</p>
<p>Is the development plan document sufficiently flexible to deal with any changes to, for example, housing figures from an emerging regional special strategy?</p>	<p>Changes to the RSS would not affect the action plan.</p>

Soundness Self Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Key Question	Evidence
Does the development plan document include the remedial actions that will be taken if the strategies/policies are failing?	The introductory part of the Monitoring section (11.1) indicates that 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 area action plan.
Monitoring	
Does the development plan document contain targets and milestones that relate to the delivery of the policies, including housing trajectories where the plan contains housing allocations?	The Monitoring section of the area action plan sets out the indicators and targets. The Annual Monitoring Report includes a housing trajectory. Given that between 170-230 houses are expected in this area action plan it is not necessary to have a separate housing trajectory.
Is it clear how these are to be measured and are these linked to the production of the annual monitoring report?	The indicators are clear and replicate the existing format of the Annual Monitoring Report.
Are suitable targets and indicators present (by when, how and by whom)?	Many of the indicators are core indicators set by government. If these change over time the Annual Monitoring Report will refer to up to date indicators.

Table 20 Soundness Testing - National Policy

Key Question	Evidence
Does the development plan document contain any policies or proposals that are not consistent with national planning policy? If yes, is there a local justification?	All policies or proposals are consistent with national planning policy. The East of England Regional Assembly (EERA) advised by way of a representation on the Preferred Approach 2009 (HWPA 67) that the area action plan is in conformity with the RSS. It is considered that there have not been any changes which would result in the plan not being in conformity.
Does the development plan document contain policies that do not add anything to existing national guidance? If so, why have they been included?	Every effort has been made to avoid including policies which do not add anything to existing national guidance.

Legal Compliance Assessment

The PINS guide, Examining Development Plan Documents: Soundness Guidance, details the seven questions that the Inspector will use when considering whether the plan meets the legal requirements under Section 20(5) of the Act. This annex forms the legal compliance assessment using the legal compliance toolkit produced by the Planning Advisory Service.

The assessment contains 5 parts:

- Stage 1: Inception which covers the planning of the production of the DPD;
- Stage 2: Plan Preparation Frontloading which covers the requirements for frontloading the DPD (principally the Initial Issues and Options stage);
- Stage 3: Plan Preparation Formulation which covers the requirements for formulation of the contents of the DPD (principally the Development of Options stage);
- Stage 4: Publication which covers the requirements when publishing the DPD for the current Proposed Submission Stage; and
- Stage 5: Submission which covers the requirements when submitting the DPD. Stage 5 will be completed when the AAP is submitted to the Secretary of State for examination. The section for Stage 5 explains some of the process and tasks that will be undertaken and identifies some of the toolkit questions that correspond to questions the Inspector will use to help determine whether the plan is legally compliant.

Stage 1: Inception

Table 21 Stage 1: Inception

Activity	Legal Requirement/ Guidance Reference	Evidence
Is the development plan document identified in the adopted local development scheme and have you recorded the timetable for its production?	The Act section 15(2); section 19(1) PPS12 paragraphs 4.50; 4.53-4.58 Milestones are set out in PPS12 (box after paragraph 4.55).	<p>The adopted Local Development Scheme (LDS) March 2007 identifies all the documents of the LDF including the Huntingdon West Area Action Plan and an anticipated timetable for their production. The actual production timetable for the Huntingdon West Area Action Plan is recorded in this Statement of Consultation. In summary it was:</p> <ul style="list-style-type: none"> • Issues and Options May 2007 • Options June 2008 • Preferred Approach May 2009 • Proposed Submission (anticipated December 2009) <p>The annual monitoring report (AMR) December 2007 noted that the Preferred Options stages of the Huntingdon West Area Action Plan had not met the December 2007 target in the LDS due to limited staff resources but also because of the need for additional consultation. At that time the additional consultation was expected to take place in spring 2008.</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
		<p>The AMR December 2008 noted the additional options consultation during 2008. It also noted that changes to Planning Regulations in June 2008, removed the requirement for a formal "Preferred Options" stage. At that time Consultation on the preferred approach was expected to take place in spring 2009. The Submission to the Secretary of State, programmed in the LDS for September 2008 was not achieved. This was due to prioritisation of the Core Strategy and the introduction of the further consultation stage.</p>
<p>Have you considered how community engagement is programmed into the preparation of the development plan document?</p>	<p>The Act section 19(3), Regulation 25 PPS12 paragraphs 4.19-4.29</p>	<p>The Statement of Community Involvement (SCI) 2006 sets out the principles of how people should be involved in the preparation of the LDF. This Statement of Consultation records who was involved at each stage of the process.</p>
<p>Have you considered the appropriate bodies you should consult?</p>	<p>Regulation 25 PPS12 paragraphs 4.25 -4.26 Plan Making Manual – Consultee list Regulation 2 defines the general and specific consultation bodies</p>	<p>Appendix 1 to the SCI sets out the list of consultees normally contacted in respect of the LDF. PPS12 was amended in 2008 but there was no fundamental change on this matter. This Statement of Consultation records who was involved at each stage of the process.</p>
<p>Is baseline information being collected and evidence being gathered to keep the matters which affect the development of the area under review?</p>	<p>The Act, section 13 PPS12 paragraphs 4.36 – 4.47</p>	<p>Key sources were recorded within each chapter of the Preferred Approach. These key sources were put into an alphabetical list online with website links. All relevant sources have been updated and recorded in this Statement of Consultation.</p>
<p>Is baseline information being collected and evidence being gathered to set the framework for the sustainability appraisal?</p>	<p>The Act section 19(5) PPS12 paragraphs 4.50; 4.39-4.43 Strategic Environmental Assessment Guide, chapter five</p>	<p>Chapter 4 of SA Scoping Report (2007) sets out the baseline information which was used to produce the SA objectives. This information is summarised in table 3 of the Scoping Report. The Sustainability Appraisal records all relevant sources (this is the same list as is available in this Statement of Consultation).</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you consulted the statutory environment consultation bodies for five weeks on the scope and level of detail of the environmental information to be included in the sustainability appraisal report?	Regulations 9 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633. PPS12 paragraph 4.40 SEA Guide Ch 3 The Strategic Environmental Assessment consultation bodies are also amongst the 'specific consultation bodies' which are defined in Regulation 2)	Correspondence, including a copy of the SA Scoping Report, was sent to the five statutory bodies on 21 September 2007.

Stage 2: Plan Preparation Frontloading

Table 22 Stage 2: Plan Preparation - Frontloading (Issues and Options 2007 and Options 2008)

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you notified the specific consultation bodies that have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(a) PPS12 paragraphs 4.24 – 4.29 Specific consultation bodies are defined in Regulation 2	All specific consultation bodies were invited to make representations on the Issues and Options 2007. This stage is set out in 1.3 of this Statement of Consultation [link?]. The Options 2008 was targeted at key stakeholders as set out in Table 3 of this Statement of Consultation [link]. However everyone on the Council's Limehouse Database was notified of the event. The database includes the details of the specific consultation bodies. Representations from the specific consultation bodies are available, together with all other representations through the Consultation Portal .
Have you notified the general consultation bodies that you consider have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(b) PPS12 paragraphs 4.24 – 4.29 General consultation bodies are defined in Regulation 2.	General consultation bodies have been consulted in accordance with the approach set out in the SCI. The bodies consulted and events carried out as part of this process are set out in this Statement of Consultation.
Are you inviting representations from people resident or carrying out business in your area about the content of the development plan document?	Regulation 25(3) PPS12 paragraphs 4.24 – 4.29	Notifications were sent to all households and many businesses within the area in respect of the Options 2008 and Preferred Approach 2009. This is explained in this Statement of Consultation.

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you engaging with stakeholders responsible for delivery of the strategy?	Regulation 25 PPS12 paragraphs 4.4; 4.27 – 4.29; 4.45 PPS12 paragraph 4.29 gives examples of relevant delivery agencies	The Record of Consultation available online with the Preferred Approach 2009 details emails, meetings and discussions with stakeholders that took place before the production of the Preferred Approach. There have been ongoing discussions with stakeholders.
Are you taking into account representations made?	Regulation 25(5) PPS12 paragraphs 4.19-4.29; 4.37	Part 2 of this Statement of Consultation details how the development of the Area Action Plan has responded to the representations made. Responses to the individual representations on the Preferred Approach are available in Appendix 2 of this Statement of Consultation and online through the Consultation Portal .
Does the consultation contribute to the development and sustainability appraisal of alternatives?	The Act section19(5), Regulations 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633. PPS12 paragraphs 4.39-4.43. SEA Guide, chapter three	The responses from the Issues and Options 2007 contributed to the development of the Options 2008 consultation, the responses from which in turn helped with preparation of the Preferred Approach 2009. An Initial SA was prepared for the Issues and Options 2007 and then another for the Options 2008. The Draft Final SA 2009 identifies how the earlier appraisals contributed to changes in the approach.
Is the participation: <ul style="list-style-type: none"> • following the principles set out in your statement of community involvement • integrating involvement with the sustainable community strategy • proportionate to the scale of issues involved in the development plan document? 	The Act s.19(3), Regulation 25 PPS12 paragraphs 4.19 – 4.26; 4.42	The participation has followed the principles set out in the Statement of Community Involvement 2006. The Sustainable Community Strategy - Growing our Communities sets the overall priorities for the District. As the Huntingdon West Area Action Plan affects only a small part of the District the involvement strategies have been separate. The participation has focused on key stakeholders and residents within the area proportionate to the scale of issues involved.
Are you keeping a record of: <ul style="list-style-type: none"> • the individuals or bodies invited to make representations • How this was done • The main issues raised? 	Regulation 24 PPS12 paragraphs 4.24 – 4.29 A separate statement of representations under Regulation 30(1)(d) is required: see Submission stage below.	Representations have all been recorded electronically and are publicly viewable on the Consultation Portal . The individuals or bodies invited to make representations, lists of those who made representations and the main issues raised are recorded in this Statement of Consultation.

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you developing a framework for monitoring the effects of the development plan document?	The Act section 35, Regulation 48, Reg 17 of The Environmental Assessment of Plans and Programmes Regulations 2004 No1363 PPS12 paragraphs 4.39 – 4.43 and 4.47 SEA Guide, Chapter five Office of the Deputy Prime Minister monitoring guide	A monitoring framework is set out within the area action plan using indicators in the Annual Monitoring Report.
Have you arranged to send copies of documents used in consultation to the Government Office and Planning Inspectorate?	Not statutory, but will assist in identifying issues leading towards a sound development plan document Plan Making Manual - New Regulation 25	Copies of documents will be sent to the Government Office and Planning Inspectorate as required.

Stage 3: Plan Preparation Formulation

Table 23 Stage 3: Plan Preparation - Formulation

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you preparing reasonable alternatives for evaluation during the preparation of the development plan document?	Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633 PPS12 paragraph 4.38, SEA Guide, Chapter five	The Issues and Options 2007 and the Options 2008 identified alternatives for evaluation. The Preferred Approach 2009 identified how the approach had been developed.
Have you assessed alternatives against: <ul style="list-style-type: none"> consistency with national policy general conformity with the regional spatial strategy? 	The Act section19(2), section 24 PPS12 4.30 – 33	Consistency with all relevant national and regional policies is identified in the 'Soundness Self Assessment'
Are you having regard to: <ul style="list-style-type: none"> adjoining regional spatial strategies 	The Act section19(2), Regulation 15(1)(g)	No adjoining regional spatial strategies are relevant in respect of the Huntingdon West Area Action Plan.
Are you having regard to: <ul style="list-style-type: none"> the sustainable community strategy of the authority or other authorities whose area 	The Act section19(2) PPS12 paragraphs 1.6; 4.22 - 4. 23; 4.34 - 4. 35	Consistency with the Sustainable Community Strategy and the Core Strategy is identified in the Preferred Approach 2009 and within this Statement of Consultation in respect of each policy.

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<p>comprises part of the area of the council</p> <ul style="list-style-type: none"> any other local development documents adopted by the council? 		
<p>Do you have regard to other matters and strategies relating to:</p> <ul style="list-style-type: none"> resources the regional development agencies' regional economic strategy the local transport plan and transport facilities and services waste strategies hazardous substances and accidents? 	<p>The Act section19(2), Regulation 15</p>	<p>The Local Transport Plan is of particular relevance and has been noted as a Key Source. Regard has also been had to the Highways Agency proposals to change the A14.</p>
<p>Are you having regard to the need to include policies on mitigating and adapting to climate change?</p>	<p>Annex to PPS1 on climate change</p>	<p>Regard has been had to the need to mitigate and adapt to climate change. This matter is principally covered in the Core Strategy, however is referenced in the action plan Vision and Policy HW9 is relevant.</p>
<p>Have you undertaken the necessary sustainability appraisal of alternatives, including consultation on the sustainability appraisal report?</p>	<p>The Act section19(5), Regulation 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</p> <p>PPS12 paragraphs 4.38 – 4.43, SEA Guide, Chapter five Regulation13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 sets out the consultation procedures</p>	<p>There has been an Initial SA 2007, Initial SA 2008, Draft Final SA 2009 and the Proposed Submission document is accompanied by a Final SA. A Habitats Regulations Assessment also accompanies the Proposed Submission document.</p>
<p>Are you setting out clear reasons for any preferences between alternatives?</p>	<p>Regulation 13(1) PPS12 paragraphs 4.36 – 4.38</p>	<p>The development of the Preferred Approach and the reasons for it are set out in the Preferred Approach document. Reasons for rejecting alternatives set out in representations at the Preferred Approach stage are set out in Appendix 2 to this Statement of Consultation.</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Activity	Legal Requirement/ Guidance Reference	Evidence
<p>Have you taken into account any representations made on the content of the development plan document and the sustainability appraisal?</p> <p>Are you keeping a record?</p>	<p>Regulations 24, 25(5) and 30(1)(d)(iv), Regulation 13(4) of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</p> <p>PPS12 paragraphs 4.19 – 4.29 Records on the sustainability appraisal should also include recording any assessment made under the Habitats Directive</p>	<p>The development of the Preferred Approach and the reasons for it, including comment on particular representations and the themes of representations are set out in the Preferred Approach document.</p> <p>There have been very few comments on the sustainability appraisal. All comments are recorded and available through the Council's Consultation Portal.</p>
<p>Where sites are to be identified or areas for the application of policy in the development plan document, are you preparing sufficient illustrative material to:</p> <ul style="list-style-type: none"> • enable you to amend the currently adopted proposals map • inform the community about the location of proposals? 	<p>Regulations 9 and 14 PPS12 paragraphs 4.6 - 4.7; 8.1-8.3</p> <p>A map showing changes to the adopted proposals map is part of the proposed submission documents defined in Regulation 24.</p>	<p>Relevant additions to the Proposals Map are contained at the end of the Proposed Submission document.</p> <p>Plans including concepts are included in the Proposed Submission document based on those drafted at the Preferred Approach stage.</p>
<p>Are the participation arrangements compliant with the statement of community involvement?</p>	<p>The Act, section 19(3), Regulation 25</p> <p>PPS12 paragraphs 4.19-4.29</p>	<p>The participation has followed the arrangements set out in the SCI</p>
<p>Have you remained in close contact with the Government Office and discussed any emerging issues that might affect the soundness of the development plan document?</p>	<p>Plan Making Manual - New Regulation 25</p>	<p>The Government Office has been consulted at each stage of the Huntingdon West Area Action Plan. The representation received from GO-East at the Preferred Approach stage indicated that there was no need for discussion.</p>

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

Stage 4: Publication

Table 24 Stage 4: Publication

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you prepared the sustainability appraisal report?	The Act section 19(5), Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 PPS12 paragraphs 4.38 – 4.43, SEA Guide Chapter five	The Final Sustainability Appraisal is being published alongside the Proposed Submission document.
Have you made clear where and within what period representations must be made?	Regulation 28(2) and (3) The period must be at not less than 6 weeks from when you give notice under Regulation 27(e) (see below)	A period of 6 weeks, which is expected to start from 11 December will be allowed for representations.
Have you made copies of the following available for inspection: <ul style="list-style-type: none"> the proposed submission documents? the statement of the representations procedure? 	Regulation 27(a) Regulation 24 gives definitions	The Proposed Submission documents and Statement of Representations Procedure will be made available for inspection at the Council's Customer Services centre and libraries in the same way as for previous consultation stages.
Have you published on your website the following: <ul style="list-style-type: none"> the proposed submission documents? the statement of the representations procedure? statement and details of where and when documents can be inspected? 	Regulation 27(b) Regulations 2 and 24 give definitions	All required information will be published on the Council's website.
Have you sent to each of the specific consultation bodies invited to make representations under Regulation 25(1): <ul style="list-style-type: none"> A copy of each of the proposed submission documents The statement of the representations procedure? 	Regulation 27(c) Regulations 2 and 24 give definitions	All required information will be sent to each of the specific consultation bodies and a record kept of sending the information to them.
Have you sent to each of the general consultation bodies invited to make representations under Regulation 25(1):	Regulation 27(d) Regulations 2 and 24 give definitions	All required information will be sent to each of the relevant general consultation bodies and a record kept of sending the information to them.

Legal Compliance Assessment

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Activity	Legal Requirement/ Guidance Reference	Evidence
<ul style="list-style-type: none"> the statement of the representations procedure? where and when the documents can be inspected? 		
Have you given notice by local advertisement setting out: <ul style="list-style-type: none"> the statement of the representations procedure where and when the documents can be inspected? 	Regulation 27(e) Regulation 24 gives definitions	An advertisement will be prepared for the Hunts Post advising of the Huntingdon West Area Action Plan Proposed Submission, where and when documents can be inspected and the relevant procedure.
Have you requested the opinion of the regional planning body on the general conformity of the development plan document with the regional spatial strategy?	The Act section 24, Regulation 29 PPS12 paragraph 4.21 The period is six weeks from when you make copies available for inspection under Regulation 27(a)	The opinion of the regional planning body on the general conformity of the development plan document will be sought at the time of publication.

Stage 5: Submission

Stage 5 of the Legal Compliance Tool will be completed for submission of the Area Action Plan.

Stage 5 of the legal compliance tool seeks to establish whether the plan is in compliance with the statement of community involvement, the Habitats Directive and the Strategic Environmental Assessment Directive. It also seeks to ensure that the Council remains fully compliant in the approach it takes to changes.

The guidance in the PAS Plan Making Manual will be used to consider whether the plan is ready to be submitted and whether it is appropriate to make changes to the plan prior to Submission. The Plan Making Manual distinguishes between 'focused changes', 'extensive changes' and 'minor changes' and the course of action appropriate if these changes are considered necessary.

The PINS guide identifies a series of key questions that inspectors will use in relation to legal compliance. These are incorporated into questions in the Legal Compliance Tool as follows:

- Has the development plan document been prepared in accordance with the local development scheme?
- Does the development plan document's listing and description in the local development scheme match the document?
- Have the timescales set out in the local development scheme been met?
- Has the development plan document had regard to any sustainable community strategy for its area (county or district)?
- Is the development plan document in compliance with the statement of community involvement?
- Has the council carried out consultation as described in the statement of community involvement?
- Has the development plan document been subject to sustainability appraisal?
- Has the council provided a final report of the findings of the appraisal?
- Does the development plan document contain any policies or proposals that are not in general conformity with the regional spatial strategy? If yes, is there local justification?

Legal Compliance Assessment

Huntingdonshire LDF | Huntingdon West Area Action Plan: Statement of Consultation

- Has the council got confirmation from the regional planning body about the general conformity of the plan with the regional spatial strategy?
- Does the development plan document comply with the 2004 regulations (as amended)?
- Specifically, has the council published the prescribed documents, and made them available at their principal offices and their website?
- Has the council placed local advertisements?
- Has the council notified the development plan document bodies?
- Does the development plan document contain a list of superseded saved policies?
- If the development plan document is not a core strategy, is it in conformity with the core strategy?

There are legal requirements that need to be followed after submission, other than the notification of the examination, which the Legal Compliance tool does not deal with. Reference should be made to the PINS guidance for further advice.

**COMT
O&S
CABINET**

**3 November 2009
10 November 2009
18 November 2009**

TRAVELLERS' TRANSIT SITE PROVISION

(Joint Report by Head of Planning Services and Head of Housing Services)

1 PURPOSE

- 1.1 To advise Cabinet of the implications of the approved East of England Plan policy on Gypsies and Travellers and in particular with regard to the requirement for councils to make provision for transit sites.

2 BACKGROUND

- 2.1 The single issue review of the East of England Plan (the Regional Spatial Strategy or RSS) for Gypsy and Traveller accommodation was completed with the publication of the final policy by the Secretary of State in July 2009.

- 2.2 For Huntingdonshire the final requirements are:

- To make provision for 25 additional permanent residential pitches by 2011 (and a further 21 for the period 2011-2021).
- To potentially make provision for part of the requirement for 40 transit pitches in Cambridgeshire and Peterborough.
- To potentially make provision for part of the requirement for 18 additional plots for Travelling Showpeople in Cambridgeshire and Peterborough, with provision beyond 2011 being made on the basis of an annual 1.5% compound increase in plots.

- 2.3 The Cambridgeshire and Peterborough Councils are required to work together to decide how to apportion the requirement for transit pitches and Travelling Showpeople plots between the five District Councils and Peterborough City Council. Officers of all the Councils have met to consider how this might be achieved given the concerns that the lack of District figures in the RSS could lead to delays in the production of Development Plan Documents.

- 2.4 Given the lack of available resources and the urgency required to meet DPD timescales, Officers have concluded that it would not be appropriate to use consultants to undertake the additional work but rather to make use

of existing joint working arrangements, information and expertise. This will include liaison with the "Sites Group" of the Cambridgeshire Strategic Travellers Co-ordinating Group.

3 TRANSIT PROVISION

- 3.1 It is likely that Huntingdonshire will be required to make some transit provision given the evidence from Cambridgeshire Police that there is pressure along the A1/A1(M) corridor and the basis of the locational guidance in the RSS policy which indicates 'Cambridge area, Fenland, Huntingdonshire and Peterborough'. The policy states that local authorities should work together to establish the network of transit pitches.
- 3.2 Responses to the Issues consultation on the Huntingdonshire Gypsy and Traveller DPD also indicated a general acceptance that there is a need for a transit site in the District.
- 3.3 Fenland has now granted planning permission for 9 transit pitches, but implementation is awaiting funding. It is understood that Peterborough City Council may also be seeking a site for transit provision. South Cambridgeshire is proposing 10 pitches at Milton by the A14 in its Site Options consultation. Through an Executive Member decision, Huntingdonshire has advised South Cambridgeshire that it considers that it would be a better use of the site, which is currently used for permanent pitches, if it were to remain as 15 pitches rather than being reduced to 10.
- 3.4 As well as being a requirement of the RSS policy, there are advantages in there being a formal and well managed Transit site within the District. The Government recognises that unauthorised encampments cause local problems. It therefore encourages bids for funding to provide a full grant covering the cost of the provision of a new transit site. Once a transit site is provided, guidance and powers are in place to enable the police to direct Travellers who park on local authority land without authorisation to move immediately to the transit site. A transit site within the District would therefore provide a facility for the Gypsies and Travellers who pass through Huntingdonshire and help to reduce or even eliminate the number of unauthorised encampments which take place each year.
- 3.5 The matter was considered by the Steering Group for the Gypsy and Travelling DPD on 17th September. The Group agreed that Cabinet should be requested to authorise a search for a site on which to establish a transit site subject to government funding support being forthcoming.
- 3.6 If this Council were to agree in principle that there should be a transit site within its boundaries, this would assist and inform the DPD process which is currently seeking sites for Gypsy and Traveller sites. Given the contribution being made by other Councils, support in principle for the

identification and creation of a transit site of 8-10 pitches would appear appropriate. The Council will also need to consider the way in which the transit site, once identified, could be brought forward. Such a site could be owned by the Council or a Registered Social Landlord. It would be preferable, regardless of ownership, for the management, which is critical to its success, being undertaken by a RSL which has expertise in this field and will be able to work with the Council to set parameters for occupancy, behaviour and management. In order to submit a successful bid to the Government for grant support to provide a transit site, it may be necessary to obtain the services of an experienced specialist support company.

4 TRAVELLING SHOWPEOPLE

- 4.1 The locational guidance in the RSS policy for 18 additional Travelling Showpeople plots by 2011 is 'East Cambridgeshire and elsewhere'. The policy states that local authorities should work in county groupings with local Travelling Showpeople and the Showmen's Guild to identify the plots required. Officers, through joint working, have agreed that as a first step it will be necessary to consult the Showmen's Guild to ascertain whether their evidence given to the RSS Examination in September 2008 is still valid and if there is any evidence relating to provision across Cambridgeshire and Peterborough for longer term needs. The September 2008 Showmen's Guild evidence suggested a need for 9 more plots in East Cambridgeshire, 2 in Fenland, 3 in South Cambridgeshire and 4 in Peterborough. There was no suggestion of need in Huntingdonshire, and this has been confirmed so far by the responses to the Issues consultation on the Huntingdonshire DPD.
- 4.2 Therefore, unlike Transit provision, it appears unlikely that Huntingdonshire will be required to make provision for Travelling Showpeople plots.

5 RECOMMENDATION

- 5.1 It is recommended that Cabinet:
1. Notes the recommendation from the Gypsy and Traveller DPD Steering Group of 17th September 2009 and agrees in principle that a transit site for Gypsies and Travellers should be sought
 2. Instructs Officers to consider further where and how this might be provided and to prepare a bid for a Government grant at the appropriate time.

CONTACT OFFICER - enquiries about this report to Steve Ingram (Head of Planning Services), on 01480 388400 or Steve Plant (Head of Housing Services) on 01480 388240.

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COMT
OVERVIEW & SCRUTINY
CABINET

3rd November 2009
10th November 2009
19th November 2009

THE REGIONAL SPATIAL STRATEGY REVIEW – THE EAST OF ENGLAND PLAN 2031 - RESPONSE TO THE EERA OPTIONS CONSULTATION

(Report by Head of Planning Services)

1. INTRODUCTION

1.1 This report is to inform the Cabinet about the current EERA consultation in respect of the on-going review of the Regional Spatial Strategy and for the Cabinet to consider the potential implications of those scenario's, for the future of Huntingdonshire, and thereby to determine the Council's response to this consultation.

2. BACKGROUND

2.1 The current Regional Spatial Strategy, the East of England Plan, was issued in May 2008. It sets out the growth targets for the period up to 2021 based around a 10% increase in population and a 20% increase in both households and jobs with some 26,000 new homes being built in the region every year. The current Plan requires Huntingdonshire to deliver a minimum of 11,200 new dwellings, associated employment and other development by 2021.

2.2 Because of the statutory requirement for the Council to plan for the delivery of a 15 year housing land supply HDC's newly adopted Core Strategy extends that planning period up to 2026. The Core Strategy proposes that Huntingdonshire will deliver a minimum of 14,000 new dwellings (a figure which is made up of the committed 11,200 homes + an applied annual growth rate) and associated employment and other related development during that period.

2.3 The Government now requires EERA to review the East of England Plan in order to extend the plan period until 2031 - and for it to potentially plan to accommodate further substantial amounts of residential and employment growth within the region. In accordance with the Governments requirements EERA has now begun that 'early review' with the whole process being proposed to be completed, in what is acknowledged to be a very short and challenging timescale, by 2011.

2.4 After considering the basis of the 'advice' submitted by the strategic planning authorities, which in the Cambridgeshire case was based upon the conclusions of the 'Cambridgeshire Development Study', from across the whole region EERA has now published a consultation which outlines four 'growth scenario's' upon which EERA are seeking responses. This formal consultation period concludes on the 24th November 2009 and EERA state that they will then 'look closely at all the responses to the consultation before publishing, in March 2010, a detailed plan for how many homes are needed up to 2031'. It will be that 'plan' which will then be subject to independent examination and then potentially subsequently

adopted, should the current Development Plan regime remain in place, as the revised Regional Spatial Strategy.

3. THE REVIEW OF THE REGIONAL SPATIAL STRATEGY – EERA’S CONSULTATION OPTIONS

- 3.1 The Government considers that, although the current Regional Plan was only published in May 2008, this immediate review is ‘required’ in order to meet the region’s further development needs for the period 2011 to 2031. Despite acknowledging the current changes that are taking place with regard to the role, and form, of regional governance the Government has asked EERA to continue with this review because of the urgent need for a long-term Regional Spatial Strategy for the East of England.
- 3.2 The argument is that further growth is required within the region because the Government predicts that the population of the East of England will have increased from 5.4 million in 2001 to nearly 7 million in 2031 because of natural increases plus migration into the region from elsewhere in the UK and from abroad. The Government also expects the region to remain economically buoyant with research and development and environmental businesses leading the way out of recession and also helping to meet the employment needs of London’s key businesses.
- 3.3 EERA has accordingly consulted on the basis of four possible growth scenarios for the region for the period up to 2031;

Scenario 1: Roll Forward of Existing Plan

- 3.4 This scenario ‘rolls forward’ the housing growth rates established by the current Regional Plan for another 10 years. This would be the highest level of growth that most Council’s within the region considered could be accommodated. For Cambridgeshire this would require some 3,610 dwellings a year to continue to be built, or 76,160 for the period 2011-2031, with most growth continuing to be provided in the south of the county in accordance with the currently adopted spatial strategy for the Cambridge sub-region. For Huntingdonshire this scenario would require us to continue to deliver about 550 homes a year in order to meet a 20 year target of 11,080 inline with the spatial vision as set out in the adopted Core Strategy. EERA considers that this scenario would deliver the lowest amount of new housing, thus having the least impact upon affordability, and that it would fail to fully capture economic benefits although it could help to reduce carbon emissions from travel if adequate alternatives to the car are available.

Scenario 2: National Housing Advice and Regional New Settlements

- 3.5 This scenario seeks to test the advice given to the Government by the National Housing and Planning Unit (NHPAU) that some 30,000 to 40,000 homes would need to be built annually within the region in order to stabilise long-term rises in house prices. For Cambridgeshire this would require some 4,560 dwellings a year to be built, or 91,160 for the period 2011-2031, with most growth continuing to be provided in Huntingdonshire and around Cambridge. For Huntingdonshire this scenario would require building about 1,200 homes a year in order to meet a 20 year target of 24,080 (26% of the county total) predicated on the principle of the development of a new “regional scale” settlement (of ultimately up to 20,000 new dwellings) in Huntingdonshire. EERA

acknowledges that this scenario could draw resources and investment away from existing locations and increase traffic particularly during the early development of a new settlement.

Scenario 3: National Housing Advice and Regional Economic Forecasts

3.6 This scenario is based upon the premise that extra housing growth should be allocated to areas where there is forecast to be a demand for extra workers. For Cambridgeshire this would require some 4,560 dwellings a year to be built, or 91,160 for the period 2011-2031, with the most growth to be provided in Cambridge, East Cambs and Huntingdonshire. For Huntingdonshire this scenario would require the delivery of 900 homes a year in order to meet a 20 year target of 17,960. EERA considers that this scenario would be most likely to support economic growth but that by focussing upon areas of existing economic success would not support economic diversification.

Scenario 4: National Household Projections

3.7 This scenario takes both the scale and distribution of proposed growth from Government projections of new households. For Cambridgeshire this would require some 4,350 dwellings a year to be built, or 87,000 for the period 2011-2031, with rather perversely less housing needing to be provided in Cambridge and South Cambridgeshire but with the majority (some 63%) being allocated to East Cambridgeshire, Fenland and Huntingdonshire. For Huntingdonshire this scenario would require 1,200 homes a year to be built in order to meet a 20 year target of 24,000. EERA considers that this scenario would be most likely to tackle local housing issues and potentially bring about regeneration in more remote areas although it is acknowledged that the proposed geographic spread would lead to greater travel by car and potentially swamp the character of the market towns.

4. THE SUGGESTED HUNTINGDONSHIRE RESPONSE

4.1 Having regard to the potential implications of these potential 'growth options' for Huntingdonshire the Council commissioned its own specialist studies, with regard to the Scenarios, the New Regional Scale Settlement and the Cambridgeshire Development Study, in order to appropriately inform our responses to this consultation. EERA has asked all respondents to give their views in respect of eight specifically set questions and the following paragraphs outline the suggested HDC response to each of these in turn.

The Growth Scenarios

Question 1 – Do you think we've chosen the right growth scenarios to consider? If not, what other scenario(s) should we consider and why?

4.2 The Cambridgeshire Authorities, in their advice to EERA, have indicated that in their view the most appropriate and realistic level of growth for the plan period, related to the foreseeable prospects for the economy and for delivery, would be for Cambridgeshire to have to accommodate a total of 75,000 new homes by 2031. Because of the acknowledged continued importance of Cambridgeshire to the national economy, and the related regional and sub-regional growth pressures, it is considered that it would be unrealistic to consider a lesser growth option. On that basis it is

suggested that we inform EERA that this Council considers that Scenario 1 is the only appropriate option for viable consideration at this time.

Question 2 – Do you have any comments on the four growth scenarios?

- 4.3 As stated above it would appear that scenario 1 is the only one that has made a realistic assessment of the capacity and ability of Cambridgeshire, and Huntingdonshire, to accommodate, within known environmental and other limitations, additional levels of growth. Scenarios 2, 3 and 4 all seek to direct considerably larger amounts of housing growth to Cambridgeshire, and to Huntingdonshire, without either robust economic or environmental justification or assured associated delivery plans.
- 4.4 With regard to scenario 2 it is clearly highly questionable as to whether a new regional scale settlement could be appropriately accommodated, having regard to the need to deliver sustainable growth, within Huntingdonshire. Significantly the Arup 'Regional Scale Settlement' study (commissioned by EERA) concluded that the development of 'a large new settlement' may not be most appropriate way in which to deliver long-term growth across the area and that a location at Huntingdon/Alconbury would potentially undermine the growth and development of Peterborough and the on-going regeneration of our market towns. Our own specialist studies also conclude, that even the 'wider North Huntingdon/Alconbury area, has a practical capacity to accommodate an amount of development that is way below the required levels. The rationale for the identification of Huntingdon/Alconbury as one of the three most appropriate locations, for such a form and scale of development within the East of England, therefore must be considered to be fundamentally and fatally flawed. Scenario 2 is therefore totally unacceptable.
- 4.5 Scenario's 3 and 4 would also direct significantly large amounts of potential growth into Huntingdonshire based on rather simplistic assumptions about the continued pattern and scale of economic growth, and the continuation of previous household projections, fuelling the need for large scale housing growth. The Cambridgeshire Development Study outlines that the focus for economic growth will remain centred on Cambridge and the south of the county, and as the key objective of the agreed Cambridgeshire strategy remains to locate homes in and close to Cambridge and other main centres of employment, it would be illogical and completely unsustainable to try and justify massive scales of new housing growth in areas, that without considerable interventions, will not deliver the necessary related new employment growth. Scenarios 3 and 4 propose that Huntingdonshire would be required to accommodate massive amounts of new housing growth without any clear justification and these must therefore also be considered to be unacceptable.

Question 3 – What is your preferred growth option and why?

- 4.6 As stated above it would appear that scenario 1 is the only one that has made a realistic assessment of the capacity and ability of Cambridgeshire, and Huntingdonshire, to accommodate, within known environmental and other limitations, additional levels of further growth. Therefore the preferred growth option must be Scenario 1.

Question 4 – Do you agree we have covered all the regional impacts of the four scenarios that have been identified? If not, what else should we have addressed?

4.7 It is considered that the regional overview of the impact of the scenarios, as set out in the consultation document, have necessarily had to be done at such a strategic level, that the brief commentaries can only be given limited weight. Fundamentally, whilst accepting that the elements outlined in the consultation assessment are all relevant, the inherent weakness must be that they have not been drawn together in order for consultees to be able to assess their impact upon overall sustainability; both at a regional and more local levels.

A Focused Review of the Plan

Question 5 – Do you agree that the vision and objectives of the current Plan remain suitable for the revised Plan. If not, what changes would you make and why?

4.8 It is considered that, at this point in time, the vision and objectives remain suitable since no evidence has been brought forward to suggest that a deviation from them is necessary, especially if the RSS review follows the Cambridgeshire authorities' advice to confirm Scenario 1 as the preferred strategy.

Question 6 – Do you have any evidence to suggest that policies other than those identified need to be updated or created?

4.9 Dependent upon what growth scenarios may be pursued there could be the need for the Cambridge Sub-Region policies to be fully reassessed. However if EERA chooses to support the agreed Cambridgeshire approach then a more limited review may only be required.

Supporting Information

Supplementary Question 7 – Do you have any comments on the sub-area profiles?

4.10 It is imperative that the sub-area profile for Cambridgeshire takes appropriate account of the established and emerging economic situation/conditions within the area, as most recently set out in the submitted Cambridgeshire Development Study, in order to establish clear rationales for the proposed location of sustainable new development.

Supplementary Question 8 – Do you have any comments on the Integrated Sustainability Appraisal. Is there any further information that should be taken into account?

4.11 It is imperative that the Integrated Sustainability Assessment includes, and makes appropriate assessments, of the potential impacts of the proposed/potential large scale new settlements. The process will be flawed unless these potential developments are properly assessed.

5. CONCLUSIONS

5.1 In conclusion it is contended that;

- i. The applicable evidence base, including the Cambridgeshire Development Study, indicates that, having regard to the relevant economic, environmental and other considerations, the only viable option, and scale of potential future growth, that could be supported, even though that in itself would still be extremely challenging to deliver, would be that set out in Scenario 1.
- ii. Scenarios 2, 3 and 4 all promote significant scales of further growth, and development levels, which are considered to be beyond the environmental capacity of Huntingdonshire (to be able to accommodate it in a sustainable way).
- iii. A new Regional Scale New Settlement, of up to 20,000 new homes, to be potentially located to the North of Huntingdon/at Alconbury cannot be justified as it would; undermine the existing settlement strategy and hierarchy, detrimentally impact upon the viability and sustainability of other settlements, undermine economic and other regeneration efforts, be beyond the absolute carrying capacity of the area, and therefore be fundamentally unsustainable.

6. RECOMMENDATIONS

6.1 Therefore it is recommended that Cabinet:

- a. Endorses the proposed responses to EERA's set questions as outlined above; and that HDC formally responds to EERA on that basis; and that HDC continues to work with all of the other Cambridgeshire Authorities' in order that, as far as possible, an appropriately co-ordinated joint response on behalf of 'Cambridgeshire' can also be submitted to EERA.
- b. Empowers the Executive Member for Planning Strategy to continue to liaise with the other Cambridgeshire Authorities'; to agree any alterations to HDC's position which may become necessary should new circumstances arise, and to submit any appropriately amended responses to EERA before the response deadline.

Background Papers:

Joint Cambridgeshire Regional Spatial Strategy Review Panel – Applicable RSS Review Papers

The Cambridgeshire Development Study and Related Cabinet Report – April 2009

EERA – Regional Scale Settlement Study – Final Report – and Related Cabinet Briefing Note - January 2009

EERA – Options Consultation – September 2009

EERA – Sub-Area Profile for Cambridgeshire

HDC – AECOM Specialist Studies – East of England Plan >2031 – Scenarios for Housing and Economic Growth; Cambridgeshire Development Study: New Regional Scale New Settlement - October 2009

CONTACT OFFICER - enquiries about this report to Steve Ingram, Head of Planning Services, on 01480 388400.

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East of England Plan >2031

New Regional Scale Settlement

Briefing Paper for Huntingdonshire District Council
19 October 2009

Executive Summary

In late 2008 Arup was commissioned by the East of England Regional Assembly to investigate the potential for regional scale settlements and identify the most appropriate location(s) within the East of England. The overall conclusions of the study were that for the whole of the East England there may be a number of locations where new regional scale settlements may be possible, Alconbury; A5120/Midland Mainline Corridor; East Bedfordshire Strategic Corridor; Marston Vale Eco Town; South of A120, east of Stansted; and the Braintree area. The study suggested that a Regional Scale Settlement should have a minimum of 20,000 dwellings, which would accommodate about 40,000 people, provide or allow good access to 18,400 jobs and be a new geographical focus for growth. This is based on sustainability principles and the requirement for the new settlement to possess a regional role rather than simply being a new settlement

Huntingdonshire, as indeed Cambridgeshire as a whole, however has serious concerns about the viability of a new settlement as an option to deliver the regional growth agenda. In particular there are significant questions over the robustness of the findings of the Arup Report and their applications to Alconbury. Particular concerns relate to the impact on the existing settlement hierarchy; the detrimental impact on the viability and sustainability of other settlements, especially the market towns within Huntingdonshire and other areas in need of regeneration; the absolute carrying capacity of the area and the quality of life of those new residents, the significant environmental constraints such as water stress, sewage and stormwater management, cumulative impact of flooding in the area, and unsustainable travel patterns which will affect the sustainability of a new settlement in this location.

There are also severe doubts over whether Alconbury has a) the basic site availability to deliver this capacity and b) the scale of economic impetus which would need to be attracted to Alconbury as a new Regional Scale Settlement providing the necessary conditions for the site to become a regional economic driver.

Although the detailed sites analysis and investigation of Alconbury and its surrounding area has indicated a maximum site capacity of between 11,000 and 13,750 homes, there are some quite severe constraints not only in terms of physical and social infrastructure requirements but also environmental constraints which would need to be overcome if Alconbury airfield and an appropriate wider hinterland were to be redeveloped.

Furthermore it is important that the agreed spatial strategy within the county is not undermined. A new regional scale settlement would be destructive to the existing character of the rural landscape in Huntingdonshire and would completely alter the spatial relationships between settlements. This principle is strongly reflected in the response put forward by Cambridgeshire on behalf of the Cambridgeshire districts, which stated that, “The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities”. This is crucial in the pursuit of sustainable living and the creation of successful settlements.

Alconbury has much stronger links with Peterborough than it does with Cambridge, a crucial point which the Arup Report overlooks. A new settlement at Alconbury would severely impact on Peterborough’s regeneration objectives if delivered before Peterborough has been able to establish further growth needed for regeneration.

The timeframe for build out and delivery of a regional scale settlement within the new plan period is also considered unrealistic. A new Regional Scale Settlement is assumed to need a build up period which would require the District to deliver over four times its current built out rate at an average of 2,112 units from 2020 onwards to deliver the full 24,080 units in EERA scenario 2. In addition to this it is highly likely that the necessary new Sewage Treatment Works that would be needed to support this growth would not be operational until 2022/23 at the earliest. This does pose serious questions as to whether a new Regional Scale Settlement, whether it be 11,000, 13,750 or 20,000 units, would be able to make a significant contribution towards meeting housing needs in the next plan period.

Related to this is also the question of the carrying capacity of the area. A new settlement at Alconbury which respects the capacity and constraints of the area, i.e. in the order of 11,000 to 13,750 homes, would inevitably need to compete with and be delivered alongside the growth agenda for the other market towns and key service centres. This scale of settlement would be highly unlikely to provide the necessary attributes to attract regional scale employers and would therefore fundamentally undermine the ability of these settlements to attract developers without diverting investment and opportunities from the established economic centres in the district i.e. the market towns and undermine the regeneration of

Peterborough. A key question therefore, is what is the pace and scale of growth that the market can sustain. This view is supported by all the Cambridgeshire Authorities and their collective view is the housing growth likely to be deliverable does not justify further new settlements.

In conclusion, whilst in principle there is the potential for 11,000 to 13,750 homes to a new settlement at Alconbury, the severe environmental, infrastructure, job creation, spatial arrangements and delivery challenges posed by this growth make it an unsustainable and unrealistic option in the next plan period.

East of England Plan >2031

Scenarios for housing and economic growth

Briefing Paper for Huntingdonshire District Council
19 October 2009

Executive Summary

The East of England is faced with some ambitious growth targets up to 2021 and beyond. The current Regional Spatial Strategy sets out the strategy for delivering this growth up to 2021. When the plan was adopted in May 2008, it was agreed that an early review should be undertaken, which would look forward to 2031. As part of this review, various options for accommodating future development within the East of England region are being explored, including the potential for a number of regional scale settlements. These scenarios are:

- **Scenario 1: 26,000 per year regionally 2011-2031**
Huntingdonshire – 11,080 homes
- **Scenario 2: 30,100 per year regionally 2011 - 2031**
Huntingdonshire – 24,080 (including a new regional scale settlement)
- **Scenario 3: 30,000 per year regionally 2011 - 2031**
Huntingdonshire – 17,960 (based on economic potential of areas)
- **Scenario 4: 33,700 per year regionally 2001 - 2031**
Huntingdonshire – 24,000 (based on household projections)

The report examines the implications for Huntingdonshire of the various scenarios.

Scenario 1

- This scenario is in line with a roll forward of the current RSS targets.
- Scenario 1 would require 554 units per year
- In rolling forward the current RSS approach Scenario 1 would use the same spatial growth pattern as the approved Core Strategy so that not to undermine the

sustainable pattern of development being promoted nor harm the important character of District or its historic settlement pattern.

- Both Cambridge City and South Cambridgeshire have reduced targets in Scenario 1 on the basis that their initial targets were ambitious and have been compounded by the recession which has further delayed delivery. However, the East of England Plan set ambitious targets for all the districts, including Huntingdonshire. The recession is nationwide and therefore all districts are suffering delays in delivery rates and will need time to get back to strong market conditions in order to achieve their requirement up to 2031.
- Huntingdonshire's Local Investment Framework highlighted concerns that significant extra growth above existing targets set out in the Core Strategy would severely compromise the sustainability of settlements. The Inspector supported this view, stating that there were "absolute limits to the capacity of settlements to accommodate growth no matter what time period". Critical areas include, transport and access including public transport provision; the provision of utilities including water supply and sewage treatment, and supporting community infrastructure including health facilities and education.

Scenario 2

- The Arup's report identified Alconbury as a potential location for a regional scale settlement in Huntingdonshire. However, no convincing argument is put forward in the Arup report that new settlements are sustainable growth options.
- Evidence suggests that there is a stronger case for future investment in existing towns on a suitable scale, rather than committing scarce resources to the creation of additional new settlements.
- A new settlement at Alconbury would undermine the approved Core Strategy spatial geography for growth within Huntingdonshire and completely alter the spatial relationships between settlements.
- The timeframe for build out and delivery of a regional scale settlement within the new plan period is also considered unrealistic. A new settlement would require a build up period i.e. part of RSS and LDF planning policy, achieving planning permission, site assembly, etc; which would require the District to deliver almost four times the current rate of growth in 2021/22 (1,761 units).

- There is limit to carrying capacity of the area in terms of the pace and scale of growth that the market can sustain
- A new settlement could fundamentally undermine the ability of the market towns to attract developers by directing investment and opportunities to the new settlement.
- The scale of development required at Alconbury would undermine the delivery of approved regional and local strategies and draw investment away from centres such as Peterborough and Bedford.
- There is also a risk of coalescence of existing villages into the new settlement
- There is no immediately apparent new economic sector which could be established at a new regional scale settlement to supplement the current employment geography of the District. Instead it is highly likely that any new employment opportunities at Alconbury would deflect investment from the market towns and strategic employment sites and therefore undermine their successful delivery.
- Due to the strategic highway connections and lack of sustainable transport options, employment travel would be predominately car based
- A new regional scale settlement at Alconbury would also draw investment and resources away from areas identified for regeneration priority such as Peterborough and Fenland. Also impact on on the vitality and viability of the Huntingdonshire market towns.
- The start up costs of investment in infrastructure is a significantly higher compared to upgrading or expanding existing provision.
- There are serious concerns of water stress and wastewater treatment in the Alconbury area.
- A regional scale new settlement would also have a significant impact on road congestion in the District and on movement patterns. The Core Strategy states individual developments within the Huntingdon SPA may take place ahead of the improvements subject to demonstrating either 'minimal impact' or 'nil detriment' on traffic flows on the A14".

Scenario 3

- Huntingdonshire would be required deliver 900 homes per annum, this is twice the current build out rate

- The majority of growth under Scenario 3 would be directed to the most sustainable locations of market towns and other settlements within the SPAs
- Focussing growth in the most sustainable locations which supports the local economy does help to address the important balance of jobs and homes and in principle could improve the homes/jobs ratio within the District. However, it needs to be of an appropriate scale.
- This principle is strongly reflected in the response put forward by Cambridgeshire on behalf of the Cambridgeshire districts, which stated that, “*The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities*”.
- However, it should be recognised that Scenario 3 will overstep the capacity of the economic centres in the District.
- Job projections suggest that there will be fewer jobs than is currently envisaged in the current RSS and that the employment assumptions in the EERA models are much too high.
- The policy-based projections for employment show a greater share of growth towards Cambridge and South Cambridgeshire of 69% with only modest growth expected for, East Cambs and Huntingdonshire of 14% and Fenland at 3%.
- Job projections do not reflect the distribution of housing across the County with Huntingdonshire projected to have a lower share of employment growth than South Cambridgeshire but a significantly higher share of housing growth. This, coupled with the fact that Huntingdonshire also currently suffers from high out commuting, is not a sustainable pattern of growth for the region.
- Aside from the issues on the appropriate carrying capacity of the market towns to accept the spatial consequences of scenario 3, substantial investment in sustainable modes of transport would be needed if the housing targets in scenario 3 are to be met whilst adhering to the sustainable principles established in the Core Strategy and reflected in the Inspector’s comments.
- The Core Strategy Inspector highlighted that there is an absolute limit to capacity of settlements within Huntingdonshire which needs to be recognised.

Scenario 4

- This scenario is based on trend based population projections
- It requires Huntingdonshire to deliver 1,200 dwellings per annum, this equates to double its RSS roll forward target
- This would need to be distributed either through Huntingdonshire's approved spatial strategy of Spatial Planning Areas or through a combination of SPAs and a new settlement. Either of these options would pose significant environmental, infrastructure and job creation challenges
- Huntingdonshire's growth is projected forward with a similar growth rate as the other districts based on their existing populations.
- As the size of Huntingdonshire's existing population is significantly larger in comparison to the other districts in the County it therefore takes the largest share of the County's required additional households. However, this is not a sound basis on which to base growth assumptions, especially without the economic prospects or infrastructure to support that growth
- Huntingdonshire has experienced high levels of migration, particularly high levels of international in-migration with a particular flow from Eastern Europe, it is the County Council Research Group's view that the level of migration flows will not be repeated over the coming years and therefore the ONS population projections cannot be relied upon in planning for housing growth
- The analysis shows that Huntingdonshire is assumed to have a projected smaller average household size due to it experiencing a distinctive aging population due to its post-war population boom. This trend may be undesirable and it would be more appropriate to create more balanced communities with a much greater emphasis on encouraging people of working age and families into the District.
- Migration patterns do not always translate into a focus on centres of economic activity and does little to capitalise on the region's strengths
- Projecting past population projections forward will also undermine the regeneration objectives for places such as Peterborough or Fenland. As these places have not seen high levels of growth in the past, projecting these trends forward will not assist in attracting investment into these areas.

- Dispersed growth will need to be managed sensitively to ensure that whilst supporting the economic viability of these settlements it does not alter their unique character.
- There are major infrastructure challenges in the delivery of the higher growth options.

In terms of the various implications of the four scenarios, it should be noted that even the current strategy poses serious challenges for all districts within Cambridgeshire. All scenarios therefore create additional environmental, infrastructure and job creation challenges in addition to current strategy and even more so at the higher levels of growth. These challenges are even more significant for the new settlement option. In addition, it does not appear that the true effect and impact of the recession has been fully accounted for in the setting of scenarios on the scale and distribution of growth and the ability to meet targets over the period.

In terms of the scenarios, scenario 1 is deemed the most appropriate, whilst at the same time there is an acknowledgement that there may be some flexibility for additional capacity in some Spatial Planning Areas to help meet the target in scenario 3. However there is an absolute limit to the capacity of settlements within Huntingdonshire which needs to be recognised and was a conclusion of the Inspector Report into Huntingdonshire Core Strategy.

Both Scenario 2 and 4 are deemed unrealistic and not sustainable. Scenario 4 is not based on any sustainable principle of managing growth. By merely projecting population projections forward bears no relationship with directing housing growth to areas with strong economic prospects which will help reduce unsustainable travel patterns. For Huntingdonshire, the impact will be particularly severe with extremely high levels of growth needed to be accommodated in market towns which are at or nearing capacity, fundamentally damaging their unique character.

There are several concerns in relation to the new settlement option in terms of the impact on the settlement hierarchy; the detrimental impact on the character, viability and sustainability of other settlements, especially the market towns within Huntingdonshire and other areas in need of regeneration; the unrealistic timeframe for delivery; the absolute carrying capacity of the area and the quality of life of those new residents as well as a variety of infrastructure and environmental constraints which will affect the sustainability of a new settlement in this

What is clear is that there are some fundamental sustainability principles which should be adhered to. A crucial principle is the close relationship between homes and jobs which should underpin all the scenarios, as one of the key objectives of creating sustainable communities is to achieve a balance between jobs and homes. Directing housing growth to those areas with the strongest economic prospects would help manage growth across the region, reducing unsustainable travel patterns and increase the vitality and viability of sustainable market towns and areas in need of regeneration. Development needs to be undertaken to a high standard with adequate provision of jobs, affordable housing, social and physical infrastructure and opportunities for sustainable travel options.

Another important principle is ensuring that the scenarios do not compromise the agreed spatial strategy within Cambridgeshire which respects the historic settlement pattern, and also within those districts where approved Core Strategy sets out an agreed spatial approach to managing growth.

This principle is also strongly reflected in the response put forward by Cambridgeshire on behalf of the Cambridgeshire districts, which stated that, “*The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities*”. This is crucial in the pursuit of sustainable living and the creation of successful settlements.

East of England Plan >2031

Cambridgeshire Development Study

Briefing Paper for Huntingdonshire District Council
19 October 2009

Executive Summary

The document assesses the Cambridgeshire Development Study's response to the EERA scenarios. As a result of preliminary analysis, the original scenarios provided for testing by EERA were not considered realistic for Cambridgeshire given the severe downturn in the economy and the validity of some of the population and job projections. Three more realistic and potentially achievable growth scenarios were tested by the study.

- Baseline = 75,415
- Medium = 90,415
- High = 110,415

Detailed analysis suggests that the most appropriate scenario for Cambridgeshire is the baseline of 75,415 as this is the committed land supply. The study further concluded that there may be some flexibility for further delivery above the baseline up to but no higher than the medium growth scenario of 90,415 homes. The study also provided an evaluation of the potential spatial options for growth in Cambridgeshire and concluded that the priority for distributing this growth should be firmly based on the current approved and agreed spatial strategy of:

- Urban extensions around Cambridge
- New settlement at Northstowe, and
- Expansion of existing sustainable market towns

All further options to the existing strategy pose additional environmental, infrastructure and job creation challenges, especially at the higher levels of growth. These would be even more significant for the new settlement options. The evaluation of the study's findings therefore leaves the new settlements option extremely challenging and not necessary under these levels of growth.

The key objective of the overall strategy remains to locate homes in and close to Cambridge and to other main centres of employment whilst avoiding dispersed development which increases unsustainable travel and reduces access to services and community facilities. In terms of the economic prosperity of the region, there is still a fundamental need for the immediate Cambridge area to remain the economic driver and focus for employment growth in the county. For areas such as Huntingdonshire, this is particularly important to help support spin off industries such as knowledge based and creative industries.

Although the improvement of Cambridgeshire's market towns is widely supported in principle across the County, as per the findings of spatial portraits, the ability of market towns to take further growth varies, with many of the towns at capacity or nearing absolute capacity limits. Of the 4 Spatial Planning Areas in Huntingdonshire, St Neots and Huntingdon have the greatest potential for sustainable growth within agreed limits set out by the Huntingdonshire Core Strategy Inspector's Report, St Ives has a much more scaled down potential for limited growth and Ramsey has the least potential for sustainable growth due to its relative remoteness and weak economic performance.

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**COMT
OVERVIEW AND SCRUTINY PANEL
(ENVIRONMENTAL WELL-BEING)
CABINET**

**27 OCTOBER 2009
10 NOVEMBER 2009
19 NOVEMBER 2009**

10:10 CLIMATE CHANGE CAMPAIGN (Report by Head of Environmental Management)

1. INTRODUCTION

- 1.1 The purpose of this report is to inform the Cabinet of the background to the 10:10 Campaign and proposes signing up to the project. The Campaign is an ambitious scheme to unite every sector of British society behind one simple idea; that by working together it is possible to achieve a 10% cut in the UK's carbon emissions in 2010.
- 1.2 The Campaign was launched on 1st September 2009 and is supported by the Energy Saving Trust and the Guardian Newspaper. It encourages individuals, businesses, schools, community groups and local authorities to cut their emissions of carbon dioxide by 10% during 2010. This initiative is designed to support tough global action to combat climate change, to be agreed at a global conference in Copenhagen in December 2009.
- 1.3 To date 36,000 individuals and over 1000 organisations have formally registered their support for the Campaign. All three of the main political parties have indicated their support for the project, along with many large commercial organisations and public bodies.

2. BACKGROUND

- 2.1 The need to tackle climate change and reduce carbon emissions from its own activity and in the wider District is identified within the Council's Environment Strategy Growing Awareness - A Plan for our Environment.
- 2.2 Central Government has committed the UK to an 80% reduction in carbon emissions by 2050 and the evidence suggests that a 40% reduction will be required by 2020. The Council is working extremely hard to cut its own carbon emissions and has recently received recognition from the Carbon Trust for a plan to reduce its carbon emissions by 30% over five years.
- 2.3 In the wider District, the Council, in conjunction with the Environment Forum of the Huntingdonshire Strategic Partnership, is leading a number of projects designed specifically to encourage individuals and organisations to reduce their environmental impact. National Indicator 186 (CO₂ reduction per capita) places a requirement on Councils to support such projects and the Green House Retro-fit project, the Watt's Going Down Campaign and the Business Environmental Pledge scheme, which are all excellent examples of the Council acting as a leader within the community in the drive towards a low carbon economy.

3. IMPLICATIONS

- 3.1 The 10:10 Campaign will contribute towards the goals of the Council's Environment Strategy and Carbon Management Plan and will also provide a focus for individuals and organisations within the District to work together to cut their emissions.
- 3.2 The 10:10 Campaign has a sister project 'The Great British Refurb' providing information and advice to householders on energy efficient refurbishment. This campaign fits extremely well with the Council's Green House Retrofit Project, its efforts to promote loft and cavity wall insulation and to promote best practice in design of new build properties through the St Neots Energy Study.
- 3.3 Joining the 10:10 Campaign will underline the Council's determination to take the lead, both through practical measures that we take ourselves, and through the support and encouragement that we can give to individuals and organisations to change their behaviour.

4. CONCLUSIONS

- 4.1 The 10:10 Campaign will provide a focus for all sections of the community to unite around immediate, effective and achievable action to tackle climate change.
- 4.2 The 10% target set by the Campaign provides a challenging yet realistic ambition for organisations and individuals alike and fits extremely well with activities currently being undertaken by the Council to show the lead in the transition towards a low carbon economy.

5. RECOMMENDATIONS

- 5.1 It is recommended that Cabinet -
 - (a) authorise the Leader and Chief Executive to formally register the Council's support for the 10:10 Campaign and commit to reduce its carbon emissions by at least 10% during 2010; and
 - (b) support the promotion of the 10:10 Campaign to the widest possible audience within the District.

BACKGROUND INFORMATION

More information about 10:10 can be found on the campaign website at www.1010uk.org

Contact Officer: Chris Jablonski (Environment Team Leader)
☎ (01480) 388368

LICENSING AND PROTECTION PANEL
LICENSING COMMITTEE
CABINET

27th October 2009
27th October 2009
19th November 2009

ENFORCEMENT POLICIES

(Joint report by Heads of Environmental & Community Services and
Democratic & Central Services)

1. INTRODUCTION

- 1.1 The purpose of this report is to inform Members about the implications of the Regulatory Enforcement and Sanctions Act 2008 which came into effect in October 2008. The implementation of the Act is partially incremental and some parts will come into effect in the next year. Details of the Act and regulations made under it can be viewed at <http://www.berr.gov.uk/whatwedo/bre/inspection-enforcement/implementing-principles/sanctions-bills/page44047.html>

2. BACKGROUND

- 2.1 The Government is committed to implementing the Hampton agenda on regulatory reform and reducing the burden on businesses. The Regulatory Enforcement and Sanctions Act 2008 is an important element in delivering that commitment. It seeks to advance Hampton's vision of a regulatory system, both nationally and locally, that is risk-based, consistent, proportionate and effective.
- 2.2 The Act delivers a number of distinct but related policy areas in four parts:
- Part 1 establishes the Local Better Regulation Office (LBRO) to promote adherence to the principles of better regulation amongst local authorities and greater co-ordination between them and central government. It aims to bring financial benefits to businesses through increased clarity and guidance to local authorities by helping them work together to keep the burdens of regulation on compliant businesses to a minimum.
 - Part 2 seeks to secure co-ordination and consistency of regulatory enforcement by local authorities by establishing a Primary Authority scheme. Businesses operating in more than one local authority area may choose to have a Primary Authority Partnership. The aim is to improve consistency of advice and enforcement across local authority trading standards, environmental health, licensing and fire and rescue services. It is recognised that this will be resource intensive for those Councils nominated by business to be their Primary Authority
 - Part 3 gives regulators an extended tool kit of alternative civil sanctions as a flexible response to cases of regulatory non-compliance normally dealt with in the criminal courts. These sanctions will be in addition to existing enforcement powers

- Part 4 creates a duty that requires regulators to review their functions, not to impose unnecessary burdens, and unless disproportionate or impracticable, to remove burdens that are found to be unnecessary. Regulators that are subject to the duty must report on progress annually. The duty applies to Gas and Electricity Markets Authority, the Office of Fair Trading, the Office of Rail Regulation, the Postal Services Commission and the Water Services Regulation Authority immediately. Ministers can apply the duty to other regulators by order where it will further the Government's better regulation agenda

3 IMPLICATIONS

- 3.1 Several of the Council's Divisions are required to have an enforcement policy with some having more than one to meet the specific requirements of national bodies, most notably Environmental and Community Health, which has discrete areas of enforcement such as food safety, private sector housing, health & safety and environmental protection. They are comprehensive but each policy will need to be reviewed and updated to reflect the requirements of the 2008 Act to ensure compliance.
- 3.2 The Council's existing enforcement policies are based on the principles contained in the Regulators' Compliance Code. A report was presented to Licensing and Protection Panel, Licensing Committee and Cabinet in February 2008 informing Members about the implications of the Code and authorisation was subsequently granted for enforcement policies to be reviewed by Heads of Service with specific regard to the Code after consultation with the relevant executive councillor or chairman.
- 3.3 As the current policies were approved previously by committee/Cabinet or form part of various statements of policy that the Council has to have regard to in complying with its statutory functions, it is proposed that they be reviewed further with regard to the implications of the 2008 Act and approved after consultation with the appropriate executive councillor or committee chairman.
- 3.4 There is a general requirement to consult those affected by the adoption of an enforcement policy but this has already been undertaken when the existing policies were formulated. The changes envisaged hopefully should not be extensive and any consultation required will be dealt with electronically through the medium of the Council's website

4. CONCLUSION

- 4.1 It will be necessary for relevant Heads of Service to update a range of enforcement policies to reflect the requirements of the 2008 Act which will be undertaken in consultation with the relevant executive councillors and chairmen.
- 4.2 It is inevitable that following the implementation of future enabling legislation and associated codes there will be an ongoing requirement for enforcement policies across the Council to be reviewed and updated where appropriate

5. RECOMMENDATIONS

5.1 It is therefore

RECOMMENDED

that the Panel/Committee/Cabinet

- (a) note the content of this report;
- (b) authorise Heads of Service to review enforcement policies having specific regard to the content of the Regulatory Enforcement and Sanctions Act 2008 and to introduce any necessary changes after consultation with the relevant executive councillor or chairman; and
- (c) authorise relevant Heads of Service to review their enforcement policies as and when appropriate following the implementation of future legislation or statutory codes and to approve any necessary changes after consultation with the relevant executive councillor or chairman;

BACKGROUND INFORMATION


The Regulatory Enforcement and Sanctions Act 2008
The Regulators Compliance Code
Reducing Administrative Burdens; Effective Inspection and Enforcement,
(Philip Hampton, March 2005)
Regulatory Justice: Making Sanctions Effective. Professor Richard Macrory

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Cabinet

19th November 2009

GAMBLING ACT 2005 – STATEMENT OF PRINCIPLES

(Report by Head of Democratic and Central Services)

1. Introduction

- 1.1 The Council is the licensing authority for the purposes of the Gambling Act 2005. Section 349 of the Act requires each licensing authority to prepare a statement of principles that it proposes to apply in exercising its functions under the Act. The statement applies for three years after which it must be reviewed and a new statement published.

2. The Statement

- 2.1 The existing statement was approved by the Council on 6th December 2006 and came into effect on 31st January 2007.
- 2.2 At the time when the statement was approved, some elements of the Gambling Commission guidance, codes of practice and regulations had yet to be issued. The statement therefore was based on the information available at that time.
- 2.3 All of the regulations and codes of practice have now been issued, together with a third edition of the Gambling Commission's Guidance to Licensing Authorities. The revised statement of principles has had regard to those changes and the draft issued for consultation is attached.
- 2.4 In undertaking its functions and responsibilities under the Act, the licensing authority has to act in accordance with its statement of principles and relevant guidance issued by the Gambling Commission.

3. Consultation

- 3.1 The draft was issued for consultation after approval by the Chairman and Vice Chairman of the Licensing and Protection Panel. The consultation period began on 11th September with a closing date for comment of 13th November. Although the consultation on the initial statement in 2006 attracted few responses, there has been no comment on the current revision at the time of writing this report. Any subsequently received before the closing date will be brought to the attention of Cabinet at its meeting.
- 3.2 Approval of the statement of principles is reserved to full Council but requires consideration by Cabinet before a recommendation for approval can be made. The Licensing and Protection Panel, at its meeting held on 27th October 2009, has already endorsed the statement for submission to Cabinet. The final statement will require approval by Council on 2nd December and will come into effect on 31st January 2010.

4. Conclusion and Recommendations

- 4.1 The adoption of a statement of principles is a statutory requirement. The present statement must be reviewed and replaced with effect from January 2010 for a further period of three years. Comments have been invited on a revised draft statement with a closing date of 13th November.

4.2 It is therefore

Recommended

that the Cabinet endorse the statement of principles under the Gambling Act 2005 as attached to this report for submission for approval to Council to come into effect on 31st January 2010 for a period of three years.

Contact Person

R Reeves,
Head of Democratic & Central Services
Telephone 01480 388003

Background Papers

Gambling Act 2005
3rd Edition of the Guidance to Local Authorities issued by the Gambling Commission.
Existing Statement of Principles under the Gambling Act 2005 approved by the licensing authority.



Gambling Act 2005

Statement of Principles

www.huntingdonshire.gov.uk

mail@huntsdc.gov.uk

Tel 01480 388388 Fax 01480 388099 Pathfinder House St Mary's Street Huntingdon PE29 3TN

PREFACE

With effect from 1st September 2007, all gambling and betting in the United Kingdom is unlawful, unless permitted under the Gambling Act 2005 or by way of the national lottery or spread betting. Gambling and betting is regulated by the Gambling Commission, whose duties include licensing the operators and individuals involved in providing gambling and betting facilities.

Huntingdonshire District Council, along with other licensing authorities, is responsible under the Act for the licensing of premises where gambling and betting is taking place, the issue of various permits and certain other activities such as the registration of small lotteries. This document explains how the District Council, as the licensing authority for Huntingdonshire, intends to approach its responsibilities under the Act.

All references in this document to 'the licensing authority' means the Huntingdonshire District Council.

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This Statement of Principles has had regard to the Gambling Commission's Guidance to Licensing Authorities 3rd edition that was published in May 2009. It can be viewed on the Commission's website at www.gamblingcommission.gov.uk.

The Gambling Commission also has issued a number of codes of practice and other explanatory publications in relation to gambling that are referred to in this statement. These also are available on the Commission's website.

PART A
GENERAL

1. INTRODUCTION

- 1.1 This Statement of Licensing Principles was approved by the licensing authority at a meeting of Huntingdonshire District Council held on 2nd December 2009 in accordance with section 349 of the Gambling Act 2005 ('the Act'). Copies are available on request from the licensing authority at Pathfinder House, St Mary's Street, Huntingdon, Cambs. PE29 3TN, and can viewed at public libraries in Huntingdonshire and on the Council's website at www.huntingdonshire.gov.uk
- 1.2 This Statement of Principles will not override the right of any person to make an application, make representations about an application or apply for a review of a licence. Each will be considered on its merits and in accordance with the statutory requirements of the Act.

2. HUNTINGDONSHIRE

- 2.1 Huntingdonshire District Council is one of five district councils situated in the County of Cambridgeshire. Huntingdonshire has a population which is currently estimated at 167,700 and covers an area of 906 square kilometres. Huntingdonshire's population has grown rapidly in recent years and is expected to continue to grow more quickly than in most other districts in the next decade. Nevertheless it remains predominately rural with a number of market towns, the largest of which are St. Neots, Huntingdon and St Ives. A map of the District is attached as Appendix A.
- 2.2 The District is prosperous economically with good communications links. It has higher than average earnings and low unemployment, although relatively small pockets of deprivation exist in some of the market towns.
- 2.3 There are no areas within the District that are considered particularly suitable or unsuitable for the provision of facilities for gambling. Potential operators should refer to the Core Strategy and the emerging Local Development Framework for details about the local planning authority's approach to planning permission for development where such activities may take place by contacting the Planning Division or visiting the authority's website at www.huntingdonshire.gov.uk.

3. GAMBLING COMMISSION

- 3.1 The Gambling Commission was established by the Gambling Act 2005 to regulate all commercial gambling. It has an overriding obligation to pursue and have regard to the licensing objectives described in section 5 below and to permit gambling so far as it thinks it reasonably consistent with them. The Commission has published a Statement of Principles on how it will approach its regulatory and other functions. The Commission also provides independent advice to the government about the incidence of gambling, the manner in which gambling is carried out, the effects of gambling and the regulation of gambling generally.

3.2 The Commission has issued guidance to licensing authorities under section 25 of the Act about the manner in which they should exercise their licensing functions and, in particular, the principles to be applied. The 3rd edition was issued in May 2009. The licensing authority is required to take account of the guidance in producing this statement of principles and in undertaking its responsibilities under the Act.

3.3 The Commission also has issued codes of practice under section 24 of the Act about the way in which facilities for gambling are provided. These are referred to later in this statement.

3.4 The Gambling Commission can be contacted at -

The Gambling Commission
Victoria Square House,
Victoria Square
Birmingham
B2 4BP.

Website: www.gamblingcommission.gov.uk
e-mail: info@gamblingcommission.gov.uk

4. LICENSABLE ACTIVITIES

4.1 'Gambling' is defined in the Act as either gaming, betting or taking part in a lottery.

'Gaming' means playing a game of chance for a prize.

'Betting' means making or accepting a bet on the outcome of a race, competition or any other event or process, the likelihood of anything occurring or not occurring, or whether anything is or is not true.

A 'lottery' is an arrangement where persons are required to pay in order to take part in the arrangement, during the course of which one or more prizes are allocated by a process or processes which relies wholly on chance.

4.2 Certain permitted and exempt gambling is defined in the Act without the need for a licence or permit. Private gaming in a private dwelling and on a domestic occasion is exempt from licensing or registration providing that no charge is made for participating, only equal chance gaming takes place and it does not occur in a place to which the public have access. Domestic betting between inhabitants of the same premises or between employees of the same company is also exempt. Non-commercial gaming and betting (where no part of the proceeds is for private gain) may be subject to certain exemptions.

4.3 Further advice is available on what is licensable, permissible or exempt from the licensing authority's licensing section at the above address or by telephoning 01480 387075.

5. THE LICENSING OBJECTIVES

5.1 In exercising most of its functions under the Gambling Act 2005, the licensing authority must have regard to the three licensing objectives defined in the Act. These are -

- ◆ preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime;
- ◆ ensuring that gambling is conducted in a fair and open way; and
- ◆ protecting children and other vulnerable persons from being harmed or exploited by gambling.

5.2 The licensing authority acknowledges that, in accordance with Section 153 of the Act and in exercising its functions in relation to premises licences and occasional and temporary use notices, it should aim to permit the use of premises for gambling in so far as it thinks it is -

- (a) in accordance with any relevant code of practice issued by the Gambling Commission (i.e. as found in the Commission's *Licence Conditions and Codes of Practice*);
- (b) in accordance with any relevant guidance issued by the Gambling Commission (referred to in paragraph 3.2 above);
- (c) reasonably consistent with the licensing objectives (subject to (a) and (b) above); and
- (d) in accordance with the authority's statement of licensing principles (i.e. this document).

6. LICENSING AUTHORITY FUNCTIONS

6.1 Under the Act, the Gambling Commission is responsible for the issue of operating licences and personal licences.

6.2 The licensing authority is responsible for -

- ◆ the licensing of premises where gambling activities are to take place by issuing premises licences;
- ◆ issuing provisional statements;
- ◆ regulating members' clubs that wish to undertake certain gaming activities by issuing club gaming permits and/or club machine permits;
- ◆ issuing club machine permits to commercial clubs;
- ◆ granting permits for the use of certain lower stake gaming machines at unlicensed family entertainment centres;
- ◆ receiving notifications from alcohol licensed premises (under the Licensing Act 2003) for the use of two or fewer gaming machines;
- ◆ issuing licensed premises gaming machine permits for premises licensed to sell and supply alcohol for consumption on licensed premises, under the Licensing Act 2003, where there are more than two machines;
- ◆ registering small society lotteries below prescribed thresholds;
- ◆ issuing prize gaming permits;
- ◆ receiving and endorsing temporary use notices;

- ◆ receiving occasional use notices;
- ◆ providing information to the Gambling Commission regarding details of licences issued (see section below on information exchange);
- ◆ maintaining registers of the permits and licences that are issued by the authority; and
- ◆ exercising its powers of compliance and enforcement under the Act in association with the Gambling Commission and other relevant responsible authorities.

6.3 The licensing authority will not be involved in the licensing of remote gambling which is the responsibility of the Gambling Commission through the issue of operating licences.

7. STATEMENT OF PRINCIPLES

7.1 The licensing authority is required by the Act to publish a statement of the principles which it proposes to apply when exercising its functions. This statement must be published at least every three years. The first statement came into effect in January 2007 and this 2nd statement will come into effect on 14th January 2010. The statement will be reviewed and revised from time to time, subject to consultation on those parts that are revised and the statement then will be re-published.

7.2 A wide variety of premises in Huntingdonshire will require a licence or a permit to permit gambling to take place, including tracks, betting shops, bingo halls, pubs, clubs and amusement arcades.

7.3 To meet the licensing objectives, the licensing authority will establish a close working relationship with the police, the Gambling Commission and, where appropriate, other responsible authorities. The authority will avoid duplication with other regulatory regimes so far as is possible. These include, for example, other legislative requirements in terms of health and safety at work, fire safety, planning and building control.

In determining its policy, the licensing authority has had regard to the Gambling Commission's guidance and given appropriate weight to the views of those that it has consulted. In determining the weight given to particular representations, the factors taken into account have included –

- who is making the representations in terms of their expertise or interest;
- the relevance of the factors to the licensing objectives;
- how many other people have expressed the same or similar views; and
- how far the representations relate to matters that the licensing authority should be including in the statement of principles.

7.4 Where children, young persons and other vulnerable people are allowed access to premises where gambling takes place, the licensing authority may take whatever steps are considered necessary to either limit access generally or by introducing measures to prevent under-age gambling where it believes it is right to do so for the prevention of their physical, moral or psychological harm, especially where it receives representations to that effect.

- 7.5 Applicants seeking premises licences are encouraged to propose any prohibitions or restrictions of their own in circumstances where it is felt that the presence of children would be undesirable or inappropriate. However the overriding principle is that all applications and the circumstances prevailing at each premises will be considered on their own individual merits. When applying these principles, the licensing authority will consider, in the light of relevant representations, whether exceptions should be made in any particular case.
- 7.6 The three licensing objectives contained in the Act are referred to more specifically below.

Preventing gambling from being a source of crime and disorder

- 7.7 The Gambling Commission will play a leading role in preventing gambling from being a source of crime and will maintain rigorous licensing procedures that aim to prevent criminals from providing facilities for gambling or being associated with providing such facilities.
- 7.8 Anyone applying to the licensing authority for a premises licence (other than in the case of tracks if the gambling is to be provided by others) will have to hold an operating licence from the Commission before a premises licence can be issued. Therefore the authority will not generally be concerned with the suitability of an applicant and where concerns about a person's suitability do arise, the authority will bring those concerns to the attention of the Commission.
- 7.9 If an application for a licence or a permit is received in relation to premises which are in an area noted for particular problems with organised crime, the licensing authority will consider, in consultation with the police and other relevant authorities, whether special controls need to be applied to prevent those premises from being a source of crime.
- 7.10 There are already powers in existing anti-social behaviour and licensing legislation to deal with measures designed to prevent nuisance, whether it arises as a result of noise from a building or from general disturbance once people have left a building. The licensing authority does not therefore intend to use the Act to deal with general nuisance issues relating for example to parking problems, which can be dealt with under existing alternative powers.
- 7.11 Issues of disorder will only be dealt with under the Act if the disorder amounts to activity that is more serious and disruptive than mere nuisance and it can be shown that gambling is a source of that disorder. For example, a disturbance might be serious enough to constitute disorder if police assistance was required to deal with it. Another factor that could be taken into account is how threatening the behaviour was to those who see or hear it and whether those people live sufficiently close to be affected or have business interests that might be affected.
- 7.12 When making decisions in this regard, the licensing authority will give due weight to any comments by the police.

Ensuring gambling is conducted in a fair and open way

- 7.13 The Gambling Commission does not expect licensing authorities to become concerned with ensuring that gambling is conducted in a fair and open way as this will be either a matter for the management of the gambling business or will relate to the suitability and actions of an individual. These issues will be addressed by the Commission through the operating and personal licensing regimes respectively. However if the licensing authority suspects that gambling is not being conducted in a fair and open way, this will be brought to the attention of the Commission so that it can consider the continuing suitability of the operator to hold an operating licence or of an individual to hold a personal licence.
- 7.14 Because track betting operators do not require an operating licence from the Commission, the licensing authority may require conditions to be attached to the licence, in certain circumstances, relating to the suitability of the environment in which betting takes place.

Protecting children and other vulnerable persons from being harmed or exploited by gambling

- 7.15 With limited exceptions, the intention of the Act is that children and young persons should not be allowed to gamble and should therefore be prevented from entering gambling premises which are adult only environments.
- 7.16 In practice, steps will generally be taken to prevent children from taking part in, or being in close proximity to, gambling especially with regard to premises situated in areas where there may be a high rate of reported truancy. There may also be restrictions on advertising so that gambling products are not aimed at children or advertised in such a way that makes them particularly attractive to children, excepting category D gaming machines.
- 7.17 When considering whether to grant a premises licence or permit, the licensing authority will consider whether any measures are necessary to protect children, such as the supervision of entrances, the segregation of gambling from areas frequented by children and the supervision of gaming machines in non-adult gambling specific premises, such as pubs, clubs and tracks.
- 7.18 In seeking to protect vulnerable persons, the licensing authority will regard them as people who gamble more than they want to, people who gamble beyond their means, and people who may not be able to make informed or balanced decisions about gambling, perhaps due to mental health needs, a learning disability or substance misuse relating to alcohol or drugs.
- 7.19 Children (defined in the Act as under 16s) and young persons (16 and 17 year olds) may take part in private and non-commercial betting and gaming but the Act contains a number of restrictions on the circumstances in which they may participate in gambling or be on premises where gambling is taking place. An adult is defined as a person aged 18 or over. In summary -

- ◆ betting shops cannot admit children and young persons;
- ◆ bingo clubs may admit children and young persons but must have policies to ensure that they do not gamble on the premises, except on category D machines;
- ◆ adult entertainment centres cannot admit children and young persons;
- ◆ family entertainment centres and premises with a premises licence under the Licensing Act 2003 that includes the sale of alcohol can admit children and young persons but they may not play category C machines which are restricted to adults;
- ◆ clubs with a club premises certificate under the Licensing Act 2003 can admit children and young persons but they must have policies to ensure that they do not play machines other than category D machines; and
- ◆ tracks will be required to have policies to ensure that children and young persons do not participate in gambling other than on category D machines.

7.20 The licensing authority will treat each case on its own individual merits and when considering whether specific measures are required to protect children and other vulnerable persons will balance its considerations against the overall principle of aiming to permit the use of premises for gambling.

7.21 The licensing authority acknowledges that it is subject to the Human Rights Act and in particular –

Article 1 Protocol 1 – peaceful enjoyment of possessions, in accordance with which a licence is considered a possession in law which a person should not be deprived of except in the public interest

Article 6 – right to a fair hearing

Article 8 – respect for private and family life and in particular the removal or restriction of a licence affecting a person's private life

Article 10 – right to freedom of expression.

The licensing authority will consider whether, in the light of relevant representations, exceptions to those articles should be made in any particular case.

8. RESPONSIBLE AUTHORITIES

8.1 The Act defines a number of public bodies as responsible authorities that must be notified of applications submitted for premises licences and who are entitled to make representations to the licensing authority if they are relevant to the licensing objectives and who can call for a review of an existing licence. These are -

- ◆ a licensing authority in whose area the premises are situated in whole or in part (i.e. Huntingdonshire District Council and any neighbouring authority where a premise straddles the district boundary);
- ◆ the Gambling Commission;
- ◆ the chief officer of police (i.e. Cambridgeshire Constabulary);
- ◆ the fire and rescue authority (i.e. Cambridgeshire Fire and Rescue

- Service);
- ◆ the local planning authority (i.e. Huntingdonshire District Council);
 - ◆ the local environmental health authority (i.e. Huntingdonshire District Council);
 - ◆ HM Revenues and Customs; and
 - ◆ a body designated by the licensing authority to advise about the protection of children from harm (see below)
- 8.2 The Secretary of State may also prescribe any other person as a responsible authority.
- In relation to a vessel, the following are also responsible authorities -
- the Environment Agency
 - the British Waterways Board
- 8.3 The licensing authority is required by regulations to state the principles it will apply in exercising its duty to designate, in writing, a body which is competent to advise the authority about the protection of children from harm. Those principles are -
- ◆ the need for the body to be responsible for an area covering the whole of the licensing authority's area; and
 - ◆ the need for the body to be answerable to democratically elected persons, rather than any particular vested interest group.
- 8.4 The licensing authority has designated the Office of Children and Young People's Services of Cambridgeshire County Council for this purpose.
- 8.5 The contact details of all the responsible authorities are set out in Appendix B and available on the licensing authority's website at www.huntingdonshire.gov.uk.
- 8.6 Any representations by a responsible body in relation to their own functions cannot be taken into account unless they are relevant to an application itself and the licensing objectives. In this regard, the licensing authority generally will not take into account representations which are not deemed to be relevant, such as -
- ◆ there are too many gambling premises in the locality (because need for gambling facilities cannot be taken into account);
 - ◆ the premises are likely to be a fire risk (because public safety is not a licensing objective);
 - ◆ the location of the premises is likely to lead to traffic congestion (because this does not relate to the licensing objectives);
 - ◆ the premises will cause crowds to congregate in one area causing noise and nuisance (because this can be dealt with under other legislative powers and public nuisance is not a licensing objective).
- 8.7 Each representation will be considered on its own individual merits.

9. INTERESTED PARTIES

9.1 Interested parties can make representations about licence applications or apply for a review of an existing licence. These parties are defined in the Act as follows:

9.2 “For the purposes of this Part a person is an interested party in relation to an application for or in respect of a premises licence if, in the opinion of the licensing authority which issues the licence or to which the application is made, the person -

- (a) lives sufficiently close to the premises to be likely to be affected by the authorised activities;
- (b) has business interests that might be affected by the authorised activities;
or
- (c) represents persons who satisfy paragraph (a) or (b)”.

9.3 The licensing authority is required by regulations to state the principles it will apply in exercising its powers under the Act to determine whether a person is an interested party. These are:

9.4 Each case will be decided upon its merits. The authority will have regard to the examples contained in the Gambling Commission’s guidance to licensing authorities (paragraphs 8.14 to 8.16 inclusive), i.e.

(a) **Persons living close to the premises**

‘The factors that licensing authorities should take into account when determining what ‘sufficiently close to the premises’ means (in each case) might include -

- ◆ the size of the premises;
- ◆ the nature of the premises;
- ◆ the distance of the premises from the location of the person making the representation;
- ◆ the potential impact of the premises (number of customers, routes likely to be taken by those visiting the establishment); and
- ◆ the circumstances of the complainant. This is not the personal characteristics of the complainant, but the interests of the complainant which may be relevant to the distance from the premises.

‘For example, it could be reasonable for an authority to conclude that ‘sufficiently close to be likely to be affected’ could have a different meaning for (a) a private resident (b) a residential school for children with truanting problems and (c) a residential hostel for vulnerable adults.’

(b) **Persons with business interests that could be affected**

'It could be argued that any gambling business could be affected by another gambling business expanding into any part of Great Britain. But that is unlikely to be enough to satisfy the test of being 'a person with business interests that might be affected by the premises' under consideration. For example, an operator in a particular sector (be it casino, bingo, betting etc.) should not be able to lodge representations on every application put in by a rival operator anywhere in the country, simply because they are in competition within the same gambling sector. The licensing authority should be satisfied that the relevant business is likely to be affected. In this respect, licensing authorities should bear in mind that the 'demand test' in the 1963 and 1968 Acts has not been preserved in the 2005 Act. Factors that are likely to be relevant include -

- ◆ the size of the premises;
- ◆ the 'catchment' area of the premises (i.e. how far people travel to visit); and
- ◆ whether the person making the representation has business interests in that catchment area that might be affected.

- 9.5 The licensing authority will give the terminology 'has business interests' the widest possible interpretation and include partnerships, charities, faith groups and medical practices in that category.
- 9.6 Interested parties can include trade associations and trade unions, and residents' and tenants' associations. The licensing authority will not however generally view these bodies as interested parties unless they have a member who can be classed as an interested person under the terms of the Act, i.e. lives sufficiently close to the premises to be likely to be affected by the activities being applied for.
- 9.7 Interested parties can be persons who are democratically elected such as councillors and Members of Parliament. No specific evidence of being asked to represent an interested person will be required as long as the councillor or MP represents the ward or constituency likely to be affected. Likewise town and parish councils likely to be affected will be considered to be interested parties. Other than these, the licensing authority will generally require written evidence that a person or body (e.g. an advocate/relative) represents someone who either lives sufficiently close to the premises to be likely to be affected by the authorised activities or has business interests that might be affected by the authorised activities. A letter from one of those persons requesting the representation will be sufficient.
- 9.8 If an interested party wishes to approach a councillor to ask him/her to represent their views then care should be taken that the councillor is not part of the Licensing Sub Committee dealing with the licence application. The licensing authority has adopted a Members' Licensing Code of Good Practice which forms part of its constitution which is available on the authority's website at www.huntingdonshire.gov.uk. If in doubt, an interested party should contact the licensing section for further information.

9.9 The licensing authority will not consider representations that are frivolous or vexatious or which relate to demand or need for gambling facilities. A decision on whether representations are frivolous or vexatious will be made objectively and if a representation is rejected, the interested party making the representation will be informed of the reason in writing. A vexatious representation is generally one that is repetitive, without foundation or made for some other reason such as malice. A frivolous representation is generally one that is lacking in seriousness or is unrelated to the licensing objectives, Gambling Commission guidance or this statement of licensing principles.

9.10 In the absence of regulations to the contrary, representations should in general -

- ◆ be made in writing (including by electronic communication);
- ◆ indicate the name and address of the person or organisation making the representation;
- ◆ indicate the premises to which the representation relates;
- ◆ indicate the proximity of the premises to the person making the representation. A sketch map or plan would be helpful; and
- ◆ clearly set out the reason(s) for making the representation.

10. EXCHANGE OF INFORMATION

10.1 The licensing authority is required to include in its statement the principles to be applied by the authority in exercising its functions under sections 29 and 30 of the Act with regard to the exchange of information between it and the Gambling Commission and its functions under section 350 of the Act with regard to the exchange of information between it and the other bodies listed in Schedule 6 to the Act.

10.2 The principle that the licensing authority will apply is that it will act in accordance with the provisions of the Act in its exchange of information which includes the provision that the Data Protection Act 1998 will not be contravened. The licensing authority will also have regard to the content of the document '*Advice to licensing authorities on information exchange with the Gambling Commission*' issued by the Gambling Commission which contains information about the protocols by which the information exchange is managed and sets out the nature of the returns that the authority is required to forward to the Commission each quarter. The paper is available at the Commission's website at www.gamblingcommission.gov.uk.

11. COMPLIANCE AND ENFORCEMENT

11.1 A licensing authority is required by regulation under the Act to state the principles to be applied by the authority in exercising its functions under Part 15 of the Act with regard to the inspection of premises and its powers under section 346 of the Act to institute criminal proceedings in respect of the offences specified.

In terms of compliance and enforcement activity, the Commission and the licensing authority are required to act in a proportionate manner to reflect the Regulators Compliance Code which is a central part of the Government's better

regulation agenda. The code is available at www.berr.gov.uk/files/file45019.pdf.

- 11.2 The licensing authority will have regard to the Commission's approach to compliance in the document '*Compliance and Enforcement Policy Statement*' and will endeavour to be -
- ◆ proportionate: the authority will only intervene when necessary, remedies will be appropriate to the risk posed, and costs identified and minimised;
 - ◆ accountable: the authority will justify its decisions and be subject to public scrutiny;
 - ◆ consistent: rules and standards will be joined up and implemented fairly
 - ◆ transparent and open: licence conditions will be simple and user friendly; and
 - ◆ targeted: regulation will be focused on the problem and side effects minimised.
- 11.3 The licensing authority will endeavour to avoid duplication with other regulatory regimes so far as possible.
- 11.4 The licensing authority will adopt a risk-based approach to compliance and enforcement. In so doing, it will review existing records and risk assessments, including those supplied by the Commission and other responsible authorities. This will guide the pattern of visits to premises and the reaction to complaints. The risk assessment will be reviewed in the light of visits undertaken. Complaints, information and intelligence received by the licensing authority relating to gambling premises will also inform the general risk rating of premises.
- 11.5 The main enforcement and compliance role for the licensing authority in terms of the Act will be to ensure compliance with the premises licences and other permissions which it has authorised. The Gambling Commission will be the enforcement body for operating and personal licences and concerns about manufacture, supply or repair of gaming machines will be referred by the authority to the Commission. The licensing authority will work with the Commission to identify and investigate organised or persistent illegal activity.
- 11.6 Having regard to the principle of transparency, the licensing authority's enforcement and prosecution policies are available upon request from the authority's licensing section.

12. CONSULTATION

- 12.1 The licensing authority has consulted widely upon this statement before its confirmation and adoption by the authority. A list of those persons consulted is provided at Appendix C, including the following statutory consultees required by the Act -
- ◆ the Chief Officer of Police;
 - ◆ one or more persons who appear to the authority to represent the

interests of persons carrying on gambling businesses in the authority's area;

- ◆ one or more persons who appear to the authority to represent the interests of persons who are likely to be affected by the exercise of the authority's functions under the Act.

12.2 The consultation took place between 14th September and 13th November 2009. A full list of comments made and their consideration by the authority is available on request to the licensing section on 01480 387075 and via the Council's website at www.huntingdonshire.gov.uk.

12.3 The policy was approved at a meeting of the Council held on 2nd December 2009 and will be published via the authority's website thereafter. Copies have been placed in public libraries in the District and are available at the authority's offices at Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN.

12.4 Any comments with regard to this statement of principles should be addressed to the authority's Licensing Manager by e-mail at greg.peck@huntsdc.gov.uk on or by writing to the above address. This statement of principles will not override the right of any person to make an application, make representations about an application or apply for a review of a licence, as each will be considered on its own merits and according to the statutory requirements of the Act.

13. DECLARATION

13.1 In producing this statement of licensing policy, the licensing authority declares that it has had regard to the licensing objectives contained in the Gambling Act 2005, the guidance issued by the Gambling Commission, and any responses from those consulted on the statement.

PART B

PREMISES LICENCES

14. GENERAL PRINCIPLES

- 14.1 Premises licences will be subject to the requirements set out in the Gambling Act 2005 and associated regulations, as well as specific mandatory and default conditions which are defined in regulations issued by the Secretary of State. The licensing authority may exclude default conditions and attach others where this is believed to be appropriate.
- 14.2 The licensing authority is aware that in making decisions about premises licences it should aim to permit the use of premises for gambling in so far as it thinks it -
- (a) in accordance with any relevant code of practice issued by the Gambling Commission;
 - (b) in accordance with any relevant guidance issued by the Gambling Commission;
 - (c) reasonably consistent with the licensing objectives (subject to (a) and (b) above); and
 - (d) in accordance with the authority's statement of principles (subject to (a) and (c) above).
- 14.3 The authority is aware of the Gambling Commission's guidance which states that "moral objections to gambling are not a valid reason to reject applications for premises licences" (except as regards any 'no casino resolution' - see the section on Casinos below) and that unmet demand is not a criterion for a licensing authority.

15. DEFINITION OF "PREMISES"

- 15.1 Premises are defined in the Act as "any place". Different premises licences cannot apply in respect of a single premises at different times. However it is possible for a single building to be subject to more than one premises licence, provided they relate to different parts of the building and the different parts of the building can be reasonably regarded as being different premises. Whether different parts of a building can properly be regarded as being separate premises will always be a question of fact in the circumstances. However the Gambling Commission does not consider that areas of a building that are artificially or temporarily separate can be properly regarded as different premises.
- 15.2 The licensing authority will take particular note of the Gambling Commission's guidance to authorities which states that licensing authorities should take particular care in considering applications for multiple licences for a building and those relating to a discrete part of a building used for other (non-gambling) purposes. In particular the authority will be aware –

- of the need to protect children from being harmed by gambling. In practice this means not only preventing them from taking part in gambling but also preventing them from being in close proximity to gambling. Premises should be configured so that children are not invited to participate in, have accidental access to, or closely observe gambling where they are prohibited from participating;
- that entrances and exits to and from parts of a building covered by one or more licences should be separate and identifiable so that the separation of different premises is not compromised and that people do not 'drift' into a gambling area. In this context, it should not normally be possible to access the premises without going through another licensed premises or premises with a permit; and
- that customers should be able to participate in the activity named on the premises licence.

In considering whether two or more proposed premises are separate, the licensing authority will have regard to the following circumstances -

- whether a separate registration for business rates is in place for the premises;
- whether the premises' neighbouring premises are owned by the same person or someone else;
- whether each of the premises can be accessed from the street or a public passageway; and
- whether the premises can only be accessed from any other gambling premises.

Provisional Statements

- 15.3 An applicant cannot obtain a full premises licence until the premises in which it is proposed to offer the gambling are constructed. The Gambling Commission has advised that a reference to "the premises" are to the premises in which gambling may now take place. Thus a licence to use premises for gambling will only be issued in relation to premises that are ready to be used for gambling. It will be a question of fact and degree whether premises are finished to a degree that they can be considered for a premises licence. Requiring a building to be complete also ensures that the authority can inspect it fully, if necessary, as can other responsible authorities with inspection rights.
- 15.4 A person therefore may make an application to the authority for a provisional statement in respect of premise that he/she expects to be constructed, expects to be altered or expects to acquire a right to occupy. It should be noted that, following the grant of a provisional statement, no further representations from responsible authorities or interested parties can be taken into account in the grant of a premises licence unless they concern matters which could not have been addressed at the provisional statement stage or they reflect a change in the applicant's circumstances. The authority may refuse the premises licence (or grant it on terms different to those attached to the provisional statement) only by reference to matters -
- ◆ which could not have been raised by objectors at the provisional

- statement stage; and
- ◆ which, in the opinion of the authority, reflects a change in the applicant's circumstances.

Having regard to a recent case where the Court held that an operator can apply for a premises licence in respect of premises that have still to be constructed or altered, the licensing authority will deal with an application in a two stage format. The first stage will establish the principle of whether the authority considers the premises should be used for gambling and the second will determine whether appropriate conditions can be applied if the licence is to be granted that will cater for the situation whereby they are not in a state in which gambling can take place.

Location

- 15.5 The licensing authority is aware that the question of demand cannot be considered with regard to the location of premises but that location may be a consideration insofar as it relates to the licensing objectives. The authority will pay particular attention to the protection of children and vulnerable persons from being harmed or exploited by gambling, as well as issues of crime and disorder. Should any specific policy be decided upon with regard to areas where gambling premises should not be located, this statement will be updated. It should be noted that this policy does not preclude any application from being made and each application will be decided on its merits, with the onus upon the applicant to show how potential concerns can be overcome.

Duplication with other regulatory regimes

- 15.6 In determining applications, the licensing authority has a duty to consider all relevant matters and not take into account irrelevant matters such as those not related to gambling and the licensing objectives. The authority therefore will seek to avoid any duplication with other statutory or regulatory systems wherever possible, including planning. The authority will not consider whether premises are likely to be granted planning permission or building regulations approval in its consideration of an application. It will however listen to and consider carefully any concerns about conditions which are not able to be met by licence holders due to planning restrictions, should such a situation arise.

Licensing objectives

- 15.7 The grant of a premises licence must be reasonably consistent with the licensing objectives.

Conditions

- 15.8 The Secretary of State has set mandatory and default conditions that must be attached to premises licences.

The following mandatory conditions will apply to all premises licences -

- the summary of the terms and conditions of the premises licence issued

- by the licensing authority must be displayed in a prominent place on the premises;
- the layout of the premises must be maintained in accordance with the plan that forms part of the premises licence; and
- neither National Lottery products nor tickets in a private or customer lottery may be sold on the premises.

There are also mandatory conditions attaching to each type of premises licence controlling access between premises.

The licensing authority may decide if there are clear regulatory reasons for doing so to exclude default conditions from a premises licence and may substitute it with one that is either more or less restrictive

Any conditions attached to a licence by the licensing authority will be proportionate to the circumstances that they are seeking to address and will be -

- ◆ relevant to the need to make the proposed building suitable as a gambling facility;
- ◆ directly related to the premises and the type of licence applied for;
- ◆ fairly and reasonably related to the scale and type of premises; and
- ◆ reasonable in all other respects.

15.9 Decisions upon individual conditions will be made on a case by case basis, although there will be a number of measures that the licensing authority will consider utilising should there be a perceived need, such as the use of supervisors, appropriate signs for adult only areas etc. Specific comments are made in this regard under some of the licence types referred to below.

15.10 The licensing authority will also consider specific measures which may be required for buildings which are subject to multiple premises licences. Such measures may include the supervision of entrances, segregation of gambling from non-gambling areas frequented by children and the supervision of gaming machines in non-adult gambling specific premises in order to pursue the licensing objectives.

15.11 The authority will ensure that where category C or above machines are provided in premises to which children are admitted -

- ◆ all such machines are located in an area of the premises which is separated from the remainder of the premises by a physical barrier which is effective in preventing access other than through a designated entrance;
- ◆ only adults are admitted to the area where these machines are located;
- ◆ access to the area where the machines are located is supervised; and
- ◆ the area where these machines are located is arranged so that it can be observed by the staff or the licence holder.

- 15.12 The licensing authority is aware that tracks may be subject to one or more premises licence, provided each licence relates to a specified area of the track. In accordance with the Gambling Commission's guidance, the authority will consider the impact upon the third licensing objective and the need to ensure that entrances to each type of premises are distinct and that children are excluded from gambling areas that they are not permitted to enter.
- 15.13 The authority acknowledges that there are conditions that cannot be attached to premises licences which are -
- ◆ any condition which makes it impossible to comply with an operating licence condition;
 - ◆ conditions relating to gaming machine categories, numbers, or method of operation;
 - ◆ conditions which provide that membership of a club or body be required which is specifically prevented by the Act; and
 - ◆ conditions in relation to stakes, fees, winnings or prizes.

Door Supervisors

- 15.14 The licensing authority will consider whether there is a need for door supervisors in terms of the licensing objectives of protecting children and vulnerable persons from being harmed or exploited by gambling and of preventing premises becoming a source of crime. Door supervisors at casinos or bingo premises are not subject to the licensing regime of the Security Industry Authority (SIA) if they are supplied in-house by the licence holder. Door supervisors who work in such premises and are contracted by the licence holder must be licensed by the SIA. The licensing authority therefore may find it necessary to impose specific requirements for door supervisors working at casinos or bingo premises which are licensed in recognition of the nature of their work in terms of searching individuals, dealing with potentially aggressive persons, etc.
- 15.15 For premises other than casinos and bingo premises, operators and the licensing authority may decide that the supervision of entrances/machines is appropriate in particular cases. A decision will need to be taken as to whether supervisors in such circumstances will need to be SIA licensed as it will not be automatically assumed that they need to be.

Credit

- 15.16 Section 177 of the Act does not prevent the licensee from permitting the installation of cash dispensers (ATMs) in casinos and bingo premises. Such machines may accept credit and debit cards providing that the arrangement is subject to a requirement that the licensee has no other commercial connection in relation to gambling (aside from the agreement to site the machines) with the service provider and does not profit from the arrangement nor make any payment in connection with the machines.

16. ADULT GAMING CENTRES

16.1 Adult gaming centres may provide category B, C and D machines. (a summary of machine provisions by premises and the various categories of machine are defined in Appendices D and E respectively which can be found at the end of this statement.) The licensing authority will have specific regard to the need to protect children and vulnerable persons from harm or being exploited by gambling and will expect the applicant to satisfy the authority that there will be sufficient measures to, for example, ensure that under 18 year olds do not have access to the premises.

16.2 Mandatory conditions set by the Secretary of State will attach to adult gaming centre premises licences.

Currently there are no default conditions specific to adult gaming centre premises licences. The licensing authority therefore will expect applicants to offer their own measures to meet the licensing objectives which may cover issues such as -

- ◆ proof of age schemes;
- ◆ CCTV;
- ◆ supervision of entrances/machine areas;
- ◆ physical separation of areas;
- ◆ location of entry;
- ◆ specific opening hours;
- ◆ self-barring schemes; and
- ◆ provision of information leaflets/helpline numbers for organisations such as GamCare.

16.3 This list is not mandatory, nor exhaustive, and is merely indicative of possible examples of the measures that may be taken.

17. LICENSED FAMILY ENTERTAINMENT CENTRES

17.1 Licensed family entertainment centres may provide category C and D machines. The licensing authority will have specific regard to the need to protect children and vulnerable persons from harm or being exploited by gambling and will expect the applicant to satisfy the authority, for example, that there will be sufficient measures to ensure that under 18 year olds do not have access to the adult only gaming machine areas.

17.2 Mandatory conditions set by the Secretary of State will attach to licensed family entertainment centre premises licences.

Currently there are no default conditions specific to licensed family entertainment centre premises licences. The authority therefore will expect applicants to offer their own measures to meet the licensing objectives which may cover issues such as -

- ◆ CCTV;

- ◆ supervision of entrances/machine areas;
- ◆ physical separation of areas;
- ◆ location of entry;
- ◆ specific opening hours;
- ◆ self-barring schemes;
- ◆ provision of information leaflets/helpline numbers for organisations such as GamCare; and
- ◆ measures/training for staff on how to deal with suspected truant school children on the premises.

17.3 This list is not mandatory, nor exhaustive, and is merely indicative of possible example of the measures that may be taken.

17.4 The authority will refer to the Gambling Commission's website to view any conditions that apply to operating licences covering the way in which employees will prevent access to the area containing category C machines by under 18s and challenge children or young persons who attempt to play the machines.

18. CASINOS

18.1 The licensing authority has not passed a 'no casino' resolution under Section 166 of the Gambling Act 2005 but is aware that it has the power to do so. If the authority decides to pass such a resolution in the future, it will update this policy statement with details of that resolution. Huntingdonshire is not a District that has been chosen for the issue of a casino premises licence.

18.2 However the authority is aware that where a licensing authority area is enabled to grant a premises licence for a new style casino, there are likely to be a number of operators who will want to run the casino. In such circumstances, the authority will comply with the provisions of Schedule 9 of the Gambling Act 2005 and any regulations made thereunder.

19. BINGO PREMISES

19.1 Bingo is a class of equal chance gaming that will be permitted on premises licensed for the supply of alcohol and in clubs, provided that it does not exceed certain thresholds. Rules are laid down in the Act about the playing of bingo in those premises within exempt gaming allowances but where these are exceeded, a bingo operating licence will be required from the Gambling Commission. The holder of a licence can provide any type of bingo game, including both cash and prize bingo.

19.2 Prize bingo is subsumed within the allowances for prize gaming in adult entertainment centres, both licensed and unlicensed family entertainment centres and travelling fairs (or premises with a prize gaming permit). Commercial bingo halls will require a bingo premises licence from the licensing authority and amusement arcades providing bingo will require a prize gaming permit, also from the authority.

19.3 Where children are allowed to enter premises licensed for bingo, they are not

permitted to take part in gambling, other than on category D machines.

Mandatory conditions set by the Secretary of State will attach to bingo premises licences. One default condition also has been set by the Secretary of State.

- 19.4 The Gambling Commission has developed a statutory code of practice to help clubs and institutes to comply with the full range of statutory requirements for gaming. The *Code of Practice for gaming in clubs and premises with an alcohol licence* is available on the Commission's website.

20. BETTING PREMISES

- 20.1 Any person wishing to operate a betting office will require a betting premises licence from the licensing authority. Children and young persons will not be permitted to enter premises with a betting premises licence.
- 20.2 Premises with a betting premises licence also will be able to provide up to four gaming machines of category B, C or D and some betting machines (i.e. machines designed or adapted for use to bet on future real events). In considering the number of betting machines and the nature and circumstances in which they are to be made available, the authority will take into account the size of the premises, the number of counter positions available for person-to-person transactions, and the ability of staff to monitor the use of the machines by children and young persons (it is an offence for those under 18 to bet) or by vulnerable people.
- 20.3 Mandatory conditions set by the Secretary of State will attach to betting premises licences. One default condition also has been set by the Secretary of State.

Where certain bookmakers have a number of premises within the area and in order to ensure that any compliance issues are recognised and resolved at the earliest stage, the operators are encouraged to provide the authority with the name and contact details of a single named point of contact who should be of a senior capacity. The authority will contact that person first should any compliance or other issues arise.

21. TRACKS

- 21.1 Tracks are sites (including horse racecourses and dog tracks) where races or other sporting events take place. In addition to horse racecourses and dog tracks, this can include a variety of other sporting or competitive venues where betting facilities are provided. The restriction that only one premises licence can be issued for any particular premises at any one time does not apply to a track.
- 21.2 Track operators are not required to hold an operators licence issued by the Gambling Commission. Therefore a premises licence for a track that is issued by the licensing authority is likely to contain requirements on the premises licence holder about his responsibilities in relation to the proper conduct of betting. A track operator has an important role to play in ensuring that betting areas are properly administered and supervised.

- 21.3 Although primarily there will be a betting premises licence for a track, there may be a number of other licences, provided each licence relates to a specified area of the track. The authority will have particular regard to the impact upon the third licensing objective (i.e. the protection of children and vulnerable persons from being harmed or exploited by gambling) and the need to ensure that entrances to each type of premises are distinct and that children are excluded from gambling areas that they are not permitted to enter.
- 21.4 The authority will expect the applicant for a betting premises licence for a track to demonstrate suitable measures to ensure that children do not have access to adult only gaming facilities. Although children and young persons will be permitted to enter track areas where facilities for betting are provided on days when horse and/or dog racing takes place, they are still prevented from entering areas where gaming machines (other than category D machines) are provided.
- 21.5 Mandatory conditions set by the Secretary of State will attach to track premises licences. Default conditions also have been set by the Secretary of State.
- 21.6 Specific guidance on the responsibilities of track premises licence holders in relation to the promotion of socially responsible gambling on their premises can be found in the *Advice to track premises licence holders* document available on the Gambling Commission's website.

Gaming machines

- 21.7 A betting premises licence in respect of a track does not give any automatic entitlement to use gaming machines. However where a licence holder has a pool betting operating licence issued by the Commission and intends to use his entitlement to four gaming machines, these machines are located in areas from which children are excluded, unless they are category D machines. A licence holder will also be able to provide up to two gaming machines automatically if he/she holds a premises licence under the Licensing Act 2003 that includes the sale of alcohol.

Betting machines

- 21.8 Betting operators may install betting machines or bet receipt terminals on tracks. There is no restriction on the number of bet receipt terminals that may be in use but operators must supervise such terminals to prevent them being used by those under 18 years of age.

Condition on rules being displayed

- 21.9 It is a mandatory condition of a track premises licence that the rules that govern the betting are prominently displayed in or near the betting areas or that other measures are taken to ensure that they are made available to the public. For example, the rules could be printed on the race-card or made available in leaflet form from the track office.

Applications and plans

- 21.10 In order to gain a proper understanding of what it is being asked to license, the licensing authority will require an applicant to submit detailed plans for the track itself and the area that will be used for temporary “on-course” betting facilities (often known as the “betting ring”). Plans for tracks need not be of a particular scale but should be drawn to scale and be sufficiently detailed to include the information required by the regulations. .

22. TRAVELLING FAIRS

- 22.1 Category D machines and equal chance prize gaming may be provided at travelling fairs without a permit, provided that the facilities for gambling amount to no more than an ancillary amusement at the fair. The licensing authority will monitor the activities at travelling fairs to ensure that such gambling does not exceed the level at which a permit is required.
- 22.2 The authority will also monitor whether a fair falls within the statutory definition of a travelling fair by not exceeding the 27 days statutory maximum for land to be used as a fair in each calendar year. This applies to a piece of land on which the fairs are held, regardless of whether it is the same or different travelling fairs occupying the land. The authority will work with its neighbouring authorities to ensure that land which crosses the District boundaries is monitored so that the statutory limits are not exceeded.

23. REVIEWS OF PREMISES LICENCES

- 23.1 Requests for a review of a premises licence can be made by interested parties or responsible authorities at any time. However it is a matter for the licensing authority to decide whether a review is to be carried out. In so doing, the authority will have regard to whether the request -
- ◆ is frivolous or vexatious;
 - ◆ is substantially the same as previous representations or requests for a review in respect of the premises;
 - ◆ will certainly not cause the authority to alter, revoke or suspend the licence;
 - ◆ is in accordance with any code of practice issued by the Gambling Commission;
 - ◆ is in accordance with any relevant guidance issued by the Gambling Commission;
 - ◆ is reasonably consistent with the licensing objectives; and
 - ◆ is in accordance with the authority’s statement of licensing policy.
- 23.2 The authority itself can initiate a review of a licence for any reason which it thinks is appropriate.

PART C

PERMITS AND TEMPORARY & OCCASIONAL USE NOTICES

24. UNLICENSED FAMILY ENTERTAINMENT CENTRE GAMING MACHINE PERMITS

- 24.1 If a premises does not hold a premises licence but wishes to provide category D gaming machines, application be made to the licensing authority for a gaming machine permit. However the applicant must show that the premises will be wholly or mainly used for making gaming machines available for use.
- 24.2 The Act states that a licensing authority may prepare a statement of principles that it proposes to consider in determining an application for a permit, including the suitability of an applicant for a permit. A statement has not been prepared but in considering applications, the authority will have regard to the licensing objectives and to matters relating to child protection issues.
- 24.3 An application for a permit may be granted only if the authority is satisfied that the premises will be used as an unlicensed family entertainment centre and the chief officer of police has been consulted on the application. As an unlicensed family entertainment centre will not require an operating licence or be subject to scrutiny by the Commission, the authority will wish to be satisfied as the applicant's suitability before granting a permit. In so doing, the authority will require an applicant to demonstrate -
- ◆ a full understanding of the maximum stakes and prizes of the gambling that is permissible in an unlicensed family entertainment centre;
 - ◆ that the applicant has no relevant convictions;
 - ◆ that employees are trained to have a full understanding of the maximum permissible stakes and prizes; and
 - ◆ that there are policies and procedures in place to protect children from harm.
- 24.4 Harm in this context is not limited to harm from gambling but includes wider child protection considerations. The efficiency of such policies and procedures will be considered on their merits but they may include appropriate measures and training for staff with regard to suspected truant school children on the premises, and how they would deal with unsupervised very young children being on the premises or children causing perceived problems on or around the premises.
- 24.5 An application for the renewal of a permit may be refused by the authority only on the grounds that an authorised officer of the authority has been refused access to the premises without reasonable excuse or that renewal would not be reasonably consistent with the licensing objectives.

25. (ALCOHOL) LICENSED PREMISES GAMING MACHINE PERMITS

- 25.1 Provision is made in the Act for premises licensed to sell alcohol for consumption on the premises to be entitled to have 2 gaming machines of categories C and/or D on the premises. The licence holder needs to give notice to the licensing authority of his intention to make gaming machines available for use and pay the prescribed fee. However the authority can remove the automatic authorisation in respect of any particular premises if -
- ◆ provision of the machines is not reasonably consistent with the pursuit of the licensing objectives;
 - ◆ gaming has taken place on the premises that breaches a condition of section 282 of the Gambling Act (i.e. that written notice has been provided to the licensing authority, that a fee has been provided and that the gaming machines have been made available in a way that does not comply with the requirements as to the location and operation of gaming machines);
 - ◆ the premises are mainly used for gaming; or
 - ◆ an offence under the Gambling Act has been committed on the premises.
- 25.2 If more than 2 machines are required, application must be made to the licensing authority for a licensed premises gaming machine permit. The authority must consider the application based upon the licensing objectives, the guidance issued by the Commission and such matters as it thinks relevant. The authority will determine such matters on a case by case basis but generally it will have regard to the need to protect children and vulnerable persons from being harmed or exploited by gambling. An applicant will be expected to satisfy the authority that there will be sufficient measures to ensure that under 18 year olds do not have access to the adult only gaming machines. Such measures could include the adult only machines being in sight of the bar or in the sight of staff who will monitor that the machines are not being used by those under 18. Notices and signs may also be of help. With regard to the protection of vulnerable persons, applicants may wish to consider the provision of information leaflets/helpline numbers for organisations such as GamCare.
- 25.3 Some licence holders with alcohol licensed premises may wish to apply for a premises licence for their non-alcohol licensed areas. Any such application would most likely need to be applied for and dealt with as an adult gaming centre premises licence.
- 25.4 It should be noted that the authority can decide to grant the application with a smaller number of machines and/or a different category of machines than that applied for. Conditions other than these cannot be attached to a permit.
- 25.5 Certain other forms of gambling may take place in alcohol-licensed premises. A statutory code of practice *The Code of Practice for equal chance gaming in clubs and premises with an alcohol licence* has been issued by the Gambling Commission and is available on the Commission's website. A summary of the gaming entitlements for clubs and pubs is also reproduced as Appendix F which can be found at the end of this statement.

26. PRIZE GAMING PERMITS

- 26.1 Gaming is defined as prize gaming if the nature and size of the prize is not determined by the number of people playing or the amount paid for or raised by the gaming. The prizes will be determined by the operator before play commences.
- 26.2 Prize gaming may be provided in bingo premises as a consequence of a bingo operating licence. Any type of prize gaming may be provided in adult gaming centres and licensed family entertainment centres. Unlicensed family entertainment centres may offer equal chance prize gaming under a gaming machine permit. Prize gaming without a permit may be provided by travelling fairs, provided that none of the gambling facilities at the fair amount to more than an ancillary amusement. Children and young people may participate in equal chance gaming only.
- 26.3 The licensing authority may prepare a statement of principles that it proposes to apply in exercising its functions in relation to prize gaming permits which may specify particular matters that the authority proposes to consider in determining the suitability of an applicant for a permit. The statement will require an applicant to set out in the application the types of gaming that is intended to be offered and to demonstrate -
- ◆ that he/she understands the limits to stakes and prizes that are set out in regulations; and
 - ◆ and that the gaming offered is within the law.
- 26.4 The authority will also consider any child protection issues and have regard to the need to protect children, young persons and vulnerable persons from harm or being exploited by gambling and will expect the applicant to satisfy the authority that there will be sufficient measures in place for this purpose.
- 26.5 In making its decision on an application for a permit, the authority does not have to have regard to the licensing objectives but must have regard to any Gambling Commission guidance.
- 26.6 There are conditions in the Act with which the holder of a permit must comply but the authority cannot attach conditions. The conditions specified in the Act are -
- ◆ the limits on participation fees, as set out in regulations, must be complied with;
 - ◆ all chances to participate in the gaming must be allocated on the premises on which the gaming is taking place and on one day; the game must be played and completed on the day the chances are allocated; and the result of the game must be made public in the premises on the day that it is played;
 - ◆ the prize for which the game is played must not exceed the amount set out in regulations (if a money prize), or the prescribed value (if non-

- monetary prize); and
- ◆ participation in the gaming must not entitle the player to take part in any other gambling.

27. CLUB GAMING PERMITS AND CLUB MACHINE PERMITS

- 27.1 Members clubs (but not commercial clubs) may apply for a club gaming permit or a club gaming machine permit. A club gaming permit will enable the premises to provide up to 3 gaming machines of categories B3A, B4, C or D (subject to only one B3A machine), equal chance gaming and games of chance as set out in regulations. A club machine permit will enable the premises to provide up to 3 gaming machines of categories B3A, B4, C or D.
- 27.2 Members clubs must have at least 25 members and be established and conducted wholly or mainly for purposes other than gaming, unless the gaming is permitted by separate regulations. The latter cover bridge and whist clubs. A members club must be permanent in nature, not established to make commercial profit, and controlled by its members equally. Examples include working men's clubs, branches of Royal British Legion and clubs with political affiliations.
- 27.3 The licensing authority may refuse an application only on the grounds that -
- ◆ the applicant does not fulfil the requirements for a members or commercial club and therefore is not entitled to receive the type of permit for which it has applied;
 - ◆ the applicant's premises are used wholly or mainly by children and/or young persons;
 - ◆ an offence under the Act or a breach of a permit has been committed by the applicant while providing gaming facilities;
 - ◆ a permit held by the applicant has been cancelled in the previous ten years; or
 - ◆ an objection has been lodged by the Gambling Commission or the police.
- 27.4 There is also a fast-track procedure available under the Act for premises that hold a club premises certificate under the Licensing Act 2003. Under this procedure there is no opportunity for objections to be made by the Commission or the police and the grounds upon which an authority can refuse a permit are reduced, as follows -
- ◆ that the club is established primarily for gaming, other than gaming prescribed by regulations under section 266 of the Act;
 - ◆ that in addition to the prescribed gaming, the applicant provides facilities for other gaming; or
 - ◆ that a club gaming permit or club machine permit issued to the applicant in the last ten years has been cancelled.
- 27.5 Statutory conditions on both club gaming and club machine permits will require that no child uses a category B or C machine on the premises. A permit holder is also required to comply with the *Gaming Machine Permits Code of Practice*

issued by the Commission on the location and operation of machines and which can be viewed on its website.

28. TEMPORARY USE NOTICES

- 28.1 A temporary use notice may be given to the licensing authority by the holder of an operating licence stating his intention to carry on one or more specified activities. There are a number of statutory limits with regard to temporary use notices, including a requirement that the same set of premises may not be the subject of a temporary use notice for more than 21 days in any period of 12 months. The definition of premises includes any place and the meaning of premises and set of premises will be questions of fact in the particular circumstances of each notice that is given. In considering whether a place falls within the definition of a set of premises, the authority will have regard, amongst other things, to the ownership, occupation and control of the premises.
- 28.2 The authority will consider whether to give a notice of objection to the person giving the temporary use notice having regard to the licensing objectives.

29. OCCASIONAL USE NOTICES

- 29.1 Where betting is to be provided on a track on 8 days or less in a calendar year, betting may be permitted by an occasional use notice without the need for a premises licence. Tracks include, not only a horse racecourse or a dog track, but also any other premises on any part of which a race or other sporting event takes place or is intended to take place.
- 29.2 The licensing authority has little discretion with regard to occasional use notices but will ensure that the statutory limit of 8 days in a calendar year is not exceeded and whether the person giving the notice is permitted to avail him/herself of the notice within the definition of a track.

PART D
LOTTERIES

30. GENERAL

- 30.1 Huntingdonshire District Council is the local authority responsible for the registration of societies to run small society lotteries. Registration is the responsibility of the Council as the local authority as opposed to the licensing authority. For convenience however and to ensure consistency, the Council is referred to as the licensing authority for the purposes of this section of the statement of principles.
- 30.2 To comply with the definition of a small society lottery in the Gambling Act, a society must be 'non-commercial' and the size of the lottery must be within certain limits.
- 30.3 A non-commercial organisation is a small society for the purposes of the Act if it is established and conducted –
- for charitable purposes;
 - for the purpose of enabling participation in, or supporting sport, athletics or a cultural activity; or
 - for any other non-commercial purpose other than that of private gain.
- 30.4 The proceeds of any lottery must be devoted to the above purposes as it is not permissible to establish a lottery whose sole purpose is to facilitate lotteries.
- 30.5 With regard to the size of the lottery, the total value of tickets to be put on sale in a single lottery must be £20,000 or less, or the aggregate value of tickets to be put on sale for all their lotteries in a calendar year must not exceed £250,000. If an operator plans to exceed either of these values they may need to be licensed with the Gambling Commission to operate large lotteries instead.
- 30.6 The Commission has produced an advisory document *Lotteries and the Law* and a leaflet for fundraisers, both of which are available on the Commission's website. The documents will provide advice to enable potential applicants to establish what type of lottery they plan to operate. The licensing authority has produced its own guidance *Guidance in relation to Small Society Lotteries* which is available on its website.
- 30.7 Participation in a lottery is a form of gambling and societies that register should conduct their lotteries in a socially responsible manner and in accordance with the Act. As the minimum age for participation in a lottery is 16, societies will be required to implement effective procedures to minimise the risk of lottery tickets being sold to children, including procedures for checking the age of potentially under-age purchasers of lottery tickets and taking action where there attempts to purchase tickets.

30.8 There are a number of offences in relation to lotteries. If a society running small lotteries fails to comply with any of the conditions of running such lotteries, it will be operating in an illegal manner, irrespective of whether it is registered with the licensing authority or not. Although small society lottery operators may be prosecuted by the Commission, the police or the licensing authority, it is likely that alleged offences will be investigated by the authority. The authority will take a risk based approach towards its enforcement responsibilities but the following criteria is likely to affect the risk status of an operator –

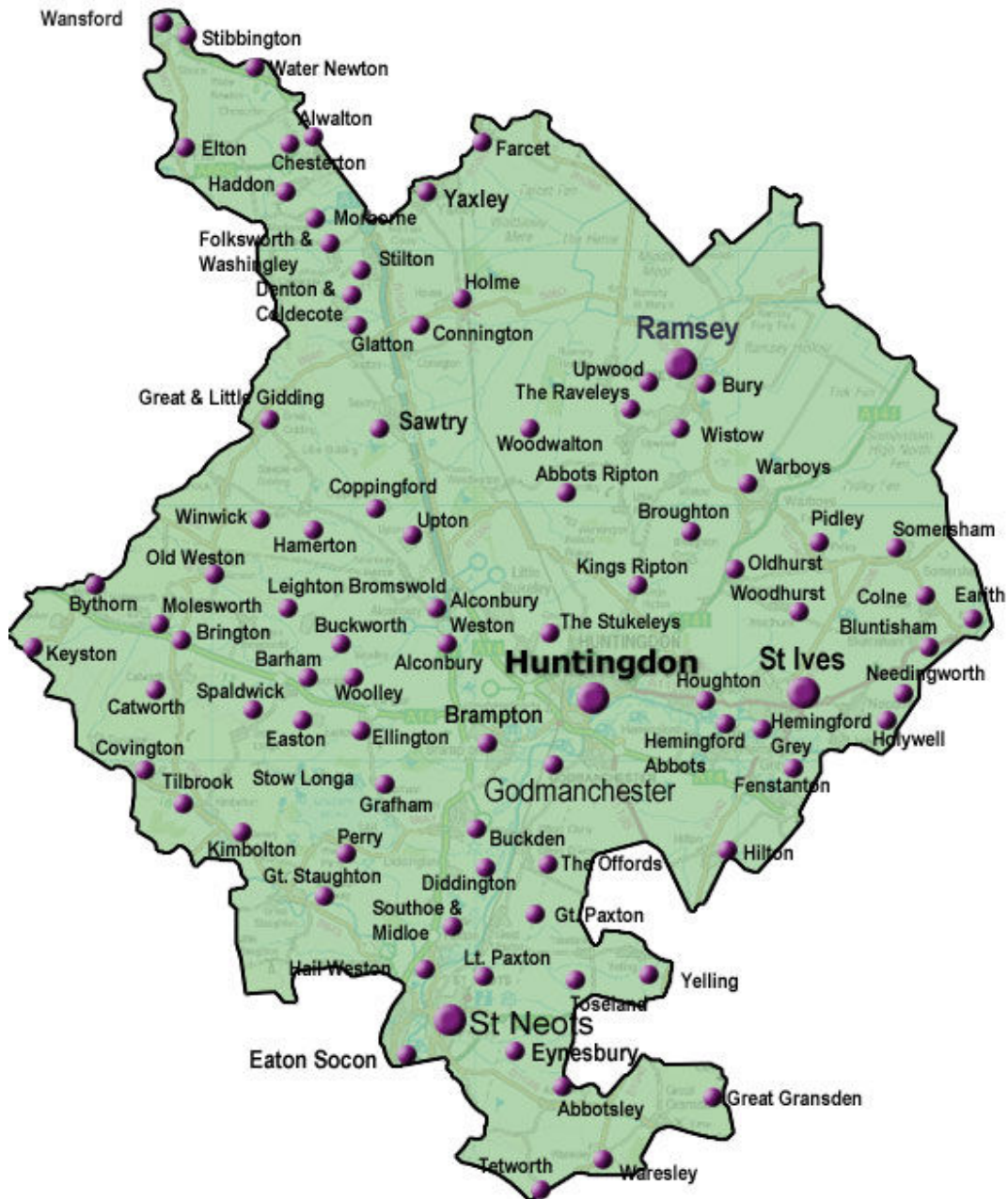
- submission of late returns (returns must be submitted no later than three months after the date on which the lottery draw was held);
- submission of incomplete or incorrect returns; and
- breaches of the limits for small society lotteries.

30.9 The licensing authority considers that the following scenarios will give reason or the investigation of the particular circumstances of a society –

- making a late return of a statement;
- making no returns at all within a year of registration;
- failure to pay the annual fee when it becomes due;
- reports of sales of lottery tickets to persons under the age of sixteen;
- reports of sales of lottery tickets by persons under the age of sixteen;
- reports of societies running lotteries without being registered;
- reports of tickets being sold in a street;
- indications that a society has breached permissible limits; and
- reports of a misappropriation of funds.

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DISTRICT OF HUNTINGDONSHIRE




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RESPONSIBLE AUTHORITIES


The Licensing Authority

The Licensing Section
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3T

 01480 387075
Fax 01480 388099
E-mail Licensing@huntsdc.gov.uk


The Chief Officer of Police

The Licensing Section
Cambridgeshire Constabulary
Chatteris Police Station
East Park Street
Chatteris
PE16 6LD

 01354 606504


Cambridgeshire Fire and Rescue Service

Fire Safety Department
Huntingdon Fire Station
Hartford Road
Huntingdon
PE29 3RH

 01480 433297


Local Planning Authority

Head of Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

 01480 388423/
01480 388424


Local Environmental Health Authority

Head of Environmental and Community Health
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

 01480 388302


HM Revenues and Customs

National Registration Unit
Portcullis House
21 India House
Glasgow
G2 4PZ

 0845 302 1448
Text 0845 302 1452

Child Protection Services

Audit Manager
Child Protection and Review Unit
Castle Court
Shire Hall
Cambridge
CB3 0AP

 01480 372439

LIST OF CONSULTEES

Association of British Bookmakers Ltd

Norris House
4 Norris Street
LONDON
SW1Y 4RJ

BACTA

Mr L MacLeod-Miller
Alders House
133 Aldersgate Street
LONDON
EC1A 4JA

Bingo Association

Lexham House
75 High Street
NORTH DUNSTABLE
LU6 1JF

British Beer and Pub Association (Midland Counties)

Mr R Matthews
PO Box 3876
KIDDERMINSTER
DY11 5YR

British Greyhound Racing Board

Mr R Hayler
Policy Officer
Proctor House
1 Proctor Street
LONDON
WC1V 6DW

British Holiday and Home Parks Association

6 Pullman Court
Great Western Road
GLOUCESTER
GL1 3ND

Business in Sport and Leisure

Andy Sutch
CEO
12 Thronton Road
East Sheen
LONDON
SW14 8NS

Chambers of Trade/Commerce in Huntingdonshire

Cambridge and District Chamber of Commerce and Industry

John Bridge, Chief Executive
Enterprise House
The Vision Park
HISTON
Cambridge
CB24 9ZR

Cambridgeshire Business Services (Business Link)

Steve Clarke, Partnership Director
Export House
Minerva Business Park
LYNCHWOOD
Peterborough
PE2 6FT

Cambridgeshire Constabulary

Please see details in Appendix B

Cambridgeshire County Council

Shire Hall
Castle Hill
CAMBRIDGE
CB3 0AP

Cambridgeshire Fire & Rescue Service

Please see details in Appendix B

GAMCARE

2nd Floor
7 – 11 St John's Hill
LONDON
SW11 1TR

Greater Cambridge Partnership

Martin Garratt, Partnership Director
The Partnership Office
RES 1219
Shire Hall
CAMBRIDGE
CB3 0AP

HM Revenues & Customs

Please see details in Appendix B

Huntingdonshire Business Against Crime

Mrs Collette Betts
23A Chequers Court
HUNTINGDON
PE29 3LZ

Huntingdonshire Business Network

PO BOX 513
HUNTINGDON
Cambs
PE29 2YR

Huntingdonshire Citizens Advice Bureau

6 All Saints Passage
HUNTINGDON
PE29 5AL

Huntingdonshire Primary Care Trust

The Priory
Priory Road
ST IVES
PE27 4BB

Huntingdon Racecourse

Ms S Hodgkinson
CEO
Thrapston Road
Brampton
HUNTINGDON
PE28 4NJ

Office of Children & Young Peoples Services

Please see details in Appendix B

St Ives Chamber of Commerce and Industry

Town Parish Councils in Huntingdonshire

The Local Environmental Health Authority

Please see details in Appendix B

The Local Planning Authority

Please see details in Appendix B

Town Centre Partnerships in Huntingdonshire

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SUMMARY OF MACHINE PROVISIONS BY PREMISES

Premises type	Machine Category							
	A	B1	B2	B3	B4	C	D	
Large casino (machine/table ration of 5-1 up to maximum)		Maximum of 150 machines Any combination of machines in categories B to D (except B3A machines), within the total limit of 150 (subject to machine/table ratio)						
Small casino (machine/table ratio of 2-1 up to maximum)		Maximum of 80 machines Any combination of machines in categories B to D (except B3A machines), within the total limit of 80 (subject to machine/table ratio)						
Pre-2005 Act casino (no machine/table ratio)		Maximum of 20 machines categories B to D (except B3A machines), or any number of C or D machines instead						
Betting premises and tracks occupied by pool better		Maximum of 4 machines categories B2 to D						
Bingo premises					Maximum of 8 machines in category B3 or B4	No limit on category C or D machines		
Adult gaming centre					Maximum of 4 machines in category B3 or B4	No limit on category C or D machines		
Family entertainment centre (with premises licence)						No limit on category C or D machines		
Family entertainment centre (with permit)						No limit on Category D machines		
Clubs and miners' welfare institute (with permits)					Maximum of 3 machines in Categories B3A or B4 to D*			
Qualifying alcohol-licensed premises						1 or 2 machines of category C or D automatic upon notification		
Qualifying alcohol-licensed (with gaming machine permit)						Number of category C-D machines as specified on permit		
Travelling fair						No limit on category D machines		
		A	B1	B2	B3	B4	C	D

* It should be noted that members' clubs and miners' welfare institutes are entitled to site a total of three machines in categories B3A to D but only one B3A machines can be sited as part of this entitlement. Commercial clubs are entitled to a total of three machines in categories B4 to D.

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SUMMARY OF GAMING MACHINE CATEGORIES AND ENTITLEMENTS

Category of Machine	Maximum stake (from June 2009)	Maximum prize (from June 2009)
A	Unlimited	Unlimited
B1	£2	£4,000
B2	£100 (in multiples of £10)	£500
B3A	£1	£500
B3	£1	£500
B4	£1	£250
C	£1	£70
D – non-money prize (other than a crane grab machine)	30p	£8
D – non-money prize (crane grab machine)	£1	£50
D (money prize)	10p	£5
D – combined money and non-money prize (other than a coin pusher or penny falls machine)	10p	£8 (of which no more than £5 may be a money prize)
D – combined money and non-money prize (coin pusher or penny falls machine)	10p	£15 (of which no more than £8 maybe a money prize)

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SUMMARY OF GAMING ENTITLEMENTS FOR CLUBS AND PUBS

	Members' club or MW institute with club gaming permit	Bridge or whist club	Members' club or commercial club with club machine permit	Members' club, commercial club or MW institute without a club gaming permit	Pubs and other alcohol-licensed premises
Equal chance gaming	Yes	Bridge and/or Whist only	Yes	Yes	Yes
Limits on stakes	No limit	No limit	Poker £1000 per week £250 per day £10 per person per game Other gaming No limit	Poker £1000 per week £250 per day £10 per person per game Other gaming No limit	Cribbage & dominoes No limit Poker £100 per premises per day Other gaming £5 per person per game
Limits on prizes	No limit	No limit	Poker £250 per game Other gaming No limit	Poker £250 per game Other gaming No limit	Poker £100 per game Other gaming No limit
Maximum participation fees – per person per day	Bridge and/or whist* £20 Other gaming £3	£18 (without club gaming permit) £20 (with club gaming permit)	Bridge and/or whist* £18 Other gaming £3 (commercial club) £1 (members' club)	Bridge and/or whist* £18 Other gaming £1	No permitted
Bankers or unequal chance gaming	Pontoon Chemin de Fer	None permitted	None permitted	None permitted	None permitted
Limits on bingo	Maximum of £2,000 per week in stakes/prizes. If more then will need an operating licence.	No bingo permitted	Maximum of £2,000 per week in stakes/prizes. If more then will need an operating licence.	Maximum of £2,000 per week in stakes/prizes. If more then will need an operating licence.	Maximum of £2,000 per week in stakes/prizes. If more then will need an operating licence.

* On a day when no other facilities for gaming are provided.

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