A meeting of the **OVERVIEW AND SCRUTINY PANEL (ENVIRONMENTAL WELL-BEING)** will be held in **THE WREN ROOM, COUNTRYSIDE CENTRE, HINCHINGBROOKE COUNTRY PARK** on **TUESDAY, 9 FEBRUARY 2010** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

THERE WILL BE A BRIEFING FOR PANEL MEMBERS AT 6.30PM AT THE SAME VENUE

Contact (01480)

APOLOGIES

1. MINUTES (Pages 1 - 4)

To approve as a correct record the Minutes of the meeting of the Panel held on 12th January 2010. **Mrs J Walker 387049**

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 overleaf.

3. LOCAL GOVERNMENT ACT 2000: FORWARD PLAN (Pages 5 - 10)

A copy of the current forward plan is attached, which was published on 15th January 2010. Members are invited to note the plan and comment as appropriate on any items contained therein. **Mrs H Taylor 388008**

4. CARBON FOOTPRINT REDUCTION

To consider what further action the Council can take to encourage local people and businesses to reduce their carbon footprint.

(Members are requested to bring the relevant papers from the previous meeting.)

5. CAR PARKING REVIEW UPDATE (Pages 11 - 14)

To consider a report by the Head of Planning Services outlining the findings of a meeting by the Car Parking Working Group convened to discuss the operational issues of introducing an area of free car parking for recreational use at the Riverside Car Park, St Neots as part of the revised Off-Street Parking Places Order 2010. **S Bell 388387**

6. REVISED LOCAL DEVELOPMENT SCHEME (Pages 15 - 44)

To receive a report by the Head of Planning Services on the Revised Local Development Scheme for Huntingdonshire (a copy of the draft scheme is enclosed with Members' copies only). **R Probyn 388430**

7. DEVELOPMENT MANAGEMENT DPD - PROPOSED SUBMISSION DOCUMENT (Pages 45 - 274)

To consider a report by the Head of Planning Services on the Proposed Submission Development Management DPD (a copy of the draft submission is enclosed with Members' copies only). **R Probyn 388430**

8. INDEPENDENT SCRUTINY PANEL MEMBERS

To consider the recommendations of the Selection Panel regarding the appointment of independent members to the Panel.

9. WORK PLAN STUDIES AND WORKING GROUP TEMPLATES (Pages 275 - 290)

To consider, with the aid of a report by the Head of Democratic and Central Services, the current programme of Overview and Scrutiny studies. **Mrs J Walker 387049**

10. OVERVIEW AND SCRUTINY PANEL PROGRESS (Pages 291 - 298)

To consider a report by the Head of Democratic and Central Services on decisions taken by the Panel. **Mrs J Walker 387049**

11. SCRUTINY (Pages 299 - 306)

To scrutinise decisions as set out in the Decision Digest and to raise any other matters for scrutiny that fall within the remit of the Panel.

Dated this 24 day of February 2010

David Monks

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 J Walker, trainee democratic services officer, tel: (01480) 387049, email: jessica.walker@huntsdc.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

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

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

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

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the 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.

This page is intentionally left blank

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the OVERVIEW AND SCRUTINY PANEL (ENVIRONMENTAL WELL-BEING) held in the Wren Room, Countryside Centre, Hinchingbrooke Country Park on Tuesday, 12 January 2010.

PRESENT: Councillor P M D Godfrey – Chairman.

Councillors M G Baker, K M Baker, P J Downes, P Godley, D Harty, A Monk, M F Newman and J S Watt.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor Mrs M Banerjee.

IN ATTENDANCE: Councillor D B Dew

71. MINUTES

The Minutes of the meeting of the Panel held on 8th December 2009 were approved as a correct record and signed by the Chairman.

72. MEMBERS' INTERESTS

No declarations were received.

73. LOCAL GOVERNMENT ACT 2000: FORWARD PLAN

The Panel considered and noted the current forward plan of key decisions (a copy of which is appended in the Minute Book) scheduled for consideration by the Cabinet, which had been prepared by the Leader of the Council.

74. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

(Councillor D B Dew, Executive Councillor for Planning Strategy and Transport was in attendance for this item).

The Head of Planning Services acquainted the Group with the purpose and process of the Strategic Housing Land Availability Assessment. The exercise had identified and assessed potentially suitable sites for housing development as part of the Local Development Framework. This had been undertaken by an initial 'call for sites' in June 2009, with those sites submitted being assessed against specific criteria in conjunction with the housing market partnership and followed by a detailed assessment that identified each site's suitability, availability and achievability. The Panel was pleased to note that the process had shown that Huntingdonshire had sufficient land supply for fifteen years and could demonstrate the achievement of a sustainable strategy for growth.

Having regard to flooding problems encountered in St. Ives, the Panel was assured that Anglian Water would be consulted prior to the allocation of sites in that area.

It was noted that public consultation on the Strategic Housing Land Availability Assessment would be ongoing until spring 2010.

75. OVERVIEW OF NEW WEBSITE - FEATURES AND BENEFITS

The Panel received a presentation by the Head of Information Management Division and IT Development Team Leader, on the Council's new website. The Panel was advised that the new website had been developed due to a need to upgrade the existing web infrastructure and in so doing, the opportunity had been taken to improve the functionality and appearance of the website. It was reported that phase 2 of the upgrade would include the development of 'My Council', which would make the website more personal to the user.

Having regard to the website design, the Panel questioned whether downloadable documents could be designed so that they were both brief and legible if printed in black and white. In response, Members were informed that templates were provided to directorates to provide design guidance and training was also given on the use of 'plain English'. In response to a concern over paper wastage, the IT Development Team Leader undertook to enquire whether margins on corporate documents could be altered.

It was reported that the website represented the cheapest form of service delivery and that the Council aimed to persuade all residents who had the capacity to do so, to use the website in view of the savings that could be generated. The design for the new website had taken into account how people had used the previous site, and specialist advice had been sought on its usability. The Panel was acquainted with the features of the new website and special mention was made of the 'what's on' section as a replacement for the arts diary which no longer was being published. Having been questioned on the cost of running both the old website and the setting up the new site, the IT Development Team Leader agreed to report the figures to Members in due course.

It was noted that a soft launch of the website would take place in January followed by more formal publicity in February. Members were advised that further enhancements of the website would continue to be made throughout 2011.

76. CARBON FOOTPRINT REDUCTION

Following the discussion at the headline debate at the Council meeting in December, Councillor Downes addressed the Panel on actions that had been taken by other local authorities in an effort to encourage residents and businesses to reduce their carbon footprint. While recognising that the Council was actively involved in reducing its own carbon footprint, Councillor Downes drew attention to the role of the Council to incentivise local residents.

Members noted that the Executive Councillor for Environment and Information Technology and the Head of Environmental Management would be attending the next meeting of the Panel to provide an update on progress made since the Council debate on how local councils can challenge, encourage and enable residents and businesses to reduce their carbon footprint and to answer questions from Members.

77. WORK PLAN STUDIES AND WORKING GROUP TEMPLATES

The Panel considered and noted a report by the Head of Democratic and Central Services (a copy of which is appended in the Minute Book) reviewing the Panel's programme of studies and informing Members of studies being undertaken by the other Overview and Scrutiny Panels.

78. OVERVIEW AND SCRUTINY PANEL PROGRESS

The Panel considered and noted a report by the Head of Democratic and Central Services (a copy of which is appended in the Minute Book) reviewing the Panel's progress on issues that had been discussed previously.

The Transportation Team Leader was in attendance to update Members on progress towards the provision of cycling routes in Huntingdonshire. The Panel was reminded of the highest priority cycling schemes in the District that had been agreed with the County Council. Members were informed that the first stage of the Yaxley to Farcet route now had been completed and design options were being considered for the next stage. However development would be dependant on sufficient funding being achieved.

With regard to the St. Ives to Huntingdon route, the Panel was informed that discussions were ongoing with the County Council on the design, although funding again would be an issue.

It was reported that a meeting had been arranged to discuss options for the Perry village cycle route with the private landowners affected, following which consultation would be undertaken with residents and the Parish Council in order to inform the Area Joint Committee of villagers' views on a preferred course of action. It was reiterated that the scheme would depend on the sufficiency of the available budget and the programming of work within the wider network programmes.

Having been advised that progress also was constrained by a requirement to use contractors approved by the County Council, the Panel undertook to question the Head of Environmental Management on the possibility of contractors being engaged directly by the District Council. The Team Leader indicated that all Members would be consulted on a review of cycling priorities, although it was likely that the lack of funding would result in the existing list remaining largely unchanged.

79. SCRUTINY

The Panel considered and noted the latest edition of the Council's Decision Digest summarising the Council's decisions since the previous meeting.

Chairman

FORWARD PLAN OF KEY DECISIONS

Prepared by **Councillor I C Bates**
Date of Publication: **15 January 2010**
For Period: **1st February 2010 to 31st May 2010**

Membership of the Cabinet is as follows:-

Councillor I C Bates	- Leader of the Council	4 Church End Hilton Huntingdon PE28 9NJ Tel: 01480 830250 E-mail: Ian.Bates@huntsdc.gov.uk
Councillor L M Simpson	- Deputy Leader of the Council with Special Responsibility for HQ/Accommodation	45 Devoke Close Stukeley Meadows Huntingdon Cambs PE29 6XE Tel: 01480 388946 E-mail: Mike.Simpson@huntsdc.gov.uk
Councillor K J Churchill	- Executive Councillor for Housing and Public Health	51 Gordon Road Little Paxton St Neots PE19 6NJ Tel: 01480 352040 E-mail: Ken.Churchill@huntsdc.gov.uk
Councillor D B Dew	- Executive Councillor for Planning Strategy and Transport	4 Weir Road Hemingford Grey Huntingdon PE28 9EH Tel: 01480 469814 E-mail: Douglas.Dew@huntsdc.gov.uk
Councillor J A Gray	- Executive Councillor for Environment and Information Technology	Shufflewick Cottage Station Row Tilbrook PE28 OJY Tel: 01480 861941 E-mail: JG@novae.com

Councillor C R Hyams	- Executive Councillor for Operational and Countryside Services	22 Bluegate Godmanchester Huntingdon Cambs PE29 2EZ Tel: 01480 388968 E-mail: Colin.Hyams@huntsdc.gov.uk
Councillor A Hansard	- Executive Councillor for Resources and Policy	78 Potton Road Eynesbury St Neots PE19 2NN Tel: 01480 388942 E-mail: Andrew.Hansard@huntsdc.gov.uk
Councillor Mrs D C Reynolds	- Executive Councillor for Leisure	17 Virginia Way St Ives PE27 6SQ Tel: 01480 388935 E-mail: Deborah.Reynolds@huntsdc.gov.uk
Councillor T V Rogers	- Executive Councillor for Finance	Honeysuckle Cottage 34 Meadow Lane Earith Huntingdon PE28 3QE Tel: 01487 840477 E-mail: Terence.Rogers@huntsdc.gov.uk

Any person who wishes to make representations to the decision maker about a decision which is to be made may do so by contacting Mrs Helen Taylor, Senior Democratic Services Officer on 01480 388008 or E-mail: Helen.Taylor@huntsdc.gov.uk not less than 14 days prior to the date when the decision is to be made.

The documents available may be obtained by contacting the relevant officer shown in this plan who will be responsible for preparing the final report to be submitted to the decision maker on the matter in relation to which the decision is to be made. Similarly any enquiries as to the subject or matter to be tabled for decision or on the availability of supporting information or documentation should be directed to the relevant officer.

Roy Reeves
Head of Administration

Notes:- (i) Additions/significant changes from the previous Forward are annotated ***
(ii) For information about how representations about the above decisions may be made please see the Council's Petitions Procedure at http://www.huntsdc.gov.uk/NR/rdonlyres/3F6CFE28-C5F0-4BA0-9BF2-76EBAE06C89D/0/Petitionsleaflet.pdf or telephone 01480 388006

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Car Parking Review Update***	Cabinet	11 Feb 2010	None.	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Agree recommendations for future charging.	D Dew	Environmental Well-Being
1100 Litre Wheeled Bin - Health & Safety Issues***	Cabinet	11 Feb 2010	None.	Robert Ward, Head of Operations Tel No 01480 388635 or e-mail Robert.Ward@huntsdc.gov.uk		C R Hyams	Social Well-Being
Request for a loan to the Wildlife Trust***	Cabinet	11 Feb 2010	Past papers for the Great Fen Project	Steve Couper, Head of Financial Services Tel No. 01480 388103 or e-mail Steve.Couper@huntsdc.gov.uk		T V Rogers	Economic Well-Being
Green ICT Strategy and Action Plan	Cabinet	11 Feb 2010	TBA	Andrew Howes, IMD Operations Manager Tel No. 01480 388190 or e-mail Andrew.Howes@huntsdc.gov.uk	Environmental Management Team	J A Gray	Environmental Well-Being
Development Brief Chequers Court, Huntingdon	Cabinet	11 Feb 2010	Previous urban design framework	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Adopt as Interim Guidance	D B Dew	Environmental Well-Being
Covert Surveillance Policy Review	Cabinet	11 Feb 2010	Existing Policy Legislation	Wayland Smalley, Solicitor Tel No 01480 388022 or e-mail Wayland.Smalley@huntsdc.gov.uk	Internal Steering Group	A Hansard	Economic Well-being
Revised Local Development Scheme	Cabinet	11 Feb 2010	Approved LDS	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or e-mail RIchard.Probyn@huntsdc.gov.uk	Approve revised Local Development Scheme	D B Dew	Environmental Well-Being

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Masterplan for Great Fen	Cabinet	11 Feb 2010	Development Management DPD	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Adopt as Planning Policy	D B Dew	Environmental Well-Being
Development Management Submission Document	Cabinet	11 Feb 2010	Preferred Option Document	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Approve for public consultation	D B Dew	Environmental Well-being
Review of Discretionary Rate Reliefs	Cabinet	11 Feb 2010	None.	Julia Barber, Head of Customer Services Tel No 01480 388105 or e-mail Julia.Barber@huntsdc.gov.uk		T V Rogers	Economic Well-Being
Budget and MTP	Cabinet	11 Feb 2010	Draft MTP - Previous Year's Budget Report - Various Annexes	Steve Couper, Head of Financial Services Tel No 01480 388103 or e-mail Steve.Couper@huntsdc.gov.uk	Overview and Scrutiny (Economic Well-Being) 4/02/10	T V Rogers	Economic Well-Being
Treasury Management Strategy and Prudential Indicators	Cabinet	11 Feb 2010	Previous Year's Strategy	Steve Couper, Head of Financial Services Tel No 01480 388103 or e-mail Steve.Couper@huntsdc.gov.uk	Overview and Scrutiny (Economic Well-Being) 4/02/10	T V Rogers	Economic Well-Being
Home Improvement Agency Review - Future Delivery Model Consultation***	Cabinet	18 Mar 2010	None.	Mr S Plant, Head of Housing Services Tel No. 01480 388240 or e-mail Steve.Plant@huntsdc.gov.uk		K J Churchill	Social Well-Being

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Rural Strategy Cambridgeshire ACRE	Cabinet	18 Mar 2010	None.	Dan Smith, Community Initiatives Manager Tel No. 01480 388377 or e-mail Dan.Smith@huntsdc.gov.uk		K J Churchill	Social Well-Being
Former Fire Station and Waste Recycling Site, Huntingdon Street, St. Neots	Cabinet	18 Mar 2010	Development Brief and Marketing Information (in preparation)	Keith Phillips, Estates and Property Manager Tel No. 01480 388260 or e-mail Keith.Phillips@huntsdc.gov.uk	Ward Councillors.	A Hansard	Economic Well-Being
St. Ivo Leisure Centre - Proposal for Development	Cabinet	18 Mar 2010	None	Simon Bell, General Manager, Leisure Centres Tel No. 01480 388049 or e-mail Simon.Bell@huntsdc.gov.uk		Mrs D C Reynolds	Social Well-Being
Housing Enforcement Powers***	Cabinet	22 Apr 2010	Cabinet Report	John Allan, Neighbourhoods Intervention Manager Tel No. 01480 388281 or e-mail John.Allan@huntsdc.gov.uk	Legal Services & Financial Services.	K J Churchill	Social Well-Being
Western Link Road, Huntingdon***	Cabinet	22 Apr 2010	Previous planning consent	Keith Phillips, Estates and Property Manager Tel No. 01480 388260 or e-mail Keith.Phillips@huntsdc.gov.uk		A Hansard	Economic Well-Being
Homelessness Strategy	Cabinet	22 Apr 2010	None.	Jon Collen, Housing Needs and Resources Manager Tel No. 01480 388220 or e-mail Jon.Collen@huntsdc.gov.uk	Consultation process in preparation.	K J Churchill	Social Well-Being

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Consultation	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Site Options Planning Proposals Development Plan Document	Cabinet	22 Apr 2010	Updated SHLAA Employment Land Review Updated Retail Survey	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Approve findings for consultations as preferred options	D B Dew	Environmental Well-Being
Site Options Gypsy and Travellers Development Plan Document	Cabinet	22 Apr 2010	Issues and Options Paper	Richard Probyn, Planning Service Manager (Policy) Tel No. 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Approve for public consultation	D B Dew	Environmental Well-Being
Draft Planning Contributions Supplementary Planning Document	Cabinet	22 Apr 2010	Huntingdonshire Development Plans	Richard Probyn, Planning Service Manager (Policy) Tel No 01480 388430 or e-mail Richard.Probyn@huntsdc.gov.uk	Approve for Consultation	D B Dew	Environmental Well-being

COMT	**26TH JANUARY 2010**
O&S PANEL (ENV. WELL-BEING)	**9TH FEBRUARY 2010**
CABINET	**11TH FEBRUARY 2010**

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

1. INTRODUCTION

1.1 Cabinet will recall that they considered the outcomes of the latest review at their meeting on 19th November 2009.

1.2 At that time, a number of resolutions were made to allow the preparation of a revised Off-Street Parking Places Order 2010 for implementation from 1st June 2010.

1.3 At that meeting, Cabinet requested that the Member Car Parking Working Party be reconvened to consider the operational issue of how an element of 2-hour free parking could be provided for the recreational users of Riverside Park.

2. BACKGROUND

2.1 The Member Working Party met on 16th December 2009 when it was outlined how Riverside Park, St. Neots, is an important recreational area, particularly because of the lack of play areas in Eaton Ford, and this local requirement justifies the retention of some free parking for a two-hour period.

2.2 The Member Working Party were informed that Executive Councillors were concerned at the lack of detail about how the free parking would be implemented and the management of such arrangements.

2.3 Officers advised that it was not considered feasible to make all spaces at Riverside free for an initial 2 hour period as this would make enforcement extremely difficult and would lead to a loss of revenue, both from reduced income and increased enforcement costs. As part of the already approved MTP bid, it was originally proposed that enforcement would be provided via the existing Street Ranger service, but this would need to be reviewed if all spaces were to be initially free for 2 hours.

2.4 To address this issue, it was proposed therefore to segment the car park into charged areas and areas where free parking for up to 2 hours could be permitted (and no return within an hour). As the free parking would be to serve the recreational activities within the park, it is proposed to locate this in the southern part of the car park, directly

along the edge of the recreational area. Those 38 dedicated spaces as shown in Annex A would then be free for 2 hours. This would provide a clearly demarcated area (about 15% of the total parking) which could be robustly monitored and enforced by the existing Street Ranger service.

2.5 As part of the approved MTP for 2010/11 relating to 'Additional Car Park Charges' (Bid No. 924), this agreed a net income of £100K relating to the potential introduction of charging at Riverside and Cambridge Street car parks in St. Neots and Hinchingbrooke Country Park in Huntingdon. As a result of this change now recommended at Riverside, St. Neots to permit an element of free parking for 2 hours, it is estimated that this would result in a reduction in net income to £90K in 2010/11.

3. CONCLUSIONS

3.1 The Working Party debated the proposals made and also received input from local Ward Members who attended the meeting. Following this discussion, a vote was taken on the proposals and by a majority, it was recommended that Cabinet approve the provision of 38 free parking spaces at Riverside Park, St. Neots as outlined above and as shown in Annex A.

4. RECOMMENDATION

4.1 It is recommended;

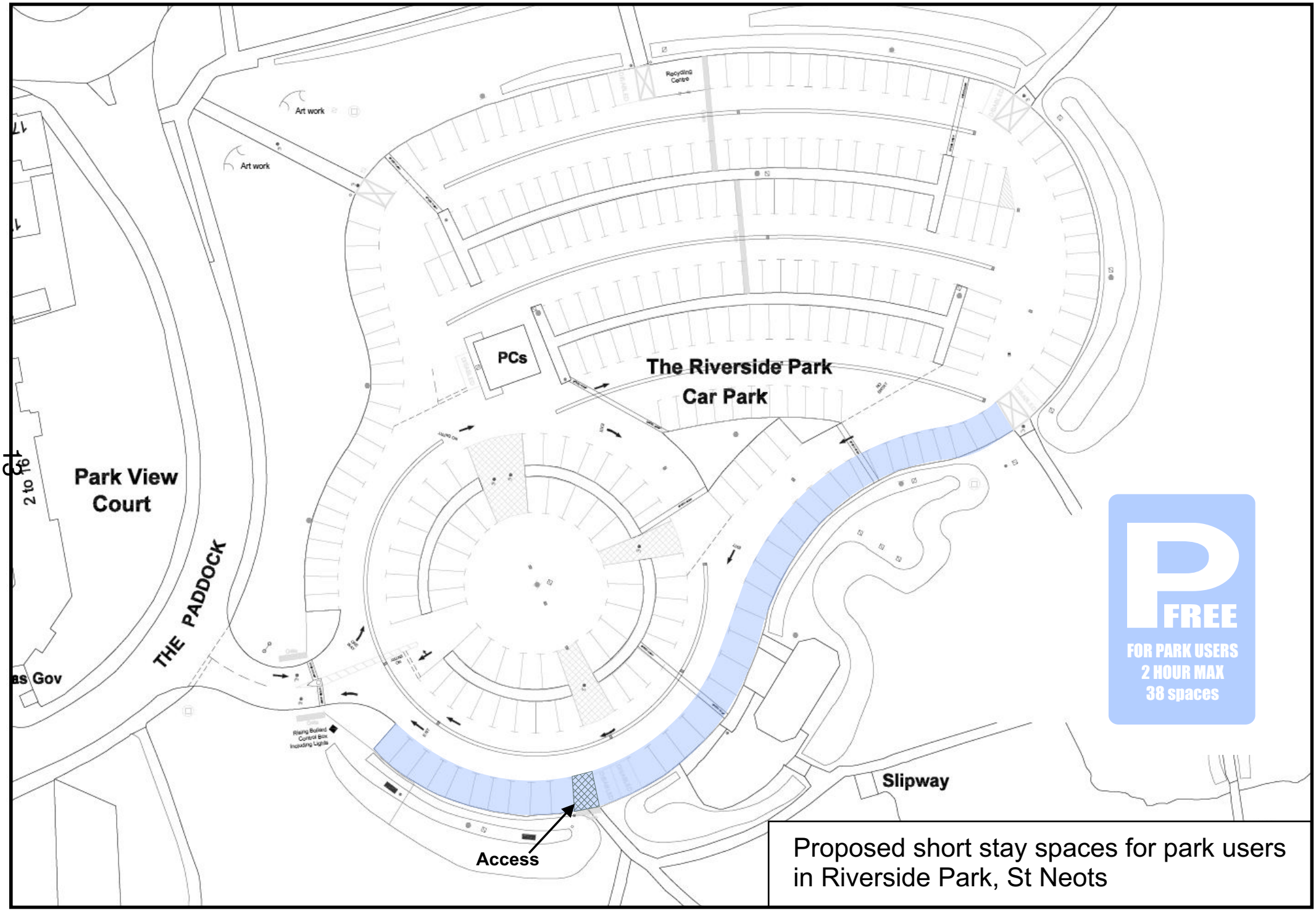
That Cabinet approve the proposed free parking element at Riverside car park, St. Neots and that this be included within a further report to Cabinet, together with other revised measures already approved, as part of a revised Off-Street Parking Places Order 2010 for planned implementation from 1st June 2010.

BACKGROUND INFORMATION

Car Parking Strategy Cabinet Report – 19th November 2009
Members Car Parking Working Party Minutes – 16th December 2009

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

☎ **01480 388387**



Proposed short stay spaces for park users in Riverside Park, St Neots

This page is intentionally left blank

O&S PANEL (ENV. WELL-BEING) **9 FEBRUARY 2010**

CABINET **11 FEBRUARY 2010**

LOCAL DEVELOPMENT SCHEME REVISION
(Report by Head of Planning Services)

1 INTRODUCTION

1.1 This report informs Cabinet about the changes proposed to the Local Development Scheme arising from new Regulations on Development Plan Document production and the required content of a Local Development Scheme, and from the need to amend the anticipated timetables for production of various Development Plan Documents since adoption of the Core Strategy.

1.2 Cabinet's approval is sought to submit the revised LDS to Go East for the Secretary of State.

2 BACKGROUND

2.1 The Local Development Scheme (LDS) is a requirement of the Planning and Compulsory Purchase Act 2004. It sets out the range of development plan documents which the Council will produce. As well as informing the community and other stakeholders of what to expect, the LDS is designed to assist with project management. The current LDS dates from March 2007.

3 PROPOSED REVISIONS TO THE LDS

3.1 A copy of the draft revised LDS is attached as an Appendix to this report. The main proposed amendments include:

- Summarisation of the most recent legislative changes to the development planning process, including resultant changes to public participation and formal submission procedures
- Notification of the elements of the Local Development Framework that are already approved
- Updating of the production programme for Development Plan Documents
- Deletion of Supplementary Planning Documents from the LDS programme in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009
- Updating the list of saved policies from the Huntingdonshire Local Plan (1995) and Alteration (2002) and specification of where they have been, or will be, replaced in the Local Development Framework.

4 RECOMMENDATION

4.1 It is recommended that Cabinet:

a. Endorses the draft revised Local Development Scheme for submission to the Secretary of State;

b. Authorises the Head of Planning Services, after consultation with the Executive Councillor for Planning Strategy, to make minor changes to the draft LDS prior to its submission, should this be necessary following informal consultation with Go-East;

Background Papers:

Planning Policy Statement 12: Local Spatial Planning (2008)
Report and Minutes, Cabinet, 30 November 2006

Contact Officer: Clare Bond, Planning Policy Team Leader
☎ 01480 388435

Local Development Framework

Local Development Scheme for Huntingdonshire

March 2010

Steve Ingram B.A. (Hons), BTP, DMS, MRTPI

Head of Planning Services

Further copies of this document can be obtained from:

Planning Division,
Operational Services Directorate,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon,
PE29 3TN.

Telephone: 01480 388423 / 388424
e-mail: PlanningPolicy@huntsdc.gov.uk

It can also be viewed on our web site at:
http://www.huntingdonshire.gov.uk

1 Introduction

1.1 This document is the District Council's Local Development Scheme (LDS). It sets out the proposed programme for the production of documents that will form part of the Local Development Framework for Huntingdonshire over the next three years. The programme includes key milestones to inform people about opportunities to be involved in the plan-making process.

1.2 In June 2008 the Government issued a revised Planning Policy Statement12: Local Spatial Planning which has altered the production process for Development Plan Documents. As a result the LDS has been revised to reflect the amendments to the plan-making process.

1.3 The Local Development Framework will comprise a series of documents which may be either statutory Development Plan Documents or non-statutory Supplementary Planning Documents:

- Development Plan Documents (DPD) are the spatial planning documents that will be subject to independent examination. These will include the Core Strategy, site specific allocations of land, area action plans, development management policies and the proposals map.

- Supplementary Planning Documents (SPD) will provide more detailed guidance on specific policies or proposals in the Development Plan Documents. These will not form part of the Development Plan or be subject to independent examination. The Town and Country Planning (Local Development) (England) (Amendments) Regulations 2009 removed the requirement for SPDs to be specified in the LDS.

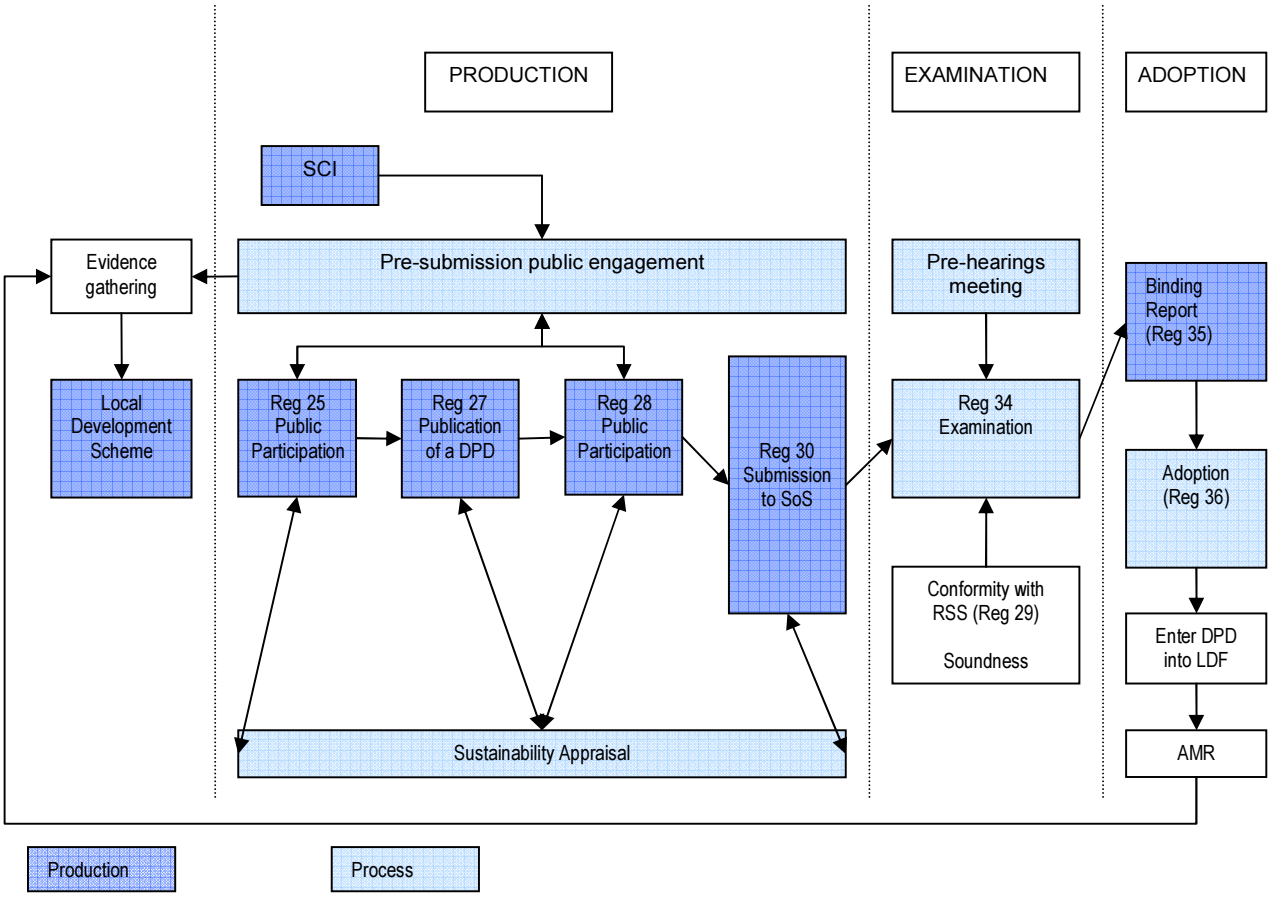
1.4 DPDs, along with the Regional Spatial Strategy (RSS), comprise the statutory development plan which is the basis upon which all planning decisions are made. Huntingdonshire is not a minerals and waste planning authority so this LDS does not deal with these matters. However, the proposals in adopted Minerals and Waste Development Plans produced by Cambridgeshire County Council and Peterborough City Council will be shown on the Proposals Map where relevant.

1.5 The provisions of the Planning and Compulsory Purchase Act (2004) allow for existing statutory plans and accompanying Supplementary Planning Guidance to be saved until they are replaced by new documents that form part of the LDF. The Secretary of State issued a direction in September 2007 setting out which policies will remain saved. These are policies which reflect the principles of local development frameworks and are broadly consistent with current regional and national guidance. Thus, the LDF will progressively replace the saved policies of the Huntingdonshire Local Plan (1995), the Huntingdonshire Local Plan Alteration (2002), and the Cambridgeshire and Peterborough Structure Plan (2003) as indicated in Appendix 1.

2 Development Planning Process

2.1 The process of preparing and adopting development plan documents was amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulation s 2008 and is quite complex. A summary is set out in Figure 1.

Figure 1: Summary of the Development Planning Process



Public participation

2.2 The Council will undertake early public participation in the preparation of all development plan documents before their submission to the Secretary of State to ensure that they are sound. Early community involvement is a key philosophy of the plan making process. This will involve methods appropriate to the issues and communities involved. All documentation will be available on the District Council's website and the Council will endeavour to make material available in specialist formats where requested. The scale and nature of community involvement will vary according to the nature of the development plan documents, its geographical coverage and the issues addressed. This equates to Regulation 25 Public participation as shown in the diagram above.

2.3 All issues raised during the community involvement process and each individual response received will be considered carefully and used to help shape the development plan document as it is prepared for publication and submission. Regulation 25 is the community's opportunity to shape the contents of the forthcoming DPD.

Publication and Submission

2.4 On completion of the Regulation 25 phase of public participation the District Council will prepare the development plan document and complete a Sustainability Appraisal of it, incorporating any amendments arising from this into the DPD, for publication. This will then be published under Regulation 27 and representations on issues of soundness invited under Regulation 28. These will then be considered at Examination by an independent Inspector. At publication stage the development plan documents will be made available on the District Council's website, at the Council's offices and at libraries throughout the District. Specific consultees and interested parties will be notified by email informing them of the formal consultation period and how to make representations. Once the Regulation 28 phase of public participation is complete limited, minor amendments may be made to the development plan document before it is formally submitted under Regulation 30 to the Secretary of State for examination under Regulation 34. An independent Inspector is appointed by the Secretary of State to conduct the examination into the soundness and legal compliance of the development plan documents.

Sustainability Appraisals and Strategic Environmental Assessment

2.5 To fully comply with the European SEA Directive and the UK SEA Regulations and to provide a robust evidence base the Council will adopt an integrated approach towards meeting the requirements for both sustainability appraisal and strategic environmental assessment of all local development documents. The appraisals area a systematic, iterative process, integrated into each phase of document production. Their purpose is to assess the extent to which emerging policies and proposals will help achieve relevant environmental, social and economic objectives.

2.6 A sustainability appraisal will be carried out at each phase of document production to inform the engagement process, assist in refining policies and proposals and support submitted DPDs during the examination process. The Council has developed a scoping report which identifies appropriate high level objectives against which policies and proposals will be appraised. The Scoping Report will be updated and amended to reflect the specific nature of individual DPDs as appropriate.

2.7 Amendments were introduced in the UK Conservation (Habitats & etc) Regulations 1994 in September 2006. These result in Appropriate Assessment under Article 6(3) and (4) of the Habitats Directive 92/43/EEC being required for all plans likely to have a significant effect on a European site. Habitats Regulations Assessments will be undertaken prior to submission of a DPD.

Examination

2.8 Once a development plan document, its sustainability appraisal and all other supporting documentation have been submitted to the Secretary of State it must be examined by an independent Inspector before the Council can adopt it. The Inspector is charged under Section 20(5) of the Planning and Compulsory Purchase Act 2004 with examining whether the development plan document complies with legislation and is sound.

2.9 Development plan documents must be prepared within the context of national and regional policy. DPDs should be in accordance with higher level guidance unless strong local evidence supports deviation from this would provide better outcomes in the specific local context of Huntingdonshire. To examine whether the submitted PD is legally compliant the Inspector will check that it:

- has been prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Regulations
- has been subject to sustainability appraisal
- has regard to national policy
- conforms generally to the Regional Spatial; Strategy, and
- has regard to any sustainable community strategy for the area

2.10 The Inspector is also charged with determining whether the submitted DPD is 'sound'. To be considered sound it should be justified, effective and consistent with national policy. PPS12 provides the following guidance on soundness:

- justified means that the document must be founded on a robust and credible evidence base and that it must represent the most appropriate strategy when considered against the reasonable alternatives
- effective means that the document must be deliverable, flexible and able to be monitored

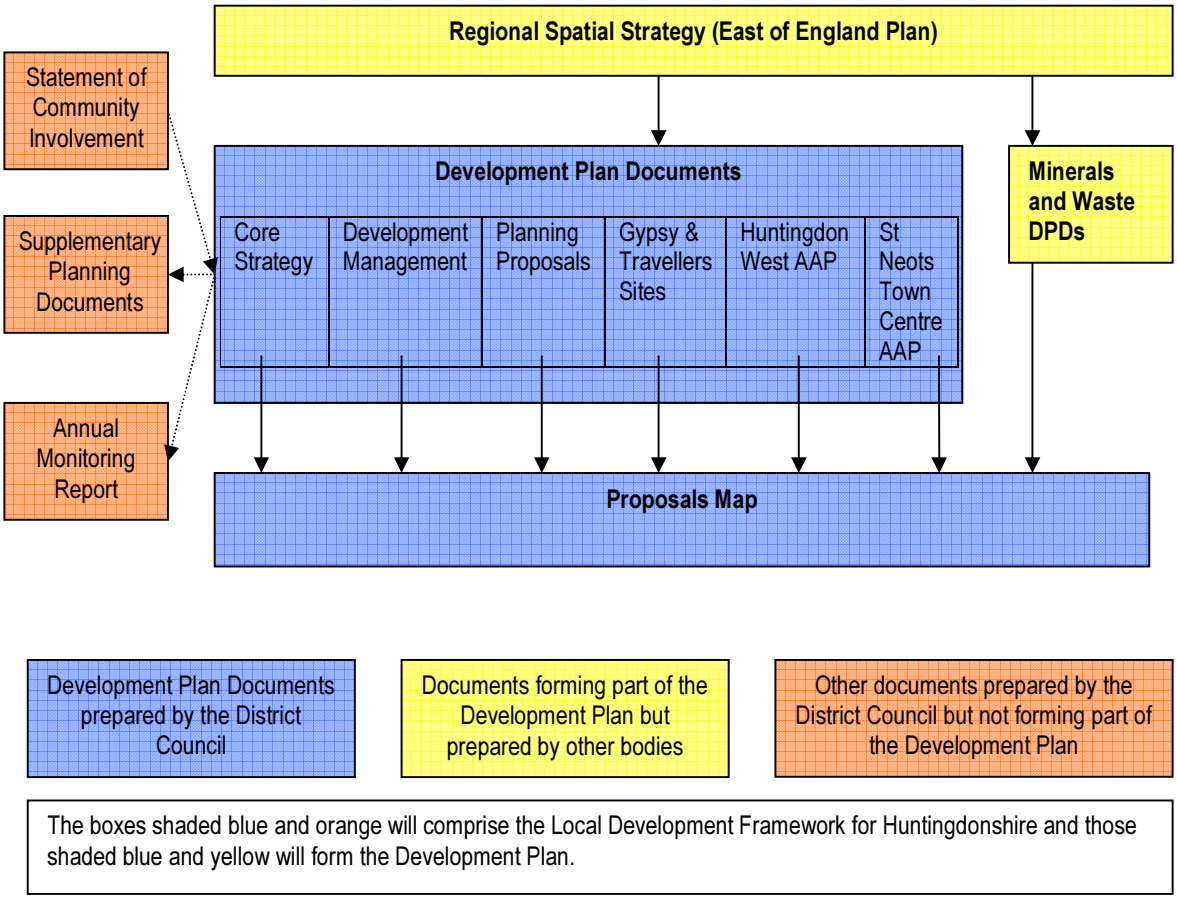
3 Huntingdonshire's Local Development Framework

3.1 In Huntingdonshire the Local Development Framework will comprise a number of documents prepared over some years. Within the strategic context provided by the Regional Spatial Strategy the District Council has already produced:

- Local Development Scheme – the previous version approved in March 2007 will be superseded by this document.
- Statement of Community Involvement – adopted November 2006
- Core Strategy – adopted September 2009 which provides the spatial framework for the District and for all other DPDs.
- Developer Contributions towards Affordable Housing SPD
- Landscape and Townscape SPD
- Design Guide SPD

3.2 Figure 2 summarises the overall planning policy framework proposed for Huntingdonshire.

Figure 2: Planning Policy Framework



4 New Development Plan Documents and Production Programme

4.1 The Council's priorities for the period 2010-2013 are:

- Huntingdon West AAP - published for Regulation 27 public participation on 11 December 2009 which provides guidance for an area of Huntingdon facing significant change over the next 15 years.

- Development Management DPD - will be published for Regulation 27 public participation in March 2010 and will provide policies for managing development and guide the determination of planning applications.

- Gypsy and Traveller Sites DPD which will allocate specific sites for gypsy and traveller accommodation

- Planning Proposals DPD which will allocate specific sites for housing and business development and other uses.

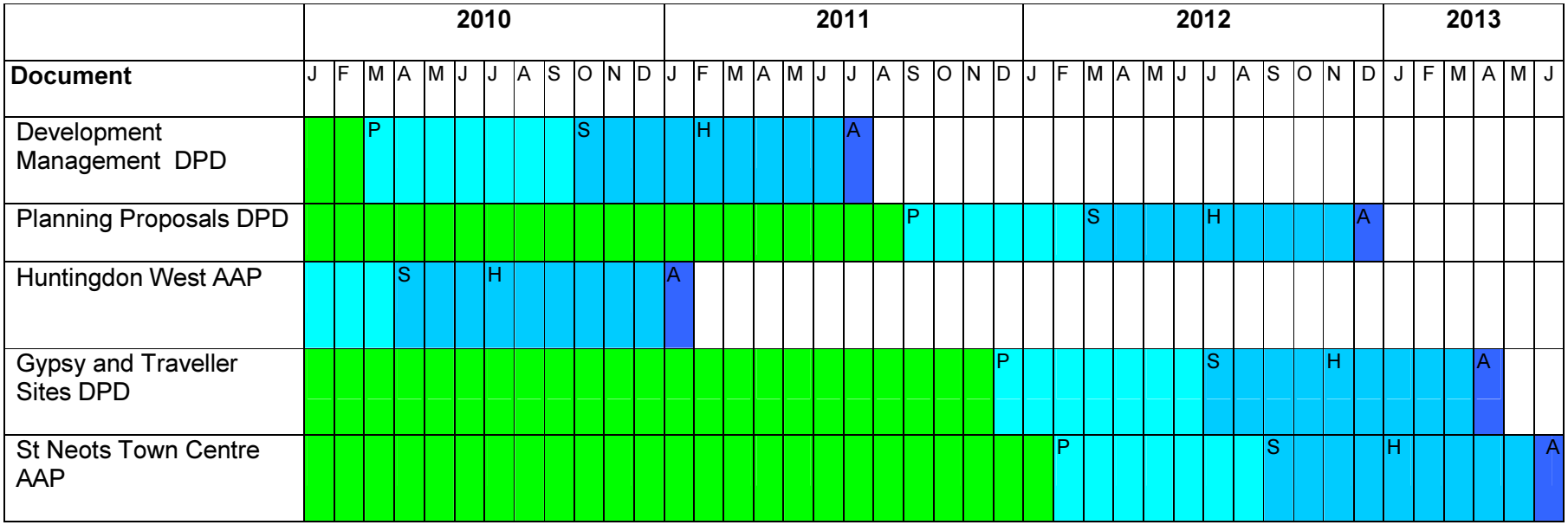
- St Neots Town Centre AAP which will provide guidance for reinvigoration of St Neots town centre.

4.2 Table 1 below lists the development plan documents that will be produced and summarises the anticipated timetable for their production. It also shows the 'chain of conformity' for each document which is the relationship with higher levels of policy making.

Table 1: Timetable for New Development Plan Documents

Document title	Role & content	Chain of conformity	Timetable			
			Consultation on scoping report	Publication	Submission to Secretary of State	Adoption
Development Management DPD	Sets out policies for managing development in the area	Consistent with national planning guidance and in general conformity with Regional Spatial Strategy	February 2007	March 2010	October 2010	July 2011
Planning Proposals DPD	Contains site-specific proposals for different forms of development up to 2021, plus policies relating to the overall scale and timing of growth	Consistent with spatial framework set out in the Core Strategy	May 2010	September 2011	March 2012	December 2012
Huntingdon West AAP	Contains site-specific proposals for different forms of development and redevelopment in a mixed area where significant changes in land-use are proposed	Consistent with spatial framework set out in the Core Strategy	February 2007	December 2009	April 2010	January 2011
Gypsy & Traveller Sites DPD	Contains site-specific proposals for gypsy and traveller sites to meet identified needs up to 2021, plus policies relating to the overall scale of site provision	Consistent with spatial framework set out in the Core Strategy	July 2010	December 2011	July 2012	April 2013
St Neots Town Centre AAP	Contains site specific proposals for redevelopment within a mixed use area with a vision for revitalisation of the town centre.	Consistent with spatial framework set out in the Core Strategy	July 2010	February 2012	September 2012	June 2013

Figure 3: Production Programme



Key:

	Regulation 25 preparation of document and public participation
	Regulation 27 publication and regulation 28 public participation; P = publication
	Regulation 30 submission and regulation 34 examination; S = submission; H = anticipated hearings date
	Regulation 36 adoption; A = adoption

5 Resources, Monitoring and Review

5.1 The Council's Development Plans team will take the lead in preparing all development plan documents, the annual monitoring report, the Statement of Community Involvement and some supplementary planning documents. Specialist skills available elsewhere in the Council will also be involved where relevant, in particular:

- Within Planning Services the Development Management teams, the Urban Design, Trees and Landscape team, the Transportation team and the Heritage and Conservation team
- Environmental and Community Health Services
- Environmental Management
- Housing Services
- People, Performance and Partnerships division

5.2 Advice is also obtained from Cambridgeshire County Council in relation to socio-economic research, countryside, biodiversity and archaeology. Expertise and information is also sought where relevant from other partners such as the Environment Agency or consultants may be employed to conduct specialist research. The budget for Planning Services makes allowance for anticipated costs of development plan production, including examination and limited funding for consultancy work.

5.3 The Local Development Scheme will be monitored each year through the Annual Monitoring Review, this will consider performance from 1st April to 31st march of the next year, but is required to be published in December. The Annual Monitoring Report will:

- indicate out how the Council is performing against the milestones set out for that year in the Local Development Scheme, giving reasons if any local development document is behind the anticipated timetable

- provide information on the policy targets and indicators set out in the local development documents which will help to assess the success of individual policies and their contribution to spatial and sustainability objectives

- identify whether any development plan documents need to be reviewed to update or alter policies, or whether any new development plan documents are required, or whether any can be deleted from the LDS

- provide a progress report on the delivery of housing, including a housing trajectory to set out anticipated housing delivery throughout the Core Strategy period

- identify which, if any, of the saved planning policies have been replaced or are redundant

6 Document Profiles

6.1 The following pages set out a profile for each document detailing its role, status, coverage, timetable, production arrangements and monitoring arrangements.

DEVELOPMENT MANAGEMENT DPD

Overview	
Status	Development Plan Document
Role and purpose	Sets out local policies for managing development in the area.
Coverage	All of Huntingdonshire
Conformity	Consistent with spatial framework set out in the Core Strategy.

Proposed timetable	
Consultation on scope of Sustainability Appraisal	2007
Issues and options	July 2007 – consultation under previous regulation 25
Publication	March 2010
Submission to Secretary of State	October 2010
Examination hearing	February 2011
Adoption	July 2011

Production arrangements	
Organisational lead	Head of Planning Services / Executive Member for Planning Strategy.
Production resources	Development Plans Team of the District Council.
Approval	The Council, prior to its submission to the Secretary of State.
Community engagement	Opportunities to participate at key stages throughout the process in accordance with the basic requirements set out in the Regulations, and the proposals contained in the Statement of Community Involvement.

Monitoring & review
Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring Report.

HUNTINGDON WEST AAP

Overview	
Status	Development Plan Document
Role and purpose	Contains site-specific proposals for a mixed area where significant changes in land-use are proposed, including redevelopment proposals for the area west of the town centre, changes to the road system as a result of the A14 proposals, and a vision for the Hinchingbrooke Community Campus including an extension to the Country Park.
Coverage	Land in Huntingdon and Brampton, including west of the town centre, Views Common and Hinchingbrooke
Conformity	Consistent with spatial framework set out in the Core Strategy.

Proposed timetable	
Consultation on scope of Sustainability Appraisal	2007
Issues and options	June 2007 – consultation under previous reg. 25
Publication	December 2009
Submission to Secretary of State	April 2010
Examination hearing	July 2010
Adoption	January 2011

Production arrangements	
Organisational lead	Head of Planning Services / Executive Member for Planning Strategy.
Production resources	Development Plans Team of the District Council.
Approval	The Council, prior to its publication.
Community engagement	Opportunities to participate at key stages throughout the process in accordance with the basic requirements set out in the Regulations, and the proposals contained in the Statement of Community Involvement.

Monitoring & review
Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring Report.

PLANNING PROPOSALS DPD

Overview	
Status	Development Plan Document
Role and purpose	Contains site specific proposals for different forms of development up to 2026, plus policies relating to the overall scale and timing growth.
Coverage	All of Huntingdonshire
Conformity	Consistent with spatial framework set out in the Core Strategy.

Proposed timetable	
Consultation on scope of Sustainability Appraisal	May 2010
Issues and options	April 2010
Publication	September 2011
Submission to Secretary of State	March 2012
Examination hearing	July 2012
Adoption	December 2012

Production arrangements	
Organisational lead	Head of Planning Services / Executive Member for Planning Strategy.
Production resources	Development Plans Team of the District Council.
Approval	The Council, prior to its publication.
Community engagement	Opportunities to participate at key stages throughout the process in accordance with the basic requirements set out in the Regulations, and the proposals contained in the Statement of Community Involvement.

Monitoring & review
Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring Report.

GYPSY AND TRAVELLER SITES DPD

Overview	
Status	Development Plan Document
Role and purpose	Contains site specific proposals for gypsy and travellers sites to meet identified needs up to 2026, plus policies relating to the overall scale of provision.
Coverage	All of Huntingdonshire
Conformity	Consistent with spatial framework set out in the Core Strategy and in general conformity with the RSS gypsy and traveller review.

Proposed timetable	
Consultation on scope of Sustainability Appraisal	July 2010
Issues and options	September 2006
Publication	December 2011
Submission to Secretary of State	July 2012
Examination hearing	November 2012
Adoption	April 2013

Production arrangements	
Organisational lead	Head of Planning Services / Executive Member for Planning Strategy.
Production resources	Development Plans Team of the District Council.
Approval	The Council, prior to its publication.
Community engagement	Opportunities to participate at key stages throughout the process in accordance with the basic requirements set out in the Regulations, and the proposals contained in the Statement of Community Involvement.

Monitoring & review
Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring Report.

ST NEOTS TOWN CENTRE AAP

Overview	
Status	Development Plan Document
Role and purpose	Contains site specific proposals for redevelopment within a mixed use area with a vision for revitalisation of the town centre.
Coverage	Land in St Neots town centre including the Priory area and St Mary's urban village.
Conformity	Consistent with spatial framework set out in the Core Strategy.

Proposed timetable	
Consultation on scope of Sustainability Appraisal	July 2010
Issues and options	March 2010
Publication	December 2011
Submission to Secretary of State	September 2012
Examination hearing	January 2013 (to avoid clash with hearings for Gypsy and Traveller Sites DPD)
Adoption	June 2013

Production arrangements	
Organisational lead	Head of Planning Services / Executive Member for Planning Strategy.
Production resources	Urban Design, Trees and Landscape and Development Plans Teams of the District Council.
Approval	The Council, prior to its publication.
Community engagement	Opportunities to participate at key stages throughout the process in accordance with the basic requirements set out in the Regulations, and the proposals contained in the Statement of Community Involvement.

Monitoring & review
Document production and implementation (once adopted) to be reviewed annually, and reported in the Annual Monitoring Report.

APPENDIX 1: TERMINOLOGY

Within each definition links to other terms are shown in italics.

Action Area Plan	A *Development Plan Document* setting out detailed policies and proposals for a small area.
Adoption	The point at which the final agreed version of a document comes into use.
Annual Monitoring Report (AMR)	Document produced each year to report on progress in producing the *Local Development Framework* and implementing its policies.
Core Strategy	The *Development Plan Document* which contains the overall vision, objectives and policies for managing development in Huntingdonshire.
Development Plan	The documents which together provide the main point of reference when considering planning proposals. Under the new system the Development Plan includes the *Regional Spatial Strategy* and *Development Plan Documents*.
Development Plan Document (DPD)	A document containing local planning policies or proposals which forms part of the *Development Plan*, and which has been subject to independent *examination*.
Examination	Independent inquiry into the soundness of a draft *Development Plan Document* (or draft *Statement of Community Involvement*), chaired by an Inspector appointed by the Secretary of State.
Interim Planning Guidance	Informal guidance for sites or areas where development is proposed, but no allocation exists in a *Development Plan Document*.
Local Development Framework (LDF)	The collection of documents to be produced by Huntingdonshire District Council that will provide the new planning policy framework for the district.

Local Development Scheme (LDS)	Sets out the Council's programme for preparing and reviewing statutory planning documents.
Local Plan	The existing document containing local planning policies and proposals for Huntingdonshire. Under the new system it will be phased out and replaced by *Development Plan Documents*.
Material Considerations	Factors that may be taken into account when making planning decisions.
Proposals Map	Shows the spatial extent of *adopted* planning policies and proposals affecting Huntingdonshire.
Publication	Point at which a draft *Development Plan Document* is issued for consultation prior to its submission to the Secretary of State for examination.
Regional Spatial Strategy (RSS)	Plan covering the East of England as a whole, and setting out strategic policies and proposals for managing land-use change.
Saved policies	Policies contained within the adopted *Structure Plan* or *Local Plan* which remain in force pending their replacement by the *Regional Spatial Strategy* or a *Development Plan Document*.
Scoping Report	Report produced as the first stage of *Sustainability Appraisal*. It examines existing environmental, social and economic conditions in the district, and identifies appropriate objectives to appraise policies against.
Statement of Community Involvement (SCI)	Document setting out the Council's approach to involving the community in preparing planning documents and making significant development control decisions.
Strategic Environmental Assessment (SEA)	Process undertaken during plan production, to assess the potential environmental effects of emerging policies and proposals. It is incorporated within *Sustainability Appraisal*.

Structure Plan	The existing document containing strategic planning policies and proposals for the county. Under the new system it will be phased out and replaced by policies in the *Regional Spatial Strategy* and *Development Plan Documents*.
Submission	Following the publication and ensuing consultation the point at which a draft *Development Plan Document* is submitted to the Secretary of State along with representations the received for *examination*.
Supplementary Guidance	Guidance to assist the delivery of development prepared by other bodies.
Supplementary Planning Guidance (SPG)	Provides additional guidance on the interpretation or application of policies and proposals in the *Local Plan* or *Structure Plan*. These are being phased out and replaced by *Supplementary Planning Documents*.
Supplementary Planning Document (SPD)	Provides additional guidance on the interpretation or application of policies and proposals in a *Development Plan Document*.
Sustainability Appraisal	Process undertaken during plan production, to assess the extent to which emerging policies and proposals will help to achieve environmental, social and economic objectives. It incorporates *Strategic Environmental Assessment*.

APPENDIX 2: REPLACEMENT OF 'SAVED' POLICIES

The following tables show how the issues addressed by existing Local Plan policies will be considered in Development Plan Documents. This does not mean the existing approach will necessarily be continued, as circumstances may have changed since the original policies were prepared. Some policies are listed as having no direct replacement meaning that their subject matter is unlikely to be addressed by one of the new DPDs. This is because the issues are covered by national guidance or other policy areas.

Table 3 shows Local Plan (1995) policies superseded by the Core Strategy (2009). Table 4 shows Local Plan Alteration (2002) policies superseded by the Core Strategy (2009).

Table 3: Saved policies from the Local Plan 1995 that are superseded by Core Strategy Policies

Saved Policies	Subject	Core Strategy Policy
H22	Agricultural Land Protection	CS1 Sustainable Development
H44	Gypsy Sites	CS6 Gypsies, Travellers and Travelling Showpeople
E9	Employment in Ramsey	CS7 Employment
E13	Employment Development Causing Environmental Problems	CS1 Sustainable Development
S15	Vacant floorspace over shops in town centres	CS1 Sustainable Development
T21	Public Transport Services	CS10 Infrastructure Provision
R14	Grafham Water	CS9 Areas of Strategic Greenspace Enhancement
R16	After Use of Gravel and Claypits	CS9 Areas of Strategic Greenspace Enhancement
R18	Provision for Art	CS10 Infrastructure Provision

Table 4: Saved Policies from the Local Plan Amendment 2002 that are superseded by Core Strategy Policies

Saved Policies	Subject	Core Strategy Policy
STR1	The Huntingdonshire settlement hierarchy	CS3 Settlement Hierarchy
STR2	Housing development definitions	CS3 Settlement Hierarchy
STR3	Settlements designated as market towns	CS3 Settlement Hierarchy
STR4	Yaxley designated as a rural	CS3 Settlement Hierarchy

	growth village	
STR5	Settlements designated as group villages	CS3 Settlement Hierarchy
STR6	Settlements designated as infill villages	CS3 Settlement Hierarchy
HL7	Previously developed land and buildings	CS1 Sustainable Development
HL8	Scale of development appropriate in group villages	CS3 Settlement Hierarchy
HL9	Scale of development appropriate in infill villages	CS3 Settlement Hierarchy
AH4	Site targets for affordable housing	CS4 Affordable housing
AH5	Rural exceptions policy	CS4 Affordable housing and P5 Rural exceptions
OB1	Nature and scale of obligations sought	CS10 Infrastructure requirements

Tables 5 and 6 detail those policies from the Huntingdonshire Local Plan 1995 and the Huntingdonshire Local Plan Alteration 2002 which are currently saved that will be superseded by policies contained in the Development Management DPD (in line with Regulation 13(5)).

Table 5: Saved policies from the Local Plan 1995 that will be superseded by Development Management Policies

Saved Policy	Superseded by
H11 'Housing in town centres'	No direct replacement
H12 'Housing redevelopment in town centres'	No direct replacement
H23 'Housing development outside environmental limits'	Homes in the Countryside
H24 'Agricultural dwellings'	Homes in the Countryside
H25 'Restrictive occupancy'	No direct replacement
H26 'Refurbishment of rural dwellings'	No direct replacement
H27 'Replacement dwellings in the countryside'	H 5 Homes in the Countryside
H28 'Replacement dwellings in the countryside (criteria for)'	H 5 Homes in the Countryside
H29 'Conversion of buildings in the countryside to dwellings'	P 8 Rural Buildings
H30 'Residential amenity protection'	H 7 Amenity
H31 'Residential privacy and amenity	H 7 Amenity

standards'	
H32 'Sub-division of large curtilages'	E 3 Heritage Assets
H33 'Sub-division of large curtilages (affecting protected buildings or features)'	E 3 Heritage Assets
H34 'Residential privacy and amenity for extensions'	H 7 Amenity
H35 'Tandem development'	H 7 Amenity
H37 'Housing and environmental pollution'	H 7 Amenity
H38 'Housing and noise pollution'	H 7 Amenity
H41 'Temporary use of residential caravans'	H 5 Homes in the Countryside
H43 'Hostels and homes'	H 4 Supported Housing
E1 'Promotion of economic and employment growth'	P 1 Large Scale Businesses P 2 Small Businesses P 3 Safeguarding Employment Areas
E2 'Range of employment sites'	P 1 Large Scale Businesses P 2 Small Businesses P 3 Safeguarding Employment Areas
E7 'Small businesses establishment or expansion'	P 2 Small Businesses
E8 'Small scale employment in villages'	P 2 Small Businesses
E10 'Re-use of rural buildings'	P 8 Rural Buildings
E11 'Expansion of existing firms'	P 2 Small Businesses
E15 'Special and heavy industries'	P 1 Large Scale Businesses
S2 'Location and design criteria for shopping proposals'	P 5 Local Shopping and Services
S7 'Local shopping proposals in existing residential areas'	P 5 Local Shopping and Services
S10 'Protection and enhancement of town centre viability and vitality'	P 4 Town Centre Uses and Retail Designations
S12 'Retention of existing retail units in town centres'	P 4 Town Centre Uses and Retail Designations
S13 'Primary shopping frontages of market towns'	P 4 Town Centre Uses and Retail Designations
S14 'A3 uses (food and drink) assessment criteria'	H 7 Amenity
S16 'Local shopping proposals in built up areas'	P 5 Local Shopping and Services
S17 'Retention of rural shopping facilities'	P 6 Protecting Local Services and Facilities
T18 'Access requirements for new	E 8 Sustainable Travel

development'	
T19 'Footpath provision in new development'	E 8 Sustainable Travel
T20 'Cycleway provision in new development'	E 8 Sustainable Travel
T24 'Car park allocations in Market Towns'	No direct replacement
R1 'Promotion and monitoring of recreation and leisure'	No direct replacement
R2 'Assessment criteria for new recreation facilities'	D 1 Green Space, Play and Sports Facilities Contributions
R3 'Minimum recreation open space provision standards'	D 1 Green Space, Play and Sports Facilities Contributions
R6 'Recreation provision in new developments in market towns'	D 1 Green Space, Play and Sports Facilities Contributions
R7 'Open playspace provision standards in new housing schemes'	D 1 Green Space, Play and Sports Facilities Contributions
R8 'Commutation of open playspace'	D 1 Green Space, Play and Sports Facilities Contributions
R11 'Recreational provision (or financial contributions) in non residential schemes'	D 1 Green Space, Play and Sports Facilities Contributions
R12 'Children's play areas'	D 1 Green Space, Play and Sports Facilities Contributions
R13 'Informal countryside recreation'	D 1 Green Space, Play and Sports Facilities Contributions
R15 'Public Rights of Way'	E 8 Sustainable Travel
R17 'Alternative development on recreation and amenity areas and school playing fields'	D 1 Green Space, Play and Sports Facilities Contributions
En1 'Demolition of listed buildings'	E 3 Heritage Assets
En2 'Character and setting of listed buildings'	E 3 Heritage Assets
En3 'Alternative uses for listed buildings'	E 3 Heritage Assets
En5 'Conservation areas character'	E 3 Heritage Assets
En6 'Design standards in conservation areas'	E 1 Development Context E 3 Heritage Assets
En7 'Outline applications in conservation areas and sites adjoining listed buildings'	E 3 Heritage Assets
En8 'Conservation area consent for demolition'	E 3 Heritage Assets
En9 'Open spaces, trees and street scenes in conservation areas'	E 5 Trees, Woodland and Hedgerows

En11 'Ancient monuments and archaeological sites'	E 3 Heritage Assets
En12 'Archaeological recording'	E 3 Heritage Assets
En13 'Archaeological potential evaluation'	E 3 Heritage Assets
En14 'Open spaces, frontages and gaps in the built up framework'	E 1 Development Context E 3 Heritage Assets
En15 'Open spaces and gaps identified for protection'	D 1 Green Space, Play and Sports Facilities Contributions
En16 'Frontages identified for protection'	E 3 Heritage Assets
En17 'Development in the countryside'	E 1 Development Context E 3 Heritage Assets P 7 Development in the Countryside
En18 'Protection of countryside features'	E 5 Trees, Woodland and Hedgerows
En19 'Tree preservation orders'	E 5 Trees, Woodland and Hedgerows
En20 'Landscaping schemes for new development'	E 1 Development Context
En22 'Nature and wildlife conservation'	E 4 Biodiversity and Protected Habitats and Species
En23 'Sites of Special Scientific Interest and national nature reserves'	E 4 Biodiversity and Protected Habitats and Species
En24 'Access provision for the disabled'	No direct replacement
En25 'General design criteria'	E 1 Development Context
EN27 'Shopfront design'	E 1 Development Context
En28 'Advertisements on listed buildings and in conservation areas'	E 3 Heritage Assets
En30 'Advertisement control'	H 7 Amenity
En32 'Design of road signs and street furniture'	E 1 Development Context E 3 Heritage Assets
To1 'Development of tourism opportunities'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To2 'New tourist facilities'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To3 'Re-use of rural buildings for tourism'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To7 'Adaptation of existing buildings for tourist accommodation'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To8 'New accommodation and conference	P 10 Tourist Facilities and Attractions

centre locational criteria'	P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To9 'Caravan and camping sites'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To11 'Farm based tourism developments'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
CS5 'Development of health and social care facilities'	P 5 Local Shopping and Services
CS6 'Improvements to library services'	P 5 Local Shopping and Services
CS8 'Water supply, sewerage, sewage disposal and surface water drainage requirements'	C 5 Flood Risk and Water Management
CS9 'Flood water management'	C 5 Flood Risk and Water Management

Table 6: Saved policies from the Local Plan Alteration 2002 that are superseded by Development Management Policies

Saved Policy	Superseded by
HL4 'Estate-scale development at Ramsey'	No direct replacement
HL5 'Good design and layout'	E 1 Development Context
HL6 'Housing densities'	H 1 Efficient Use of Housing Land
HL10 'Meeting the range of housing needs'	H 2 Housing Mix

Saved Structure Plan

Saved Structure Plan policies can only be replaced in their entirety by policies in the relevant RSS. However, the following Structure Plan policies are no longer considered to be materially relevant for Huntingdonshire. The identified policies will take precedence when considering planning applications.

Table 7: Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 that are superseded by Development Management Policies

Saved Policy	Superseded by
P2/5 Distribution, Warehousing & Manufacture	P 1 Large Scale Businesses P 3 Safeguarding Employment Areas
P4/4 Water-based Recreation	P13 Water-based Leisure

Most policies in the Cambridgeshire and Peterborough Structure Plan have been superseded by those in the Regional Spatial Strategy. However, the RSS lists some Structure Plan policies that have not been replaced, as they deal with relatively local issues. Table 10 shows how these 'saved' Structure Plan policies will be considered.

Outstanding Saved Policies

Table 8: Outstanding saved policies from the Local Plan 1995		
Saved Policies	**Subject**	**Proposed Replacement**
E3	Employment allocations	Planning Proposals DPD
E5	Phasing	Planning Proposals DPD
S6	Local shopping allocations	Planning Proposals DPD
T2	A14 upgrade	Planning Proposals DPD
R9	Open space allocations	Planning Proposals DPD

Table 9: Outstanding saved policies from the Local Plan Alteration 2002		
Saved Policies	**Subject**	**Proposed Replacement**
HL3-HL4	Housing allocations	Planning Proposals DPD

Table 10: Outstanding saved policies from the Cambridgeshire and Peterborough Structure Plan 2003	
Saved Policy	**Superseded by**
P2/3 Strategic employment locations	Planning Proposals DPD
P8/10 Transport Investment Priorities	Planning Proposals DPD
P10/3 Market Towns	Planning Proposals DPD

APPENDIX 3: SUPPLEMENTARY PLANNING GUIDANCE

Table 11 lists adopted Supplementary Planning Guidance (SPG), which will remain a material consideration in planning decisions until the Local Plan and Structure Plan are replaced. The table also shows what is expected to happen to the SPGs.

Table 11: Adopted Supplementary Planning Guidance

Title	Date	How will it be dealt with in the LDF?
Conservation Area Character Statements	Various	Will be retained and continue to carry weight by virtue of the legislation governing conservation areas[1]
Cambridgeshire Landscape Guidelines	1990	Will be retained and continue to carry weight as a material consideration and will be reviewed if necessary.
External Artificial Lighting	1998	May be updated and reissued as an advice note
Trees and Development	1998	May be updated and reissued as an advice note
Shopfronts	1999	Approach incorporated within Development Management DPD
Hilton Village Design Statement	2000	Status and any future revision to be discussed with the Parish Council[2]
Retention of Shops, Post Offices and Public Houses in Villages	2001	Approach incorporated within Development Management DPD
Holywell-cum-Needingworth Village Design Statement	2003	Status and any future revision to be discussed with the Parish Council[2]
Re-use and Redevelopment of Farm Buildings and Outbuildings	2003	Approach incorporated within Development Management DPD
Market Housing Mix	2004	Approach incorporated within Development Management DPD

Notes

[1] The Council does not intend to re-publish existing conservation area character statements as Supplementary Planning Documents, as they are produced to accord with the requirements of separate legislation. The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon local planning authorities to formulate proposals for preserving and enhancing conservation areas.

[2] Although adopted by the District Council as SPG, Village Design Statements are produced by the town or parish council concerned.

O&S PANEL (ENV. WELL-BEING) 9 FEBRUARY 2010
CABINET 11 FEBRUARY 2010
COUNCIL 17 FEBRUARY 2010

DEVELOPMENT MANAGEMENT DPD –
PROPOSED SUBMISSION
(Report by HEAD OF PLANNING SERVICES)

1 INTRODUCTION

1.1 A Proposed Submission Development Management DPD has been prepared following consultation on the development of options between 30 January and 30 March 2009, and key stakeholder consultation between 18 December 2009 and 11 January 2010 on a draft proposed submission document. Cabinet are asked to endorse the document prior to its publication and recommend that Council approve it.

2 CONTENT OF THE DPD

2.1 The policies within the Proposed Submission Development Management DPD are intended to provide detailed guidance for the determination of planning applications. The DPD is structured into 5 main sections:

- Mitigating and adapting to climate change
- Protecting and enhancing the environment
- Delivering housing
- Supporting prosperous communities
- Contributing to successful development

2.2 The following paragraphs identify the main changes since Cabinet last considered the Development of Options document in December 2008.

2.3 An enhanced profile has been given to policies addressing climate change as this was a significant point of concern raised in the consultation representations. National guidance and information on this topic is continually advancing with some of the previous aspects already obsolete since the announcement of mandatory rating against the Code for Sustainable Homes for all new dwellings.

2.4 The greatest number of representations in the consultation was generated by the proposed policy on development in the countryside. Coupled with concerns arising during the Core Strategy examination, these have led to the preparation of a separate policy defining built-up

areas and what constitutes the built form of a settlement. This is intended to aid interpretation of several other policies so it is set out in the Protecting and Enhancing the Environment section near the beginning of the document.

2.5 Employment policies have been refocused from the type of business to reflect the proposed scale of development. These reflect concerns over potential impact and the desirability of promoting job growth in smaller settlements to encourage opportunities for people to work close to home.

2.6 Policies about developer contributions have been collated into a separate section to provide a clear bridge between Policy CS10 of the Core Strategy and the forthcoming Planning Obligations SPD. This group of policies draws on the Local Investment Framework (2008) and documents such as the Sports Facilities Strategy (2009) and indicates the investment in infrastructure necessary to deliver successful new development.

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 should be limited to whether the DPD is either sound or unsound. Once published the Proposed Submission document will replace the Huntingdonshire Interim Planning Policy Statement (HIPPS).

3.4 Prior to being submitted to the Secretary of State together with any representations there is an opportunity to make changes to the document. Changes should be minor, addressing points of clarification and factual updates. 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 17 February 2010 approves the

Development Management Development Plan Document 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 Development Management Development Plan Document 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 Development Management Development Plan Document and associated documents including a summary of the main issues raised in final representations and submission to the Secretary of State.

BACKGROUND INFORMATION

Core Strategy 2009
Development Control Policies DPD Issues and Options Report 2007
Development Management DPD: Development of Options 2009
Strategic Housing Land Availability Study 2008
Employment Land Review 2007
Huntingdonshire Retail Study Update 2007
Huntingdonshire Strategic Flood Risk Assessment 2009
Local Investment Framework 2008
Open Space, Sport and Recreation Needs Assessment and Audit 2006
Sports Facilities Strategy for Huntingdonshire 2009

Contact Officer: Clare Bond, Planning Policy Team Leader
☎ 01480 388435

This page is intentionally left blank

Development Management DPD: Proposed Submission 2010

Contents

Contents

Policies

Contents

1 Introduction

1.1 The Development Management Development Plan Document (DPD), which during preparation was known as the Development Control Policies DPD, will be part of the Local Development Framework (LDF) and the statutory development plan. It will support the Core Strategy and the East of England Plan. It will set out the Council's policies for managing development in Huntingdonshire and will be used to assess and determine planning applications.

1.2 National policy contained in PPS12: Local Spatial Planning is very clear that LDF documents should not repeat national planning policy. However, local circumstances can mean that a local interpretation of higher-level policy is appropriate. In such cases local authorities may include such additional detail in their plans if they have sound evidence that it is justified. The policies contained in this DPD fulfil that role in that they articulate aspirations for our own district.

1.3 The Development Management Policies reflect the spatial vision and objectives of the Core Strategy. The policies rarely include cross-references to other policies as all the policies should be read together alongside the policies of the Core Strategy. More site specific policies will be introduced through the Planning Proposals DPD that may be relevant. Where necessary, detailed guidance will be provided through Supplementary Planning Documents or Masterplans.

1.4 This document does not repeat or summarise national or regional guidance which should be taken into account where relevant. Nor does it summarise the policies of the Core Strategy. However, it does set out for each policy which Core Strategy objectives it should help to deliver and which Core Strategy policy(ies) it expands upon.

1.5 The document is intended to advise people who are considering development on the nature of proposals that are likely to be acceptable. People proposing development are encouraged to discuss their proposals before submitting a planning application to help identify any concerns at an early stage. Such discussions will also highlight the need for supporting evidence such as a Transport Assessment or Flood Risk Assessment.

Appraisals of the DPD

1.6 The process of producing documents such as this DPD is strictly regulated and a series of assessments and appraisals is required.

Sustainability Appraisal

1.7 A Final Sustainability Appraisal report accompanies this DPD and builds upon previous SA reports (initial and draft final) both of which have influenced the development of policies in this document.

Habitats Regulations Assessment

1.8 A Habitats Regulation Assessment (HRA) also accompanies this DPD building upon that completed for the Core Strategy. This considers the potential impact of the DPD on the conservation of natural habitats and of wild fauna and flora. Recommendations within the HRA for amendments to policies to reduce potential for adverse impacts have been integrated into the DPD.

Equalities Assessment

1.9 The Equalities Assessment will accompany the proposed submission document as part of the Final Sustainability Appraisal.

2 Mitigating and Adapting to Climate Change

2.1 There is a compelling scientific consensus that human activity is changing the world's climate. The evidence that climate change is happening, and that man-made emissions are its main cause, is indisputable. The Intergovernmental Panel on Climate Change[(1)] highlights that we are already experiencing the effects of climate change and if these changes deepen and intensify, as they will without the right responses locally and globally, we will see even more extreme impacts.

2.2 The spatial strategy established in the Core Strategy seeks to address climate change and promotes sustainable development. It focuses development in locations with the best choice of access to local services and facilities and greatest opportunities for making journeys by foot, cycle and public transport. It is essential that this locational sustainability is complemented by low carbon lifestyles and reductions in the levels of carbon dioxide (CO_2) emissions. Development has a critical role to play in adapting to and mitigating against the effects of climate change.

2.3 This chapter expands in particular on the Core Strategy's Policy CS1: Sustainable Development in Huntingdonshire. Policies identify the measures the Council expects from development to ensure that it is resilient to, and mitigates against climate change. It should also promote opportunities for people to enjoy more sustainable lifestyles and for businesses to succeed with sustainable practises by concentrating development together. Development should help reduce the need to travel, minimise ongoing costs through energy and water efficiency and maximise the adaptability of properties for future requirements.

2.4 Renewable energy generation has an important role in reducing CO_2 emissions along with other pollutants by reducing dependence on fossil fuels. Policies support achievement of national and regional targets for energy generation from renewable sources. Reductions in CO_2 emissions are promoted through energy efficiency and the use of renewable or low carbon generating technologies. This area of policy has seen rapid change, reflecting advances in technology and developing experience and expertise, and is likely to continue to do so. The Council will assist potential developers with complying with policies and will review policy requirements and guidance in this area from time to time to take account of any changes.

2.5 Development will be expected to minimise the emission of pollutants into the environment. Air, land and water can be affected by development both during the construction phase and through emissions during the ongoing use. The policies in this section are aimed at managing the wider environmental impacts of development. The advice of the Council's Environmental Health Officers and the Environment Agency will be taken into account in the implementation of policies as appropriate.

2.6 The Eastern Region is vulnerable to flooding, drought and pressure on water resources. Flooding can cause major disruption, damage to property and in extreme cases loss of life. Similarly droughts can cause disruption, damage to property and can seriously affect biodiversity and some of our most important habitats that are sensitive to water quality and availability. The sustainable use of water will be vital in contributing to the reduction of the impact flooding and droughts can have. The predicted effects of climate change will accentuate these vulnerabilities; episodes of heavy rain are forecast to increase adding to the risk of flash flooding which can occur almost anywhere, especially in built-up areas where there is a high proportion of impermeable surface; summers are predicted to get longer and hotter adding to the risk of drought. Developers are expected to minimise the risk of flooding, both to their own development and other areas that might be affected as a result. The design of new development and its associated landscaping is expected to minimise demand for water and to maximise opportunities to conserve and reuse water resources.

1 See the Summary for Policy Makers of the 4th Annual Report (November 2007) at http://www.ipcc.ch/

Sustainable Design

Policy C 1

Sustainable Design

All development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.

Development layouts, building design and landscaping should demonstrate how the proposal:

a. uses sustainable building methods and verifiably sustainable, locally sourced materials where practicable;
b. maximises energy efficiency through the use of materials with high thermal efficiency;
c. maximises the benefits of passive solar gain to provide natural heating and lighting;
d. minimises overshadowing;
e. promotes natural ventilation, cooling and shading;
f. incorporates indigenous species which are resilient to the predicted impacts of climate change;
g. makes the most efficient use of water resources; and
h. ensures that water run-off levels are maintained at pre-development levels wherever possible through the use of permeable surfaces, sustainable drainage systems, green roofs and other water management features.

Residential development should comply with standards as set out in the Code for Sustainable Homes (CSH) or any successor such that, with the use of allowable solutions where necessary, homes built before April 2013 are built to at least CSH level 3 or equivalent, thereafter up to April 2016 homes are built to at least CSH level 4 or equivalent, after which homes are built to at least CSH level 6 or equivalent.

Non-residential development should comply with applicable Building Research Establishment Environmental Assessment Method (BREEAM) standards or any successor such that buildings are built to at least BREEAM 'Very Good' or equivalent.

2.7 Development will need to be designed to withstand the predicted impacts of climate change to ensure that throughout a building's anticipated lifespan it is practical and comfortable for users. Developers should also seek to minimise further emissions of CO_2 during the construction and operational phases of development.

2.8 The CSH is intended to deliver stepped improvements in energy and water efficiency, facilitate fewer CO_2 emissions, less waste and pollution and more sustainable lifestyles. Phased changes in building regulations are intended to result in all homes built from 2016 having zero net CO_2 emissions which means that renewable energy technologies associated with the home must be capable of putting at least as much energy back into the national grid as is taken out to run the home. This will rarely be achievable through on site measures alone so there is a role for 'allowable solutions' in achieving higher levels of the CSH.

2.9 A similar sustainability code to that for residential buildings is expected for non-residential buildings. Until such time as a national code for non-residential buildings is forthcoming, the various BREEAM standards are expected to be used by applicants when developing proposals.

2.10 This area of policy has seen rapid change, reflecting advances in technology and developing experience and expertise, and is likely to continue to do so. It is anticipated that in reviewing such changes the Council will supplement this policy and further specify what is expected. This is will include achievement of higher levels earlier where robust evidence is available that such requirements would be achievable.

2.11 Following the publication of the Habitats Regulation Assessment (HRA) for the Core Strategy (June 2008) and the publication of the East of England Plan (May 2008) water management has been identified as an important issue that needs to be addressed. Where the proposal involves the redevelopment of previously developed land, proposals should endeavour to establish pre-development run-off levels and achieve these where possible. Measures including rainwater collection and greywater systems as well as efficient fixtures and fittings can assist in minimising the use of water resources. Applicants are advised to make use of guidance available at www.water-efficient-buildings.org.uk/. Water efficiency and surface water run off is achieved to some extent for homes through the CSH but is applicable to all development.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire	**2.** To ensure that the types of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need. **12**. To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste. **13.** To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change. **16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, encouraging the uptake of sustainable travel modes, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

Carbon Dioxide Reductions

Policy C 2

Carbon Dioxide Reductions

Proposals for major development will include renewable or low carbon energy generating technologies. These should have energy generating capacity equivalent to 10% of the predicted total CO_2 emissions of the proposal. This should be achieved on-site wherever possible, although off-site systems will be considered favourably where on-site provision is not feasible or viable or CO_2 emissions can be reduced by a greater percentage.

Site specific factors including viability, remediation of contaminated land and other exceptional development costs will be taken into account where appropriate. In cases where a reduction of at least 10% of CO_2 emissions cannot be achieved through incorporation of renewable or low carbon energy generating technologies, delivery of an equivalent reduction in CO_2 emissions may be acceptable through integration of energy efficiency measures over and above current building regulation requirements or policy requirements in relation to the Code for Sustainable Homes, whichever is higher. Alternatively 'allowable solutions' will be considered.

Where the proposal involves more than one building a consistent level of reduction across the development will be sought. Where an alternative approach is likely to be proposed, discussions should be undertaken with the Council before submission of a planning application.

For non-residential developments where the end user (and consequently the predicted total CO_2 emissions) is not known, an approach that assumes the most likely use should be taken. Where several different end users (in terms of their effect on total CO_2 emissions) are likely or an alternative approach is likely to be proposed, discussions should be undertaken with the Council before submission of a planning application.

2.12 There are international, national and regional agreements to reduce CO_2 emissions due to the contribution to global warming. Reductions can be achieved by reducing the use of energy generated from fossil fuels; increasing the efficiency of energy generation, for instance through use of combined heat and power and district heating systems; and by generating energy from renewable sources that emit no or very low levels of CO_2 emissions. This area of policy has seen rapid change, reflecting advances in technology and developing experience and expertise, and is likely to continue to do so. It is anticipated that in reviewing such changes the Council will supplement this policy and further specify what is expected.

2.13 Advice on calculating the predicted total CO_2 emissions is available from a variety of sources, including the Energy Savings Trust and Renewables East. The London Renewables Toolkit is also useful in determining the best systems to use and how to calculate predicted total CO_2 emissions and reductions. Despite the fact that both building regulations and renewable energy technologies have changed since it was published it remains a relevant source of information.

2.14 Buildings that are exempt from building regulations and therefore are not required to assess CO_2 emissions will not be expected to comply with this policy.

2.15 Renewable or low carbon energy generating systems will ideally be incorporated into buildings and/or included on-site. However, the Council recognises that on-site solutions may not always be viable or feasible. Where off-site solutions are proposed their location should be justified in terms of the relationship with the development site, the percentage reduction of CO_2 emissions that can be achieved and any other sustainability benefits that might accrue.

2.16 The Council acknowledges that it is cheaper to reduce CO_2 emissions through energy efficiency measures. It is therefore cost effective to ensure that the development is as energy efficient as possible before calculating what measures are required to comply with this policy. Where a development scheme can satisfactorily demonstrate that, having achieved the highest reasonable level of energy efficiency, [(2)] it is not viable to incorporate sufficient renewable or low carbon energy generating technologies to achieve the required 10% reduction in carbon emissions, it may be viable to achieve the equivalent through additional energy efficiency measures. Alternatively 'allowable solutions' will be considered.

2.17 The Council will encourage developments that go beyond the minimum standards of carbon reduction where developers are aspiring to meet emerging good practise or are looking to ensure their development will meet the rising standards likely to be expected by occupiers further in the future. Urban extensions will provide particular opportunities for exceeding the targets and achieving low or zero carbon development through comprehensive community wide schemes and economies of scale.

2.18 Whilst the requirement to incorporate renewable or low carbon energy generating technologies is only placed on major developments, the Council will encourage all development to consider the potential of incorporating such systems, on a scale appropriate to the development proposed. *Statutory Instrument 2008 No. 675 (as amended by SI 2362)* addresses the installation of micro-generation equipment and removes the need for planning permission for many such installations.

2 These must achieve any energy efficiency measures required to meet policy requirements in relation to the Code for Sustainable Homes or BREEAM as existing at the time the proposal is implemented

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire	**2.** To ensure that the type of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need. **12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste. **13.** To promote developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change. **16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

Renewable and Low Carbon Energy

Policy C 3

Renewable and Low Carbon Energy

Proposals for free standing renewable or low carbon energy generating schemes will be considered in accordance with PPS22: Renewable Energy or successor documents and considered favourably where:

a. careful siting and design ensures the scheme does not have an unacceptable impact, both in isolation or cumulatively with other similar developments, on the environment and local amenity;
b. the siting and design of proposals to be located outside built-up areas has regard to the capacity of the surrounding landscape as identified in the Huntingdonshire Landscape and Townscape Assessment (2007) and the Wind Power SPD (2006) or successor documents; and
c. provision is made for the removal of any redundant apparatus and reinstatement of the site to an acceptable condition, should the site become redundant.

2.19 Together with energy conservation measures, the construction of renewable energy generation installations is central to efforts to reduce reliance on fossil fuels and achieve statutorily agreed reductions in CO_2 emissions. Government policy encourages renewable energy schemes unless the environmental impacts would outweigh the wider social, economic and environmental advantages that stem from exploiting the energy generation potential.

2.20 Research has demonstrated significant potential for renewable energy generation in Huntingdonshire, especially from biomass (including waste), wind and solar sources. This policy is intended to encourage appropriate schemes whilst ensuring the risk of adverse impacts is minimised.

2.21 A Supplementary Planning Document on Wind Power was adopted by the Council in February 2006. This document provides information on the relative sensitivity and capacity of the District's landscapes in relation to wind turbines, indicates the criteria that would need to be taken into account and provides guidance on potential

mitigation measures. A range of matters will need to be considered, including the effects on amenity such as noise generation, shadow flicker and electromagnetic disturbance as well as the impact on the natural and built environment.

2.22 Some renewable energy technologies are developing rapidly, and it is recognised that sites and equipment may become obsolete. Arrangements for the removal of any equipment, should it cease to be operational, are required in order to prevent unnecessary environmental intrusion. Where sites become redundant they should be returned to a state agreed by the Council. In appropriate circumstances this may include the creation of priority habitat types.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire	**12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste. **13.** To promote developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change. **16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

Air Quality Management

Policy C 4

Air Quality Management

Where a development proposal is likely to result in a negative impact on monitored air quality within an Air Quality Management Area (AQMA) a formal assessment of the impact will be required. Where the assessment confirms this is likely, planning permission will only be granted if suitable mitigation measures can be agreed, satisfactorily implemented and maintained.

Development proposals within or adjacent to an AQMA will only be permitted where the air quality within the AQMA would not have an adverse effect on the proposed development or its users.

2.23 The Council is required to designate air quality management areas in locations where air pollution monitoring indicates the air quality does not meet national objectives aimed at protecting people's health and the environment. There are currently four AQMAs designated in Huntingdonshire due to excessive annual mean levels of nitrogen dioxide. The largest of these is in Huntingdon covering an area around the ring road, Ermine Street and parts of Stukeley Meadows. A smaller AQMA is designated in St Neots town centre focused on the High Street and part of New Street. Emissions from heavy goods vehicles are the greatest contributor to high nitrogen dioxide levels in the District resulting in two smaller AQMAs being designated at Brampton in close proximity to the A14 and along the A14 from Hemingford to Fenstanton. The current designations are monitored and amendments to these areas as well as further designations will be implemented as appropriate. Detail of the current position with AQMAs is available on the Council's website.

2.24 It is important that development proposals do not contribute further to existing air quality problems as this would increase the difficulty in bringing air quality in these areas to within acceptable levels. Equally it is important that people's health is not put at risk by increasing the potential for exposure to raised levels of pollutants.

2.25 The Council is currently preparing an Air Quality Action Plan in conjunction with South Cambridgeshire District Council, Cambridge City Council and Cambridgeshire County Council to address air quality on a wider scale. This will set out more detailed actions to try to address poor air quality and should be referred to once completed.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire	**12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help reduce waste. **16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating the adaptation of biodiversity.

Flood Risk and Water Management

Policy C 5

Flood Risk and Water Management

Development proposals will be required to demonstrate that:

a. the development is not located in an area at risk from flooding, as defined by the Environment Agency or the Council's Strategic Flood Risk Assessment (SFRA) unless suitable flood protection/ mitigation measures can be agreed, satisfactorily implemented and maintained;
b. there will be no increase in the risk of flooding for properties elsewhere (e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas), unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained;
c. sustainable drainage systems (SUDS) are used to manage surface water run-off where technically feasible; and
d. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources.

2.26 Huntingdonshire is relatively low lying with much of the district lying between the two large floodplains of the River Nene in the north east and the River Great Ouse in the south west. Many of the major settlements are located adjacent to the River Great Ouse and its tributaries, including Huntingdon, St Neots, St Ives, Godmanchester and Brampton. A Strategic Flood Risk Assessment was completed for the District in 2004 and updated in 2009 which considers the extent, nature and implications of fluvial and tidal flood risk in Huntingdonshire.

2.27 The Environment Agency publishes Indicative Floodplain Maps of vulnerable low lying areas to show where the annual likelihood of flooding is greater than 1% in any year for fluvial inland flooding (equivalent to 1 flood event in 100 years). These maps do not take into account any existing flood defences but show what land could be vulnerable to flooding at this frequency and are thus termed the indicative floodplain maps. The *Strategic Flood Risk Assessment (2009)* supplements this information.

2.28 The damage caused by floods is costly, disruptive and distressing for those affected, so it is essential that development does not add to the risk of flooding that already exists. Development in areas at some risk of flooding will be unavoidable as large parts of all the towns in the District are within such areas. Mitigation measures will be required so that there is no net increase in risk. The use of Sustainable Drainage Systems (SUDS) to manage surface water flows can be an important tool in minimising flood risk. SUDS can also assist pollution control through improved filtration and habitat creation within developments. In view of these benefits SUDS should be employed where it is technically feasible. Information on how SUDs can be incorporated into development can be found in the *Huntingdonshire Design Guide* (2007).

2.29 This policy seeks to ensure that proposals do not adversely impact on or pose an unacceptable risk to the quantity and quality of water resources in the district. Measures including rainwater collection and grey water systems as well as efficient fixtures and fittings can assist in minimising the impact of development on water resources. Applicants are advised to make use of guidance available at www.water-efficient-buildings.org.uk/.

2.30 The Habitats Regulation Assessments for the Core Strategy (June 2008) and the East of England Plan (May 2008) identify the management of water resources as an important issue both in terms of quantity and quality.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire	**12.** To promote developments that conserve natural resources, minimise greenhouse gas emissions and help reduce waste. **13.** To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution or climate change. **16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

3 Protecting and Enhancing the Environment

3.1 Huntingdonshire contains a variety of distinctive landscapes, towns, villages, heritage and wildlife assets. These combine to facilitate a high quality of life, attract visitors and provide for a wide range of leisure activities. The purpose of policies in this section is to maintain and enhance the local environment.

3.2 The *Huntingdonshire Landscape and Townscape Assessment (2007)* identifies the District's landscape character areas that range from the low-lying Fens in the north east to the rolling Wolds in the west. The identification of landscape character areas is an approach which protects the distinctive features of each of the landscape character types rather than favouring a particular selection, and provides clear criteria for making appropriate judgements. It is important that both the quality and distinctive characteristics of these areas are conserved and enhanced when development occurs. The criteria should be used in conjunction with the detailed advice available in the *Landscape and Townscape SPD (2007)* and any successor documents.

3.3 The District's landscape supports a wide range of biodiversity with a number of particularly valuable habitats recognised by statutory designations. Development proposals can be beneficial to biodiversity by facilitating habitat creation and management.

3.4 Huntingdonshire's built environment contains a wealth of attractive, historic features with the combination of buildings of various ages, materials and styles contributing to the distinctive character of each settlement. The built environment provides a wealth of opportunities for biodiversity and ecology to flourish both within buildings and associated landscaping.

3.5 Policies in this section seek to encourage the concentration of development within existing built-up areas and on sustainably located, allocated sites to protect the countryside and minimise the use of greenfield land for development. Sustainable modes of travel are promoted, although it is acknowledged the potential opportunities for this are limited in the more rural parts of the District.

Development Context

Policy E 1

Development Context

All development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal by:

a. responding to the distinctive qualities of the surrounding townscape and landscape as identified in the Huntingdonshire Landscape and Townscape Assessment (2007) or successor documents;
b. avoiding the introduction of harmful, incongruous or intrusive elements by reason of the development's siting, scale, form, colour or use of materials;
c. incorporating a clear network of routes that provide a good level of connectivity with the wider settlement and assist navigation through the proposed development;
d. using high quality landscape schemes, structural landscaping and boundary treatments to enhance the setting of any development; and
e. incorporating (and/ or connecting to) a network of open spaces and green corridors including those identified in Policy CS9 of the Core Strategy (2009) that provide opportunities for recreation, ecology and biodiversity.

In order to maintain and enhance local diversity all new development shall make a positive contribution to its locality though use of high quality design, layout and landscaping. All development proposals must demonstrate a high standard of design and respond appropriately to the design principles set out in the Huntingdonshire Design Guide (2007) or successor documents.

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

3.7 The Huntingdonshire Design Guide (2007) and the Huntingdonshire Townscape and Landscape Assessment (2007) SPDs provide detailed information on materials used locally, the character of development across the District and an assessment of the landform and geology which contribute to the materials used and the context of development. These two documents, or their successors, should be taken into account when designing developments to ensure that local characteristics are enhanced and local distinctiveness promoted through design. Design and Access Statements should indicate how relevant policy has been reflected in a proposed development.

3.8 Design is not solely a visual concern. It also has important social and environmental dimensions, such as the potential of a high quality public realm to contribute to public health, a more inclusive environment, quality of life and sustainability. The variety of architectural and historic design features in the District needs to be protected and enhanced to protect the local distinctiveness of Huntingdonshire.

3.9 Strategic green space and structural landscaping requirements will vary depending on the scale, nature, location and setting of a proposed development. In the strategic locations for growth it will be necessary to enhance the local environment and contribute to visual amenity by providing green infrastructure in the form of structural landscaping, woodlands and bodies of water which will also provide additional wildlife habitats. This may involve on-site provision or a contribution towards achieving the action plan contained in Cambridgeshire Horizons' *Green Infrastructure Strategy* (2006) or successor documents. In some circumstances this could involve the equivalent amount of land to that required for informal and formal green space through policy D1 of this DPD which would provide a total consistent with the amount of green space envisaged to be provided in future Eco-Towns as set out in the supplement to PPS1.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic built environment. **9.** To identify opportunities to increase and enhance major strategic green space. **10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns. **11.** To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

Built-up Areas

Policy E 2

Built-up Areas

Market Towns, Key Service Centres and Smaller Settlements are defined in Core Strategy policy CS3. Other than specific land allocations made elsewhere in the Local Development Framework, development will be limited to within the built-up area of these settlements in order to protect the surrounding countryside and to promote wider sustainability objectives.

The built-up area is defined as the existing built form of a settlement. All land outside of the built-up areas is defined as countryside. The built form excludes:

a. individual buildings and groups of dispersed or intermittent buildings that are clearly detached from the continuous built-up area of the settlement;
b. gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement;
c. agricultural buildings and associated land on the edge of the settlement;
d. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

3.10 This policy elaborates on the definition of the built-up area set out in paragraph 5.15 of the Core Strategy. The distinction between settlements and areas of open countryside has been established by defining what constitutes the built-up area of Market Towns, Key Service Centres and Smaller Settlements. With delineated boundaries in the previous Local Plan there was a perception that any form of development on any land within the boundary would be acceptable. Delineated boundaries can also give rise to pressure for every piece of land within the boundary to be developed and thus damage the loose knit character of many settlements by creating harder, more regular edges to settlements. Restricting development to only within the built-up area protects the more organic form of development characteristic of the edges of many settlements and helps protect the areas around villages, often made up of the gardens of properties, that provide the transition from the settlement to the countryside and provide the setting to many villages.

3.11 At the edge of many settlements properties can be found with extensive gardens or associated land. Where development is proposed such a site will be considered on its merits but, whilst in residential use, and even with some level of domestication, the undeveloped nature of gardens can often mean that they relate more to the surrounding countryside than they do to the built-up parts of the settlement. Each site will be considered on its merits, but buildings are likely to be considered to be clearly detached where there is an agricultural or other rural land use between the site and the main body of the settlement. Application of the criteria should result in development which is more appropriate to individual settlement form and character.

3.12 The purpose of the policy is to provide a clear definition of the built-up area of a settlement essential to the implementation of a wide range of other policies. It will also reinforce national policies aimed at strictly controlling development in the countryside.

Supports the Core Strategy

Policies:	Objectives:
CS3 The Settlement Hierarchy CS5 Rural Exceptions Housing	**3.** To enable specialist housing needs of particular groups to be met in appropriate locations. **4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **6.** To support business development in the District's villages and countryside, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **7.** To maintain and enhance the availability of key services and facilities including communications services. **8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment. **10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.

Heritage Assets

Policy E 3

Heritage Assets

A development proposal which may affect the District's heritage assets (both designated and undesignated) or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced. The District's heritage assets include:

- conservation areas, listed buildings and scheduled ancient monuments
- the character of the historic cores of the Market Towns as defined in the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents
- the landscape character areas defined in the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents
- landscape features including ancient woodlands and veteran trees, field patterns, watercourses, drainage ditches and hedgerows of visual, historic or nature conservation value
- archaeological remains
- historic parks and gardens

A Heritage Statement will be required for development proposals which will have a potential impact on a listed building or structure, a historic park or garden, within an area of archaeological potential or for any major development proposal. A development proposal will not be permitted if it is likely to cause significant harm to a heritage asset. Where appropriate, a programme of work will be secured with mitigation measures being secured by condition or through a Section 106 agreement.

3.13 Huntingdonshire benefits from extensive heritage assets with over 60 Conservation Areas, nearly 2,800 listed buildings, five registered historic parks and gardens and over 50 scheduled ancient monuments. The protection and enhancement of the District's Conservation Areas is a key issue for the Council with an ongoing programme of review and preparation of Conservation Areas and Character Statements.

3.14 There is no embargo on development in Conservation Areas; carefully considered, high quality designs that provide a successful contrast with their surroundings can preserve and enhance character, as well as schemes that employ authentic historical forms and features. Careful treatment of the setting of a building is also vital to ensure that new development complements and enhances its surroundings. Design and access statements should address the potential implications for heritage assets of any development proposals affecting a conservation area or listed building.

3.15 A key feature of the District's heritage are listed buildings of which there are nearly 2,800 in the District. Buildings are listed by English Heritage in recognition of their special architectural or historic interest and any works which affect the character of a listed building require Listed Building Consent. The Council also maintains a Listed Buildings at Risk register to ensure that these important buildings do not fall into disrepair and encourages their repair and reuse. English Heritage maintain a national Heritage at Risk register which in 2009 identified three listed buildings within Huntingdonshire: Park Wall of Hinchingbrooke House, Warren House in Kimbolton and St Andrew's Church in Wood Walton and 12 scheduled ancient monuments.

3.16 Archaeological remains provide crucial links to the past and can provide useful information about local heritage. Appropriate steps must be undertaken to identify and protect them as they are easily damaged or destroyed when development takes place. To protect the integrity of archaeological remains preservation should take place in situ wherever possible.

3.17 Where the potential impact of development proposal on any heritage asset is likely to be significant resulting in the need for appropriate assessment and evaluation requirements will vary depending on the nature of the asset likely to be affected. Guidance should be sought from English Heritage on the scale and nature of information required.

3.18 The Huntingdonshire Townscape and Landscape Assessment (2007) details the typical townscape features of the Market Towns, their structural traits and characteristic detailing of architectural style. New development proposals should ensure they complement the existing built form. It also sets out 9 landscape character areas which broadly influence the scale and form of development across the District. Development proposals should respect the fundamental character of these and not introduce any incongruous elements.

3.19 The policy also aspires to protect historic landscape features including ponds, trees, ridge and furrow patterns, meadows and orchards as these all add value to the character of the area and help to make Huntingdonshire's landscape distinctive.

3.20 Huntingdonshire contains five historic parks and gardens which have been registered by English Heritage as being of national significance. These are at Elton Hall, Hilton Maze, Abbots Ripton Hall, Hamerton and Leighton Bromswold. Any development proposal within or affecting a designated historic park or garden, or any subsequent designations, will only be permitted if it would not have an adverse impact on its historic or special features. Where appropriate, it should support the long-term preservation of the park or garden and its setting through sensitive restoration, adaptation and re-use.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire	**8**. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment. **10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.

Biodiversity and Protected Habitats and Species

Policy E 4

Biodiversity and Protected Habitats and Species

Development proposals will be accompanied by appropriate assessments of the likely impacts on biodiversity and geology, including protected species, priority species & habitat[3] or sites of importance for biodiversity or geology[4].

Development proposals will not be permitted where there is likely to be an adverse impact on a site of international importance for biodiversity or geology. The only exception will be for overriding reasons of human health, public safety or environmental benefit. Where adverse impacts are unavoidable, these must be minimised and mitigated or compensated for in full.

Development proposals will not be permitted where there is likely to be an adverse impact on a site of national importance for biodiversity or geology. In exceptional circumstances development proposals may be considered where the need for, and the benefits of, the development significantly outweigh the impacts that it is likely to have on the defining features of the site. Where adverse impacts are unavoidable these should be minimised, mitigated or compensated for.

Development proposals will not be permitted where there is an adverse impact on protected species, priority species, priority habitat or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the potential adverse impacts. Where adverse impacts are unavoidable a development proposal will be required to demonstrate that:

a. are minimised; and
b. provision is made for mitigation and compensation measures, such as on-site landscape works, off-site habitat creation, species relocation and ongoing management as appropriate; and
c. the value of the site is not compromised, both on its own and as part of the wider network of sites.

3 Species and habitats protected by legislation, or recognised as being of principal importance for the conservation of biodiversity in England

4 Including SSSIs, County Wildlife Sites, National and Local Nature Reserves, Ancient Woodland, Regionally Important Geological and geomorphological Sites (RIGS), Protected Roadside Verges or other landscape features of historic or nature conservation value

Development proposals should aim to conserve and enhance biodiversity. Opportunities should be taken to achieve beneficial measures within the design and layout of development. Development proposals will be expected to include measures that maintain and enhance important features. Priority should be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAPs), that provide opportunities to improve public access to nature or ensure the effective management of biodiversity or geological features.

3.21 The importance of sites of international, national and local nature conservation interest within the District is indicated by the range of statutory designations that exist including Special Areas of Conservation, Special Protection Areas and Sites of Special Scientific Interest. County Wildlife Sites (CWS) are not statutorily protected but provide important habitats to sustain a wealth of biodiversity. These include valuable semi-natural habitats such as ancient woodland, species-rich grassland and wetlands. In 2009 Huntingdonshire was recorded as having approximately 130 CWS although the number varies as new sites meeting the criteria are identified while others known to have deteriorated may be removed.

3.22 The purpose of this policy is to provide additional protection for statutorily designated areas and a good level of protection for non-statutory designated areas such as CWS. It aims to prevent harm to protected habitats and species, including direct impacts such as land take, and indirect impacts like changes to a watercourse or air pollution and the potential combination of such impacts. It should be recognised that harm to a nature site could result at some distance from the proposed development site.

3.23 The Cambridgeshire and Peterborough Biodiversity Partnership coordinates the implementation of 45 Habitat and Species Action Plans which outline actions to help preserve and enhance important habitats and species in Cambridgeshire which are considered to be the most threatened at each level. Where appropriate, priority should be given to achieving the targets set out in these action plans.

3.24 Development proposals involving existing buildings should consider the potential impacts on protected and priority species that may use the building as part of their habitat and provide for appropriate protection and prevention of harm. Proposals for development should seek to maintain and enhance biodiversity and consider their potential impact on biodiversity and on sites of importance for geological conservation. Development proposals should be accompanied by a landscape scheme with high biodiversity value as this can aid the sustainability of the proposal through habitat creation.

3.25 A development proposal that could affect a site of value for biodiversity or geological conservation should be accompanied by a detailed ecological/ geological impact assessment. Where negative impacts are identified, a detailed mitigation strategy should be prepared to demonstrate how these impacts will be prevented, minimised or compensated. Mitigation or compensation should be secured by condition or through a S106 Agreement. It should be noted that knowledge of wildlife sites and their condition is constantly changing and decisions will be based on the most up to date information available.

3.26 When producing an assessment of habitats and species and details of any mitigation or enhancement the 'Biodiversity Checklist: Developers Guidance' or 'Biodiversity and Householder Planning Applications' produced by the Cambridgeshire and Peterborough Biodiversity Partnership (or any relevant successor documents) should be referred to. Further information on issues to be considered can be obtained from the Association of Local Government Ecologists at www.alge.org.uk/publications/index.php.

3.27 In addition to the potential threats to biodiversity caused by new development, climate change poses a significant threat. Some species may be a risk of dying out unless they can keep pace with the impact of a changing climate, others may suffer from increased competition for water resources. Avoiding fragmentation of habitats is likely to be significant is enabling wildlife to adapt to climate change.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS9 Strategic Green Space Enhancement CS10 Contributions to Infrastructure Requirements	**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment. **16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used,encouraging the uptake of sustainable travel modes, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

Trees, Woodland and Hedgerows

Policy E 5

Trees, Woodland and Hedgerows

Development proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value, including ancient woodland and veteran trees. Where they lie within a development site, they should wherever possible be incorporated effectively within the landscape elements of the scheme.

Development proposals will not be permitted that:

a. result in the loss of trees or woodland which are subject to a Tree Preservation Order, are designated as Ancient Woodland or are of visual, historic or nature conservation value; or
b. give rise to a threat to the continued well-being of trees, woodlands or hedgerows of visual, historic or nature conservation value; or
c. involve development within the canopy or root spread of trees considered worthy of retention

unless:

d. there are sound arboricultural reasons to support the proposal; or
e. the work would enable development to take place that would bring sufficient benefits that outweigh the loss of the trees, woodland or hedges concerned.

Where the benefits of the development outweigh the harm resulting from the loss of trees, woodlands or hedgerows provision should be made for appropriate mitigation measures, reinstatement of features and/or compensatory planting, landscaping and habitat creation to ensure no net loss of valued features.

3.28 Trees, small areas of woodland and hedgerows provide important habitats for a range of species, provide shelter, help reduce noise and atmospheric pollution, they also act as CO_2 sinks helping to mitigate against climate change. They add to the character and quality of the local environment, can have historic value and can offer recreation opportunities supporting health and wellbeing.

3.29 To ensure that these benefits are retained, development proposals will be expected to avoid harm to trees, woodlands and hedgerows wherever possible, and wherever appropriate incorporate them within a landscape scheme. This can assist in integrating the scheme into the local environment, providing some mature, established

elements within landscaping schemes. Mitigation, replacement or compensatory measures will be required when this cannot be achieved, to ensure that there is no loss of environmental value as a result of development; these should be secured by condition or through a S106 Agreement.

3.30 Where specific trees or groups of trees are of particular value (such that their removal would have a significant impact upon the local environment and its enjoyment by the public), and are potentially under threat, the Council will make Tree Preservation Orders to protect them. Where trees are covered by TPOs, the policy is intended to safeguard them from damage or destruction unless there are overriding reasons for the development to go ahead.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS9 Strategic Green Space Enhancement	**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment. **14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling. **16.** To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, encouraging the uptake of sustainable travel modes, incorporating adaptation measures in development and facilitating adaptation of biodiversity.

The Great Fen Project

Policy E 6

The Great Fen Project

Within the Great Fen Project Area, as identified on the Proposals Map, planning permission for development (including changes of use) will only be granted for proposals which will deliver the implementation of the Great Fen Project and which are consistent with the Master Plan for the project area, or successor documents. Applications should be accompanied by information which clearly explains how the proposals will make a positive contribution towards the implementation of the Master Plan and overall strategy for the Great Fen.

Proposals which lie outside the project area and within its Landscape and Visual Setting Boundary as defined on the Proposals Map will only be permitted if they are compatible with the landscape, access and water quality aims of the strategy.

3.31 The Great Fen Project is a unique project of landscape restoration of national significance which is expected to attract many visitors to the area. Its size and 50 year timescale for implementation makes it stand out for special treatment. The aim of the project is to restore 3,700 hectares of fenland habitat between Peterborough and Huntingdon. When finished, it will connect Woodwalton Fen National Nature Reserve and Holme Fen National Nature Reserve to provide many conservation benefits for additional wildlife, recreational and educational benefits for residents to contribute to agricultural diversification and the development of the local economy through increases in visitors and creation of new jobs and income streams through different land management regimes and visitor enterprises.

3.32 The Great Fen Project lies within the Fen Margin and Fens Character Areas as described in the *Huntingdonshire Landscape and Townscape Assessment* (2007). In this area, the land is low-lying, at or below sea-level and the previous existence as wetlands contributes significantly to the current landscape. From the 17th century the fenlands have been successively drained to produce rich and fertile agricultural land. However, the original wetland habitat has been gradually lost, and with it the important historic contributions to our understanding of past life. The Great Fen Project aims to return the land to its condition before it was drained, thus restoring the wetland habitat. Although some farming land will be lost, alternative economic opportunities such as recreation, tourism and reed and sedge harvesting will be created which will help boost the local economy. Land ownership is complex as not all the land is currently in the ownership of the project partners responsible for the project's implementation.

3.33 The District Council has commissioned consultants to undertake a landscape and visual assessment of the Project Area and surrounding landscape. This has enabled the District Council to identify a Landscape and Visual Setting Boundary for the land surrounding the project. The primary aim of this area is to protect the tranquillity of the Great Fen itself. It will help to protect the Great Fen against visual and noise intrusion from major structures such as wind turbine, telecommunications masts and any other major development located in close proximity to the project. Development will not be precluded within this area; however, potential impact on the Great Fen Project will be a material consideration when determining applications that fall within the boundary. Beyond this boundary major structures, although potentially visible from the Great Fen Project Area, are less likely to impact on the setting of the Great Fen Project.

3.34 As a new drainage regime is being considered for the project area it is important to have planning control over the catchment area that feeds into the Great Fen as significant developments outside the project area could have a detrimental impact on its landscape and ecological qualities.

3.35 The Masterplan for the Great Fen Project area will aid the planning process by ensuring that development associated with the project is located in the right place and the strategy is not prejudiced by development. It will incorporate a vision for the Great Fen and analyse the constraints and opportunities of the area. It will draw together information on hydrology, geology, habitats, rights of way, and landscape context. The Masterplan will reflect the habitat creation and proposals, including a visitor centre, already agreed by the Great Fen Partnership and develop them appropriately. A draft action plan will also be put forward with costed projects and target phasing for them.

3.36 Through the planning process it will be necessary to ensure that the current use of the land during this time is carefully monitored to ensure that it is consistent with the Masterplan for the area. This may require permitted development rights for specific farming or operational purposes to be restricted.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS9 Strategic Green Space Enhancement	**8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment **9.** To increase and enhance major strategic green infrastructure while improving the natural habitat and biodiversity. **14.** To increase opportunities for pursing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling. **18.** To support the District's tourism sector, particularly opportunities relating to the Great Fen and water based activities.

Protection of Open Space

Policy E 7

Protection of Open Space

Development proposals shall not entail the whole or partial loss of open space within settlements, or of outdoor recreation facilities or allotments within or relating to settlements unless:

a. a robust assessment of open space provision has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space can perform; and
b. any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities.

There should be no harm to spaces which:

c. contribute to the distinctive form, character and setting of a settlement; or
d. create focal points within the built up area; or
e. provide the setting for important buildings or scheduled ancient monuments; or
f. form part of an area of value for wildlife, sport or recreation, including areas forming part of a 'green corridor'.

3.37 The current network of open spaces and recreation facilities within Huntingdonshire's towns and villages makes a significant contribution to their character and attractiveness. Open space takes many forms including parks, village greens, play areas, sports pitches, undeveloped parcels of land, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities and whatever their size, function and accessibility they all contribute to local amenity and biodiversity. It is important to prevent the loss of open space where this would harm the character of a settlement or the visual quality of the locality.

3.38 Huntingdonshire's Sports Facilities Strategy 2009-2014 identifies a number of outdoor sports facilities which need to be preserved and maintained due to identified strategic need. Variations in under and over provision of outdoor sports facilities exist across the District and will be taken into account when proposals involving losses are considered. The Council intends to prepare an Open Space Strategy which will provide additional guidance.

3.39 People's quality of life is improved by the existence of open spaces through opportunities for formal or informal recreation. The draft policy will increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS9 Strategic Greenspace Enhancement	**8.** To maintain and enhance the availability of key services and facilities including communications services. **14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

Sustainable Travel

Policy E 8

Sustainable Travel

Development proposals must demonstrate how the scheme maximises opportunities for the use of sustainable travel modes, particularly walking, cycling and public transport. This should include planning the layout of development to favour more sustainable modes and contributions from development to the extension, linking, or improvement of existing routes to achieve the following benefits wherever possible:

a. the provision of safe and convenient pedestrian and cycle routes, including links to new and existing services and facilities;
b. improved public transport, including infrastructure and revenue support for enhanced services, and better connections with public transport interchanges;
c. strengthening the adjacent walking and cycling network, including contribution to the creation of new links which will facilitate and encourage greater use;
d. improved access to the countryside and links to strategic green infrastructure provision; and
e. the provision of new circular routes and connections between local and long-distance footpaths, bridleways and cycle routes

3.40 Government policy encourages the use of more sustainable transport modes rather than restricting vehicle ownership. The Core Strategy focuses the majority of new growth in the most sustainable locations where a choice of travel modes can be made available. However, it is acknowledged that Huntingdonshire is an extensive, largely rural district and that the use of the car as a means of transport is currently a necessary part of many people's lives. However, the policy aims to enhance the choice of non-car based travel for new developments which may result in the need for improvements in the transport infrastructure, including contributions towards public transport.

3.41 The availability of safe, coherent and easy to use footpaths and cycle routes can have a significant impact on people's choice of transport mode. New developments should not have a detrimental impact on existing and/or proposed routes. Developments should also facilitate opportunities for people to use public transport both for local journeys and to access the wider public transport network.

3.42 More than half of all trips in Huntingdonshire are under 2 miles in length; for many people walking or cycling are a feasible alternative to using the car for such journeys. The Government's *Manual for Streets* (2007) should be consulted when beginning to plan how new development will link with the existing network of streets cycle and footpaths. The policy will help facilitate a positive cycling and walking experience and contribute to objectives for the pursuit of healthy lifestyles.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS9 Strategic Green Space Enhancement	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

Travel Planning

Policy E 9

Travel Planning

To maximise opportunities for the use of sustainable modes of travel, development proposals should make appropriate contributions towards improvements in transport infrastructure, particularly to facilitate walking, cycling and public transport use. Proposals should not give rise to traffic volumes that exceed the capacity of the local or strategic transport network, nor cause harm to the character of the surrounding area.

To demonstrate the likely impact of a development proposal a Transport Assessment or a Transport Statement may be required, depending upon the size and nature of the scheme and its potential impact. The need for this should be agreed with the Local Planning Authority prior to the submission of a planning application. A Travel Plan will also be required where the development involves large scale residential development[(5)], employment/ commercial development in excess of national guideline figures[(6)] or non-residential institutions including schools and colleges. The Travel Plan will need to demonstrate that adequate mitigation of the transport impacts of the proposal can be achieved.

3.43 Travel plans have successfully been used to promote sustainable forms of travel for journeys to major concentrations of people such as secondary schools and large businesses. They can also contribute to promoting sustainable travel from a single point of origin to frequently accessed destinations. Travel plans work by providing and encouraging the use of more sustainable travel choices such as walking, cycling, public transport, car sharing and car clubs as well as by reducing the need for travel and reducing single occupancy car journeys.

3.44 General travel plan guidance is given in Cambridgeshire County Council's *Transport Assessment Guidelines* (June 2008). Developers should also refer to the following documents:

- *Making Residential Travel Plans Work* (DfT, August 2007)
- *Good Practice Guidelines: Delivering Travel Plans through the Planning Process* (DCLG/ DfT, April 2009)

5 Defined in the Core Strategy as comprising 60 or more dwellings

6 As set out in Good Practice Guidelines: Delivering Travel Plans through the Planning Process (DCLG/ DfT April 2009)

- *The Essential Guide to Travel Planning* (DfT, 2008)
- *Low Carbon Transport - A Greener Future* (DfT, July 2009)
- *PPG 13: Transport* (2001), paragraphs 87 to 91: Travel Plans

3.45 Cambridgeshire Council Council has established guidance for school and business travel plans with guidance on residential travel planning being prepared in 2009 in conjunction with district councils in Cambridgeshire. Further guidance on travel planning may be given in a supplementary planning document.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS9 Strategic Green Space Enhancement	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

Parking Provision

Policy E 10

Parking Provision

Development proposals will be considered acceptable where:

a. the design of the proposal incorporates provision of car and cycle parking that accords with the levels and layout requirements set out in Appendix 1 'Parking Provision';
b. the minimum levels of car parking for people with impaired mobility as set out are achieved; and
c. parking facilities are shared where location and patterns of use permit.

Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the proposed development. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.

3.46 PPS3: Housing (2006) advocates that residential parking policies should consider expected levels of car ownership which are are high in Huntingdonshire compared with the national average being a relatively prosperous and predominantly rural area. Many of Huntingdonshire's smaller settlements and countryside areas have no, or extremely limited, public transport services and reliance on private cars as the main mode of travel is likely to continue for some years. Given this it is considered inappropriate to under-provide for car parking. At the same

time all developments should seek to create areas that are attractive and that encourage travel by modes other than the car and that promote the shift in priority away from motorists and towards pedestrians, cyclists and public transport users. Standards for car and cycle parking are set our in Appendix 1 'Parking Provision'.

3.47 For residential development adequate car parking should be provided to ensure that excessive levels of on-street parking are avoided, however, a combination of allocated and unallocated spaces can provide flexibility, as identified in Residential Car Parking Research, DCLG, (2007). Secure cycle parking is required with all residential development to encourage cycling as an alternative for shorter journeys. In town centres the maximum level of provision for residential car parking is more restrictive than for other areas. This recognises that town centres are better provided with public transport options and have services and facilities within walking distance making sustainable travel choices a realistic alternative for many people.

3.48 The level of car parking provision in non-residential development varies significantly according to the nature of the use. Flexibility is required to reflect the availability of non-car alternatives which may influence the requirement for car parking spaces. In areas where alternative travel choices are available careful consideration of the availability of car parking spaces can help to reduce car use, particularly where this is combined with effective travel planning. However, it is important to ensure adequate parking provision for people with impaired mobility for whom adequate parking in convenient locations is essential.

3.49 Encouraging the shared use of car parking spaces, by taking advantage of activities where the peak demands do not coincide, can help reduce the overall number of spaces required. This in turn reduces the amount of land used. However, the conflict between peak demand for residential and town centre parking prohibits the reliance on use of public car parks for parking for residential users due to the potential for adverse impact on the availability of parking for town centre users.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

4 Delivering Housing

4.1 Critical to the delivery of sustainable development and inclusive communities is the provision of housing with easy access to jobs, services, sports and recreation facilities in locations that are accessible by walking, cycling and public transport. The vast majority of new homes to be developed in Huntingdonshire are directed to the Market Towns and Key Service Centres by the *Core Strategy* (2009). This concentration will promote sustainability by helping to reducing the need to travel to reach local services and facilities. It also has potential to support the viability of groups and activities which contribute to active, inclusive communities. A limited range of new homes will be allowed in the countryside to meet the needs of the rural economy.

4.2 The policies in this section encourage a wide range of housing types and sizes to meet the needs of all sectors of the community. The *Cambridgeshire Strategic Housing Market Assessment* (2008) provides an extensive analysis of the future housing needs of Huntingdonshire and nearby districts. The *Peterborough Strategic Housing Market Assessment* (2008) also covers the needs of a small part of Huntingdonshire within its southern fringe area. Both provide technical guidance on the type, size and mix of properties required locally to contribute best to the achievement of mixed, sustainable communities.

4.3 In design terms, policies encourage new development to respond sensitively to its local context, to promote a sense of security and to respect the amenities enjoyed by neighbours and those of future users of the proposed development. The decisions taken about density, mix, layout and design of new housing developments at the planning stage will determine the scheme's viability and the quality of life it will provide to future residents.

Efficient Use of Housing Land

Policy H 1

Efficient Use of Housing Land

To promote efficient use of land proposals for housing developments will optimise density taking account of the:

a. nature of the development site;
b. character of its surroundings; and
c. need to accommodate other uses and residential amenities such as open space and parking areas.

To help reduce the need to travel, proposals will be supported which:

i. include higher densities in locations in close proximity to concentrations of services and facilities;
ii. integrate commercial and community uses amongst new homes of a scale and nature appropriate to their location.

4.4 PPS3: Housing (2006) sets a minimum acceptable density for residential development of 30 dwellings per hectare unless exceptional circumstances can justify a lower level. Appropriate densities for housing development will vary according to the type and character of settlement and the specific characteristics of the proposed site including its immediate context, constraints, and the necessity of delivering an appropriate mix of housing types and sizes to meet needs.

4.5 In locations with good access to a range of services, facilities and employment opportunities, higher densities are appropriate. This approach complements the settlement hierarchy for the District. Denser forms of development can also generate the 'critical mass' of people that may be needed to support local facilities. Maximising the amount of housing in relatively sustainable locations should help to offer greater opportunities for people to make sustainable choices and limit the need to travel.

4.6 Higher densities will be encouraged where innovative design enables this to be integrated with the site's surroundings. Building at moderate to high densities wherever possible will enable best use to be made of development sites, and help safeguard the countryside from unnecessary development. Lower density development may be acceptable where the character of the site and its surroundings or the need to incorporate an appropriate mix of uses makes this the most appropriate option.

4.7 A design-led approach is of critical importance in delivering not only aspirations for efficient use of land but also for protecting local distinctiveness and ensuring an attractive environment for residents. Proposals for residential development will need to ensure that increased densities are not delivered at the detriment of amenity and character. The Design and Access Statement should explain the rationale for the density selected and how it relates to local physical and environmental characteristics, the location's accessibility and infrastructure capacity.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS3 The Settlement Hierarchy CS4 Affordable Housing CS5 Rural Exceptions Housing	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **2.** To ensure that the types of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need. **3.** To enable specialist housing needs of particular groups to be met in appropriate locations. **10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns. **11.** To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

Housing Mix

Policy H 2

Housing Mix

The Council will require a mix of housing types and sizes that can:

a. reasonably meet the future needs of a wide range of household types in Huntingdonshire; and
b. reflects the advice and guidance provided within the Cambridgeshire and Peterborough SHMAs and relevant local housing studies.

This includes the provision of a proportion of homes built to 'Lifetime Homes' Standards or successor documents. The proposed housing mix should be justified through the Design and Access Statement and demonstrate how the proposed development will contribute positively to the promotion of a sustainable and inclusive community.

In determining the most appropriate mix of housing types and sizes, consideration should be given to the findings of the Cambridgeshire and Peterborough Strategic Housing Market Assessments (2008) or successor documents. Consideration should also be given to other material factors including the characteristics of the housing stock in the surrounding locality, the characteristics of the site and its surrounding area and, where necessary, and where it has been robustly justified, economic viability.

4.8 Government policy advocates to development of mixed communities to promote social cohesion. At the same time, social diversity contributes to vibrant and mixed places. The variety of household types within the District result in a need for a wide range of dwelling types. The balance and mixture of household and dwelling types with commercial and community facilities strongly influences the way a community develops and how sustainable it can be.

4.9 The planning system is responsible for securing development which provides for the needs of all sectors of the community. To promote social inclusion new development schemes reflect the diversity of household types and lifestyles that make up Huntingdonshire's communities. The policy aims to achieve a mix of housing that can contribute to establishing inclusive and sustainable neighbourhoods, and includes sufficient flexibility to be responsive to local needs and market conditions.

4.10 The outcomes of the SMHAs should be taken into account to ensure that housing supply is well matched to the type and size of households seeking accommodation but leaves developers free to identify the size and type of dwellings that are appropriate.

4.11 The *Cambridgeshire SMHA* (2008) indicates that Huntingdonshire will see a total population growth of over 4,500 from 2006 to 2021, with a 55% increase in those aged over 65 between 2006 and 2021. In total, a rise of 8,900 households is forecast from 66,500 in 2006 to 75,400 in 2021 of which 8,000 are expected to be single person households. Unfortunately it does not forecast through to 2026. The full text can be viewed at the Cambridgeshire Horizons website www.cambridgeshirehorizons.co.uk. The proposed housing mix within the proposed development should take account of the accommodation needs of the anticipated high proportion of single person households.

4.12 The *Peterborough SHMA* (2008) covers a small part of northern Huntingdonshire within its 'southern fringe' area. Within the southern fringe the number of households is expected to grow from 19,000 in 2006 to 25,000 in 2026 and average household size to decline from 2.36 people per household in 2006 to 2.14 people per household in 2026. The full text can be viewed at www.Peterborough SHMA.

4.13 Prospective developers should consider the relevant detailed analysis form the SHMAs and any subsequent updates or supplementary documents in determining the most appropriate housing mix for a new development site to ensure the proposed scheme is marketable and meets the needs of potential residents. Given the increasing proportion of older residents an increasing proportion of dwellings will probably be required which are suitable for people with limited mobility. Provision of homes built to the Lifetime Homes Standards amongst general housing developments promotes social inclusion by offering opportunities for older residents to remain in their established community later in life.

4.14 Some Parish Plans and Village Design Statements set out local aspirations for housing supply, often in regard to the mix of sizes considered desirable, the need for suitable homes for elderly residents to downsize into and homes which facilitate local young people remaining close to where they grew up. Such documents can provide a useful indication of local opinion on a desirable mix of housing sizes and types and can form a material consideration depending upon the level of public participation in their preparation.

4.15 The changing household structure anticipated to 2026 would imply a relative drop in the need for additional large family housing and a massive increase in demand for accommodation suitable for smaller households. However, it should be taken into account that although households comprising a single person or couple may be counted as technically needing only one bedroom accommodation, in reality the active demand is for at least two bedrooms as people aspire to more flexible and spacious living conditions.

Supports the Core Strategy

Policies:	**Objectives:**
CS2 Strategic Housing Development CS3 The Settlement Hierarchy CS4 Affordable Housing in Development CS5 Rural Exceptions Housing CS6 Gypsies, Travellers and Travelling Showpeople	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **2.** To ensure that the types of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need. **3.** To enable specialist housing needs of particular groups to be met in appropriate locations.

Adaptability and Accessibility

Policy H 3

Adaptability and Accessibility

The location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development by:

a. incorporating appropriate and conveniently located facilities that address the needs of potential user groups;
b. maximising the adaptability of buildings and spaces by incorporating elements of Lifetime Neighbourhoods and Lifetime Homes Standards;
c. incorporating features that will promote social cohesion and inclusion; and
d. enabling ease of access to, around and within the proposal for all potential users, including those with impaired mobility.

4.16 National planning policy requires local planning authorities to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking, and cycling. This is important for all to promote social inclusion, but especially for those who do not have regular use of a car. A key aspect of planning for sustainable development is ensuring that places are safe to use by all groups in society. Development must also address the specific requirements of all potential user groups, such as people with disabilities, women, the young, the elderly and minority communities and be capable of adapting to their changing needs and circumstances. A criteria based approach provides the most appropriate way of indicating how these matters can be considered in the development process.

4.17 Major development should consider an appropriate mix of uses and facilities (such as the availability of local shops and child care facilities) dependent on potential user groups, as well as the design of individual buildings and the layout of external areas. All such decisions will need to be informed by early consultation with potential users.

4.18 Our ageing society poses a significant challenge. A requirement in the policy for development proposals to include elements of Lifetime Homes and Lifetime Neighbourhoods will help to ensure that there is enough appropriate housing available in the future and that older people do not feel trapped in their own homes because their neighbourhoods are not suitably designed. The Lifetime Homes Standard has been developed to support the construction of flexible, adaptable and accessible homes that can respond to changes in residents' circumstances. Mandatory for social housing from 2011, the Lifetime Homes Standard falls within level 6 of the Code for Sustainable Homes, the requirements of which will be introduced in a phased manner through Building Regulations.

4.19 The importance of taking action now is considered in detail in *Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society* (2008).

4.20 Personal safety and social inclusion can be improved by the careful design of open areas. The careful selection of materials and design specification can also make significant differences to personal security, the fear of crime and the durability of development.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire	**3.** To enable specialist housing needs of particular groups to be met in appropriate locations. **5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping leisure and tourism. **13.** To secure developments which are accessible to all potential users, and which minimises risks to health as a result of crime (or fear of crime), flooding or pollution and climate change.

Supported Housing

Policy H 4

Supported Housing

Proposals for the development of new supported housing will:

a. be located within the built-up areas of the Market Towns and Key Service Centres, a specific site allocation or land within an identified direction of housing or mixed use growth set out elsewhere in the LDF;
b. be located within the existing built-up areas of the Smaller Settlements where a need for such a location can be demonstrated; and
c. enable shops, public transport, community facilities and medical services to be reached easily by those without access to a car, as appropriate to the needs and level of mobility of potential residents.

Proposals for extensions to existing properties will be considered on the basis of individual merit.

Proposals for the development of wholly affordable supported housing will be allowed in the above locations and on land adjacent to the built-up area of a Key Service Centre or Smaller Settlement where it meets the criteria of Policy CS5 'Rural Exceptions'.

4.21 National policy supports independent living for as many people as possible; however, some people's needs are best met in accommodation with on-site care facilities. This policy addresses all types of housing that incorporate an element of care for the residents. Sheltered housing allows people to live independently but with the security of having someone to call on in emergencies. Extra-care housing provides greater support enabling people to live independently even when they have high care and support needs. Care homes provide accommodation for people whose needs cannot be met in their own home; some offer 24 hour nursing care, others support people with specific disabilities or medical needs. Hostels providing care, falling within Use Class C2:Residential Institutions will also be determined in accordance with this policy.

4.22 Generally, housing with care should be directed towards locations which offer easy access to relevant facilities and services for residents. The needs and mobility levels of potential residents varies greatly and individual schemes will be assessed depending on the needs of anticipated residents.

4.23 Development proposals should accord to the scales of development set out in Core Strategy policy CS3. To promote social inclusion and enable opportunities for people to remain in contact with established social networks, proposals for supported housing in excess of minor scale development may be permitted within Smaller Settlements provided that a strong justification is put forward.

4.24 From 2006 to 2021 the population aged 75-84 years in Huntingdonshire is expected to increase by 5,240, coupled with a growth in residents aged 85+ years of 1670 (equivalent to 62%) [(7)]. The greatest need for specialist accommodation and heaviest demand on support services is expected to arise from the latter group. *Ageing Well: Older Persons Housing, Health and Social Care Strategy* (2005) sets out Huntingdonshire District Council's preference to shift away from group residential care homes towards extra-care accommodation. It sets an indicative target for the provision of 360 extra-care dwellings by 2015/6, a significant increase over the 2004/5 level of just 52 properties.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS2 Strategic Housing Development CS3 The Settlement Hierarchy	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **3.** To enable specialist housing needs of particular groups to be met in appropriate locations.

7 *Cambridgeshire SHMA* (2008)

Homes in the Countryside

Policy H 5

Homes in the Countryside

Extension to, alteration or replacement of existing dwellings

Proposals to alter, extend or replace an existing dwelling in the countryside should not:

a. significantly increase the height or massing of the original dwelling, subject to the need to provide satisfactory living conditions for occupiers;
b. significantly increase the impact of the original dwelling on the surrounding countryside; and
c. entail development where only the site of a previous dwelling remains or the previous dwelling has been abandoned.

Outbuildings

Proposals to erect, alter, extend or replace an outbuilding within the curtilage of a dwelling in the countryside should:

d. be of a scale consistent with the dwelling to which it relates;
e. be well related to the dwelling to which it relates; and
f. not have a significant adverse impact on the surrounding countryside.

Relaxation of occupancy conditions

Proposals for the relaxation of an occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by:

g. its associated enterprise;
h. those working, or last working, in the locality in agriculture, forestry, horticulture or a rural enterprise; and
i. a surviving partner of such a person or any resident dependents.

When considering applications to relax such a condition the Council will require evidence of the steps taken to market the dwelling for a continuous period of 12 months at a value reflecting the occupancy condition.

4.25 The Settlement Hierarchy established in Core Strategy policy CS3 clearly limits housing development outside the existing built-up areas or specific allocated sites to that which has an essential need to be located in the countryside. The purpose of this policy is to protect the countryside from inappropriate development. The countryside is defined as all parts of the District which fall outside of the built-up area of any settlements as defined in Policy S2: Built-up Areas.

4.26 To reduce opportunities for development in unsustainable locations applications for new homes in the countryside will be required to demonstrate an essential need for a rural location in accordance with the requirements of PPS7: Sustainable Development in Rural Areas or successor documents. Any application for a replacement dwelling must be for a property which has lawful use as a dwelling house to avoid the replacement of shacks, caravans and other such structures. Similarly, new dwellings will not be permitted where a previous residential use has in effect been abandoned, such that only the site of the previous dwelling remains.

4.27 Proposals for new dwellings in the countryside will be permitted where accommodation for a full-time worker is required and there is an essential need for the employment to be in a countryside location. Such permissions will be subject to a condition ensuring the occupation will be limited to essential need and to a person solely or mainly working, or last working in the locality in agriculture, forestry, horticulture or other rural enterprise, or a surviving partner of such a person, and to any resident dependents.

4.28 Limits need to be placed on the extent to which existing homes may be enlarged and ancillary buildings erected to reduce the potential intrusiveness of built development in the countryside. Extensions will be judged against the size of the original building which is defined as the building as existing in July 1948 or as first built since. Advice on appropriate design principles is contained in the *Huntingdonshire Design Guide* (2007).

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS3 The Settlement Hierarchy	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **3.** To enable specialist housing needs of particular groups to be met in appropriate locations. **6.** To support business development in the District's villages and countryside, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **11.** To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness. **18.** To support the District's tourism sector, particularly opportunities relating to the Great Fen and water based activities.

Residential Moorings

Policy H 6

Residential Moorings

Proposals for the permanent residential use of moorings will only be permitted where the site is of a scale and location consistent with the Settlement Hierarchy as set out in policy CS3 of the Core Strategy and the built-up area set out in policy E 2 and it can be demonstrated that the proposal:

a. will not compromise leisure boat use; and
b. will not impede navigation; or
c. is essential for the management of recreational facilities.

For the purposes of this policy only the definition of the existing built-up area is extended to include any directly adjacent river or body of water.

4.29 The District contains a significant number of marinas, boatyards and mooring points to meet the needs of boat users. These are predominantly for leisure users rather than those seeking permanent moorings for houseboats as the majority of river usage is for recreational boating.

4.30 It is acknowledged that living on boats is a lifestyle choice for some residents and contributes to increasing the diversity of homes within the District. Within marinas residents can provide valuable assistance to leisure boat users and aid security. Outside marinas and particularly on river banks residential use of boats can create demand for facilities that are inappropriate in a rural riverside location, such as boardwalks for safe access or provision of water and pump-out facilities. There is also a risk of pollution and disturbance to wildlife.

4.31 The Core Strategy seeks to deliver new development in sustainable locations and so the same principle will be applied to proposals for residential use of moorings. The policy aims to ensure that potential residents of houseboats benefit from the same level of access to services and facilities as those living in traditional housing. Residential use of moorings is thus limited to locations provided for in the policy. The aim is to both to facilitate access for residents to services and to protect the countryside from adverse impacts associated with permanent occupation, such as visual intrusion. The Core Strategy directs the majority of residential development to locations within the existing built-up area of settlements. It is recognised that as rivers and other bodies of water are typically outside the existing built-up area this definition needs to be adapted solely for the purposes of this policy to incorporate rivers and bodies of water which are directly adjacent to the existing built-up area of a settlement.

Supports the Core Strategy

Policies:	**Objectives:**
CS3 The Settlement Hierarchy	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, whilst catering for local needs. **3.** To enable specialist housing needs of particular groups to be met in appropriate locations.

Amenity

Policy H 7

Amenity

To safeguard living conditions for residents and people occupying adjoining or nearby properties, the Council will take into consideration the following in assessing the impact of development proposals:

a. access to daylight and sunlight, overshadowing and the need for artificial light
b. overlooking causing loss of privacy and how this is addressed by design or separation
c. potential levels and timings of noise and disturbance
d. potential for pollution, including air quality, light spillage and contamination of land, groundwater or surface water
e. the effect of traffic movement to, from and within the site and car parking
f. resultant physical relationships being oppressive or overbearing
g. minimising the extent to which people feel at risk from crime by:

i. incorporating elements of Secured By Design[8] or similar standards;
ii. enabling passive surveillance of public spaces and parking;

8 See http://www.securedbydesign.com/index.aspx

iii. distinguishing clearly between public and private areas; and
iv. incorporating appropriate security measures, such as lighting, CCTV and hard and soft landscape treatments.

4.32 A common concern when development is proposed is that of its potential impact on neighbouring properties and places. Government guidance has promoted more intensive forms of development to make more efficient use of land and buildings which increases the importance of careful design, layout and orientation to ensure proposals do not adversely affect others. Such considerations apply equally to proposals to extend and alter existing buildings as they do to new developments. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of new development into existing neighbourhoods. A vital part of this is to ensure that new development takes account of community and individual safety considerations and minimises opportunities for crime.

4.33 The policy sets out the criteria that will be used to assess whether a proposal will have a significant impact upon amenity. Further guidance on how this can be achieved is contained in the Huntingdonshire Design Guide.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire	**11.** To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

5 Supporting Prosperous Communities

5.1 The purpose of this chapter is to draw together the range of matters that supports prosperous communities. This includes policies promoting sustainable locations for new employment uses, access to retail and local services, and the sustainable management of tourism and leisure within the District. Achieving sustainable economic growth in Huntingdonshire depends on creating new employment opportunities, protecting and enhancing existing sources of employment, promoting the vitality and viability of Town Centres and Key Service Centres and facilitating the diversification of the rural economy.

5.2 There is a broad range of commercial development in Huntingdonshire. Future job creation in all sectors will be important but four sectors in particular have been identified as being integral to promoting sustainable, prosperous communities in Huntingdonshire: creative industries, environmental science and technologies, high value manufacturing and high-tech enterprises. These will all be encouraged to develop and prosper. Although jobs will remain in traditional manufacturing and agricultural sectors, opportunities in others are expected to grow more, such as the retail, tourism, education, health and leisure sectors. Policies in this section aim to contribute towards the delivery of around 13,000 new jobs by 2026, to assist the diversification of local job opportunities and reduce the level of out-commuting.

5.3 Huntingdon and St Neots have the greatest concentrations of jobs in the District, with the other Market Towns and Key Service Centres offering varying levels of employment. There are established commercial areas dispersed throughout Huntingdonshire, a number which are on former military bases. The established commercial areas provide a valuable source of employment with most being relatively close to where people live. They offer a range of employment land and buildings for both large and small businesses.

5.4 Huntingdonshire contains four Market Towns, 10 Key Service Centres and over 70 villages which provide an established hierarchy of shops, services and facilities. The town centres are the focal points of public transport within the District. The Market Towns and Key Service Centres remain will remain the economic and social focus of the District.

5.5 Government policy strongly advocates the primacy of town centres for retail, cultural, tourism and leisure uses to promote their vitality and viability and to ensure that such uses are concentrated in locations with good accessibility by a choice of means of transport.

5.6 Huntingdonshire is a predominantly rural district with around half the population living outside the four Market Towns. To ensure the viability and vitality of rural communities it will be important to increase their sustainability in terms of local access to shops, services and jobs. Appropriate investment in the rural economy alongside provision of services and facilities will be encouraged through plans and programmes of the Council and its partners.

5.7 The countryside outside settlements is a valuable resource for agriculture, recreation and wildlife. The Council will work in partnership with others to enhance its recreational and wildlife value whilst promoting the vitality of the rural economy.

5.8 Tourism and leisure are important contributors to the local economy. The district has a wealth of natural and built heritage including the waterways, countryside, nature reserves, historic market towns, specialist local museums and numerous attractive villages.

5.9 To ensure tourism contributes towards sustainable development of the area, tourist facilities and accommodation should be concentrated largely in Market Towns and Key Service Centres. This will maximise opportunities for access by sustainable modes of travel whilst at the same time conserving the natural and historic environment which lie at the core of the area's attractiveness.

5.10 To increase the potential for visitors to enjoy Huntingdonshire's attractions, to stay longer and to contribute more to the local economy it is essential to have a range of good quality attractions and accommodation to meet the needs of both tourists and business travellers.

5.11 Huntingdonshire benefits from extensive waterways which offer a variety of opportunities for tourist attractions ranging from boating and fishing to nature conservation attractions and peaceful enjoyment of the surrounding open space.

Large Scale Businesses

Policy P 1

Large Scale Businesses

Proposals for major development of industrial or warehouse uses (All 'B' uses other than B1a[(9)]) will be considered favourably subject to environmental and travel considerations where the site is within:

a. the built-up area of a Market Town or Key Service Centre; or
b. an identified Established Employment Area; or
c. a site allocated for that type of use, including mixed use allocations where general 'B' uses are specified as part of the mix; or
d. the proposal is for the expansion of an established business within its existing site.

Proposals for major development of office uses will only be permitted within town centres in accordance with Policy P 4 Town Centre Uses and Retail Designations or a location allocated for that type of use, including mixed use allocations where office uses are specified as part of the mix and the proposal forms an integrated part of the development. Where a town centre or allocated location is not achievable, major office development proposals may be considered favourably on other sites within the built-up areas of settlements within Spatial Planning Areas, where it can be demonstrated that:

d. no sequentially preferable site is available and suitable, starting with sites within 300 metres of the edge of the defined town centre and locations with good access to high quality public transport, then out-of-centre locations; or
e. the scale of development is inconsistent with the function and character of the defined town centre; or
f. the site is located in an established commercial area.

5.12 Large scale businesses can provide significant employment opportunities and are encouraged in close proximity to existing and proposed homes as this could contribute to reducing the need to travel and maximise people's opportunities to make journeys to work by foot, cycle or public transport. At the same time is is intended to protect rural areas and limit the loss of undeveloped land.

5.13 A distinction is made for large scale office development to reflect national aspirations that offices should be a town centre use. It can be difficult to successfully integrate large scale office buildings into the built fabric of historic market town centre; therefore, the locally preferred alternatives are also identified.

9 As defined in the Use Class Order 1987 (as amended).

Supports the Core Strategy

Policies:	Objectives:
CS7 Employment Land	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **15.** To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs. **17.** To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of Greenfield land.

Small Businesses

Policy P 2

Small Businesses

Proposals for minor development of industrial or warehouse uses (All 'B' uses other than B1a[(10)]) will be considered favourably, subject to environmental and travel considerations, where:

a. the site is within the built-up area of a Market Town, Key Service Centre, or Smaller Settlement, an identified Established Commercial Area or a site specifically allocated for that type of use; or
b. the proposal is for the expansion of an established business within its existing site; or
c. the proposal is for the conversion or redevelopment of suitable existing buildings in the countryside in accordance with Policy P 8 Rural Buildings.

Proposals for minor office development involving less than 1000m^2 floorspace or 1ha of land should be located in accordance with Policy P 4 Town Centre Uses and Retail Designations.

5.14 Small businesses can help to promote sustainability by providing jobs in rural areas as well as contributing to the diversity of employment within the Market Towns and Key Service Centres. A flexible supply of land and buildings for business use is essential to meet the needs of both existing businesses wishing to expand and new businesses desirous of establishing in the area. However, economic growth needs to be compatible with the environmental objectives of the Core Strategy. In particular, it is will be important to ensure there will be no adverse impact on residential amenity, biodiversity, the countryside or the rural road network.

10 As defined in the Use Class Order 1987(as amended).

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **15.** To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs. **17.** To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of greenfield land.

Safeguarding Employment Areas

Policy P 3

Safeguarding Employment Areas

Established Employment Areas which provide significant concentrations of employment are identified on the Proposals Map. Within these areas proposals for uses other than those falling within 'B' use classes,[11] and those sui-generis uses of an employment nature, will not be permitted unless it can be demonstrated that:

a. the proposal involves a small part of the Established Employment Area, does not undermine its primary function as a location for employment uses and is supported on sustainability grounds; or
b. continued use of all or part of the Established Employment Area for 'B' use classes is no longer viable.

Where it can be demonstrated that continued use is no longer viable, alternative uses will be considered favourably, taking into account the site's characteristics and existing/ potential market demand where:

c. there is sufficient land available elsewhere, considering existing/ potential market demand, that is available for a range of employment uses; and
d. the proposed use will give greater benefits to the community than continued employment use.

Outside Established Employment Areas proposals for alternative uses on sites used (or last used) for employment purposes, including sites for sui-generis uses of an employment nature, will not be permitted unless it can be demonstrated that:

e. continued use of site for employment purposes is no longer viable taking into account the site's characteristics and existing/ potential market demand; or

11 As defined in the Use Class Order 1987 (as amended).

f. use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental or traffic problems; or

g. an alternative use or mix of uses can be demonstrated to give greater potential benefits to the community than continued employment use.

Industrial or warehouse proposals within the established industrial estate area of Little Staughton Airfield will not be permitted if they would increase the net floorspace above 18,520m^2.

5.15 The purpose of defining Established Employment Areas within the District is to protect valued sites which contribute to keeping the balance between residential, employment and other uses which is essential to the promotion of sustainable communities. The purpose of the policy is to protect such areas unless it can be demonstrated that they are no longer commercially viable. The policy attempts to balance the emphasis in national policy on re-use of previously developed land before greenfield land with the need to ensure that jobs are accessible by public transport, walking and cycling. As well as applying to established industrial estates, distribution and business parks, it also covers other employment sites and buildings.

5.16 Where the continued viability of a site for B1, B2 or B8 use is in question, applicants will be required to demonstrate that the site has been actively marketed at a realistic price for an appropriate period reflecting the size and scale of the site, or show that physical/ operational constraints make it no longer suitable for any B1, B2 or B8 business uses. For example, to be considered no longer viable a major site of 1000m^2 floorspace or 1ha or more of land within an established employment area should typically have been unsuccessful in attracting new owners/ tenants after being actively marketed for a continuous period of at least 12 months.

5.17 Little Staughton Airfield Industrial Estate is subject to additional controls to limit the amount of development on the site, due to its isolated rural location and the poor quality of the surrounding road network. The maximum floorspace shown in the policy allows for a 5% tolerance for future development proposals, which is considered necessary to allow for environmental improvements within the site to occur in a planned manner.

Supports the Core Strategy

Policies:	**Objectives:**
CS7 Employment Land	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **15.** To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs. **17.** To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of Greenfield land.

Town Centre Uses and Retail Designations

Policy P 4

Town Centre Uses and Retail Designations

Proposals for development of retail, leisure, office, cultural and tourism facilities and other main town centre uses, as defined in PPS4: Planning for Sustainable Economic Growth or successor documents, should be located within the defined town centres of the Market Towns, unless they accord with exceptions allowed for elsewhere in the LDF.

Boundaries of primary frontages, primary shopping areas and town centres, for each Market Town are defined on the proposals map.

Within the defined town centres of the Market Towns development proposals for town centre uses will be permitted where:

a. the scale and type of development proposed is directly related to the role and function of the centre and its catchment area and it contributes to the provision of a safe environment; and
b. there would be no adverse impact on the vitality and viability of the centre or other centres.

Primary shopping frontages
Primary shopping frontages have been identified in Huntingdon, St Ives and St Neots town centres where at least 70% of ground floor units are shops (Class A1[12]). To ensure their vitality and viability, development proposals within primary shopping frontages should:

c. not result in more than 30% of ground floor units in the defined primary frontage of the centre as a whole being in other (non-A1) uses; and
d. not create a continuous frontage of three or more units in other (non-A1) uses.

Primary shopping areas
Primary shopping areas are defined in Huntingdon, St Neots, St Ives and Ramsey where retail uses predominate but which also incorporate a greater proportion of other Class A uses including restaurants, public houses, hot food take-aways and financial and professional services. Within the primary shopping area, development proposals for retail or other town centre uses that contribute to the promotion of the evening economy will be supported as valuable additions to the vitality and viability of the area subject to public safety, environmental and amenity considerations

Within the primary shopping area of Ramsey the loss of any ground floor town centre use as defined in PPS4: Planning for Sustainable Economic Growth to a non-town centre use will be resisted to protect the vitality and viability of Ramsey as a Market Town. Development proposals involving such a loss will be required to provide evidence that reasonable steps have been taken to market the property for a continuous period of 12 months at a value reflecting its town centre use.

5.18 Town centre uses include retailing, leisure, entertainment, office, cultural and tourist facilities and hotels, all of which are typified by potential users benefiting from good accessibility by a choice of means of transport. Town centres act as the retail, social and service core of their communities and offer the most accessible destinations for those who chose to travel by public transport or to walk or cycle. Defining the town centres and primary shopping areas provides a clear basis for the operation of policies to guide the location of new development.

12 As defined in the Use Class Order 1987 (as amended).

5.19 The purpose of identifying primary shopping frontages within the town centres is to maintain their attractiveness as shopping destinations, as a concentration of retail facilities contributes strongly to the vitality and viability of a centre. It also helps to ensure the continued availability of a wide range of shops that can be accessed by a choice of transport modes. Primary shopping frontages are defined as those areas which have more than 70% of ground floor units in current retail use. The policy allows for some non-retail in recognition of the fact that complementary activities (such as food and drink outlets and financial services) can support the attractiveness of these areas so long as they do not come to dominate them.

5.20 Primary shopping areas cover a wider area incorporating a greater diversity of uses. These include ideal locations for commercial premises requiring easy public access but which are unable or unwilling to compete in the primary shopping frontages market. Separate uses of upper floors of premises are common and development proposals should not prejudice their effective use.

5.21 The viability of Ramsey as a Market Town is marginal but it serves as an important social, economic and community focal point for a wide catchment area and regeneration initiatives are working to boost its sustainability. Ramsey's primary shopping area is very compact and it has a range of commercial premises which contribute to its vitality and viability as a town centre. Due to its compactness, the designation of a primary frontage is not relevant in terms of protecting its central retail core.

5.22 In Market Towns outside the defined town centre, development proposals for retail and other town centre uses will need to demonstrate that no sequentially preferable site is available, the scale and type of development proposed is directly related to the role and function of the locality and the proposal will not have a significant adverse impact upon the vitality and viability of the town centre. Specific sites will also need to be accessibility by walking, cycling and public transport.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS3 The Settlement Hierarchy CS7 Employment Land	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **4.** To facilitate business development in sectors that have potential to met local employment needs and limit out commuting. **5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism.

Local Shopping and Services

Policy P 5

Local Shopping and Services

Within the existing built-up areas of Key Service Centres, Smaller Settlements and predominantly residential neighbourhoods of Market Towns development proposals for local shopping and other town centre uses as defined in PPS4: Planning for Sustainable Economic Growth or successor documents will be supported subject to environmental, safety and amenity considerations as set out elsewhere in the LDF where it can be demonstrated that:

a. the scale and type of development proposed is directly related to the role and function of the locality and contributes towards the provision of a safe environment; and
b. the development would enhance existing provision in the locality.

5.23 The defined town centres are complemented by a range of smaller scale retail and service facilities in Key Service Centres and Smaller Settlements and predominantly residential neighbourhoods of Market Towns that concentrate primarily on meeting day to day needs for local residents. The sporadic nature of established local shopping makes definition of local centres impractical. Neighbourhoods within Market Towns are considered to be established areas, often within their own sense of community identity.

5.24 Local shops and other services play a vital role in promoting communities' sustainability by helping to meet everyday needs and reduce the need to travel. Village and neighbourhood pubs and halls can act as a focus for many groups contributing to active, socially inclusive communities. The purpose of the policy is to promote development proposals that are well-related to the scale of settlement and its catchment area for the particular use proposed where they can contribute to the sustainability of the settlement and the surrounding area. Thus, it is particularly important to locate these facilities where opportunities exist to reach them by walking, cycling or public transport.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS3 The Settlement Hierarchy	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism. **7.** To maintain and enhance the availability of key services and facilities including communications services.

Protecting Local Services and Facilities

Policy P 6

Protecting Local Services and Facilities

Development proposals should not result in an unacceptable reduction in the range and availability of premises for key services and facilities in a settlement or neighbourhood, unless it can be demonstrated that there is no reasonable prospect of that service or facility being retained or restored.

When considering whether an unacceptable reduction would occur, consideration will be given to:

a. whether the service or facility is the last of its type within the settlement (or within a local neighbourhood within one of the Market Towns); or
b. whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of a Key Service Centre or Smaller Settlement.

For the purposes of this approach, key services and facilities are considered to include local shops, post offices, public houses, places of worship, education facilities, filling stations, public halls and health care facilities.

5.25 The purpose of this policy is to protect the sustainability of settlements and neighbourhoods. Although the policy cannot prevent key services or facilities from closing, it can ensure that the premises remain available for that use should another operator come forward.

5.26 The loss of facilities or services can have a serious impact upon people's quality of life and potentially harm the overall vitality of the community. With an increasing proportion of elderly people in the population access to locally based services will become increasingly important, reflecting lower mobility levels.

5.27 In Key Service Centres, proposals that would result in a significant loss of facilities (even though this may not involve the last shop or service of a particular type), could also have a serious impact upon the vitality and viability of that centre as a whole due to their role in providing a range of facilities for the surrounding area. The policy safeguards the loss of opportunities for such uses in order to maintain the availability of important local facilities.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS3 The Settlement Hierarchy	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism. **7.** To maintain and enhance the availability of key services and facilities including communications services.

Development in the Countryside

Policy P 7

Development in the Countryside

Development in the countryside, other than permitted development[13], will be restricted to the following:

a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
c. renewable energy generation schemes;
d. conservation or enhancement of specific features or sites of heritage or biodiversity value;

13 Defined by the Town and Country Planning General Permitted Development Order 1995 as amended or successor documents

e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
g. sites allocated for particular purposes in other Development Plan Documents.

In addition to these types of development, operational development at the following sites will be considered favourably where it does not conflict with other policies or objectives of the Local Development Framework: Conington Airfield, Littlehey Prison, Wood Green Animal Shelter and Huntingdon Racecourse.

5.28 It is national policy that development in the countryside should be strictly controlled in order to conserve its character and natural resources. This policy sets out the limited circumstances in which development outside settlements will be allowed taking into account the particular characteristics of Huntingdonshire's rural economy. It seeks to prevent unnecessary development in the countryside to protect its quality and distinctiveness but make reasonable allowance for the needs of rural businesses, including tourism, to thrive. The range of uses set out here are all within the scope of uses allowed for within PPS7: Sustainable Development in Rural Areas and reflect the nature of Huntingdonshire's rural economy. Additionally, where operational development at specific named sites does not conflict with other objectives or policies of this or other local development documents it will be considered favourably.

5.29 The distinction between settlements and areas of open countryside has been established by defining in policy E2 what constitutes the built-up area of Market Towns, Key Service Centres and Smaller Settlements. This policy indicates the limited circumstances in which development will be allowed in the countryside, taking into account the particular characteristics of Huntingdonshire's rural economy. It seeks to prevent unnecessary development to protect the countryside's quality and distinctiveness whilst making reasonable allowance to facilitate the growth of rural businesses, including tourism.

Supports the Core Strategy

Policies:	**Objectives:**
CS2 Strategic Housing Development CS3 The Settlement Hierarchy	**3.** To enable specialist housing needs of particular groups to be met in appropriate locations. **4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **7.** To maintain and enhance the availability of key services and facilities including communications services. **8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic built environment. **10.** To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns.

Rural Buildings

Policy P 8

Rural Buildings

The principle of the reuse of buildings in the countryside will be supported where the building is either:

a. of permanent and substantial construction, is structurally sound and capable of conversion and in an accessible location; or
b. of historic or architectural value which the scheme will preserve.

Proposals will be expected to show that the building will not be substantially altered or increased in footprint or scale.

Where a business reuse, including tourist accommodation, is proposed this will be supported provided that:

c. the employment generated is of a scale and type that is consistent with the specific location; and
d. the proposal is accompanied by an acceptable travel plan.

Where a residential reuse is proposed this will only be permitted where:

f. the amount or type of traffic that business use would generate would have a significantly adverse effect on the surrounding environment or on highway safety that cannot be mitigated; or
g. the proposal is for the reuse of a building that it is agreed would not be suitable for reuse for business purposes due to its historic or architectural value, form, scale, construction or location.

Proposals for the replacement for business purposes of buildings that are not of historic or architectural value but that fulfil criteria 'a', 'c' and 'd' above will be supported provided that they demonstrate that they bring about a clear and substantial improvement in terms of the impact on the surroundings, the landscape and/ or the type and amount of traffic generated, and would not involve an increase in floorspace or scale.

A development proposal for the replacement of non-residential buildings with residential uses will be considered under Core Strategy policy CS5: Rural Exceptions Housing, or in the case of a proposal for homes for rural workers, where need is demonstrated in accordance with the requirements set out in PPS7: Sustainable Development in Rural Areas or successor documents.

5.30 The Government supports the reuse and replacement of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives, as set out in *PPS7: Sustainable Development in Rural Areas.*

5.31 The Council will seek to ensure that any proposal is appropriate both for the building itself and for the area in which it is located. Reuse or replacement of buildings that are of no particular historic or architectural value will not be permitted where it would require substantial work to maintain the building in its current use, the building is in a ruinous condition or only its site remains. In many cases the most appropriate reuse will be for business use, although there will be circumstances where this is not possible, or where it is undesirable.

5.32 Buildings that should be retained, such as listed buildings and others of historical or architectural value, will be safeguarded and reuse that maintains and prevents the loss of such buildings without harming their value or significance will be supported. In particular circumstances proposals for the replacement of buildings will be appropriate, however it is essential that such proposals make a clear improvement to the surrounding area and the impact of generated traffic.

5.33 For the reuse of modern farm buildings particular regard will be had to other policies in the development plan concerning the impact of development on its surroundings, including the scale and nature of traffic generated. These considerations apply to all proposals, but are particularly relevant to the re-use of modern buildings in the countryside, as many are very large and of utilitarian or industrial appearance rather than more traditional forms.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS3 The Settlement Hierarchy CS7 Employment Land	**3.** To enable specialist housing needs of particular groups to be met in appropriate locations. **4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **7.** To maintain and enhance the availability of key services and facilities including communications services. **8.** To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic built environment.

Farm Diversification

Policy P 9

Farm Diversification

A sustainable proposal for a farm diversification scheme will be supported where it makes an ongoing contribution to sustaining the farm business as a whole. A proposal should:

a. be complementary and subsidiary to the agricultural operations on the farm; and
b. be of a scale, character and location that are compatible with the landscape setting of the proposal; and
c. not have a detrimental impact on any area of nature conservation importance; and
d. not involve built development on any site that does not contain existing built development, unless the reuse or redevelopment of existing buildings, on the holdings, for the intended use, is not feasible or an opportunity exists to demolish an existing structure and re-build in a location that makes a clear and substantial improvement to the surrounding area; and
e. not involve a significant, irreversible loss of the best and most versatile agricultural land; and
f. ensure that the type and volume of traffic generated could be accommodated within the local highway network

5.34 Agricultural activity plays an important role in Huntingdonshire's economy but the Council is conscious that some farmers may need to diversify to ensure their continued economic viability. The Council supports the principle of having more varied employment opportunities in rural areas to help sustain the local economy. Well conceived farm diversification projects will need to consider their potential impact on the character of the wider landscape, be of an appropriate scale for the location and will also need to consider whether access can be

achieved other than by private cars where public access is essential to the success of the proposal. It is important to ensure that diversification schemes bring long-term benefits to individual farm operations and the wider rural area.

5.35 The Council is supportive of farm diversification schemes that are planned on a comprehensive basis to retain a viable agricultural unit by seeking additional incomes from other sources which still relate to the countryside. Diversification will, in most cases, involve changing the use of land and/or re-using (or redeveloping) existing buildings. Development on new sites will be discouraged unless it enables the clearance and replacement of a badly-sited or inappropriate structure or is small in scale and carried out in the most environmentally sensitive manner.

5.36 Farm diversification schemes generally consist of non-agricultural commercial activity or schemes relating to new forms of agriculture. Industrial, commercial or office use of outbuildings is a frequent form of diversification which can be successful subject to the accessibility of the buildings to potential employees given the desirability of being able to access employment sites by non-car modes of travel. Retail, tourism and leisure and recreational uses, including equine enterprises, can be particularly sensitive with regard to to the potential impact of noise, lighting and traffic, partly dependent on the size of the proposal.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS3 The Settlement Hierarchy CS7 Employment Land	**4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **17.** To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of Greenfield land.

Tourist Facilities and Attractions

Policy P 10

Tourist Facilities and Attractions

Proposals for major tourist facilities or attractions involving 1000m^2 floorspace or 1ha or more of land will be permitted where:

a. the site is within the built-up area of a Market Town or Key Service Centre, a specific site allocation or an identified direction of mixed use growth set out elsewhere in the LDF; or
b. it is for the expansion of an existing tourist facility or attraction in the countryside and is in scale with its location; or
c. it is for the conversion of suitable existing buildings in the countryside and the proposal complies with other relevant policies.

Proposals for minor tourist facilities or attractions involving less than 1000m^2 floorspace or 1ha of land will be acceptable in the above locations and where the proposal:

d. is on a site within the built-up area of a Smaller Settlement; or
e. is to provide facilities associated with strategic green infrastructure.

Proposals for tourist facilities or attractions that could attract large numbers of people must be accessible by a variety of means of transport.

5.37 There is scope for further growth of Huntingdonshire's tourism sector with attractions including historic houses and villages, tranquil river valleys and abundant nature reserves. It is important that tourist facilities and attractions are provided in a sustainable way so that they do not adversely affect the environment and other features that attract visitors to Huntingdonshire.

5.38 The policy aims to provide a positive framework for promotion of the District as a tourist destination, to increase the number of visitors to the area and to increase the length of time visitors stay. Directing most tourist-related development to the Market Towns and Key Service Centres will help strengthen their viability as centres, ensure access to services for visitors and protect the countryside. Limited development in the countryside is allowed for if associated with farm diversification, strategic greenspace enhancement projects or waterways.

5.39 The policy recognises that benefits can accrue from allowing existing facilities to expand, or through the conversion or redevelopment of existing buildings. Greater flexibility is also appropriate for small developments, which can help provide jobs in rural areas; as well as enabling such schemes within smaller settlements.

Supports the Core Strategy

Policies:	**Objectives:**
CS7 Employment Land	**4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.

Water-based Tourism and Leisure

Policy P 11

Water-based Tourism and Leisure

A proposal for water related tourism, sport and leisure will be permitted where:

a. the development provides essential support or servicing facilities to boat users; or
b. it facilitates water related tourism, sport or leisure activities; or
c. it would contribute to the provision of green infrastructure which promotes public access to and along the waterside; and
d. safe physical access to the site can be achieved; and
e. it would not cause an adverse impact on the surrounding area.

Proposals for such development should also demonstrate how they will:

d. maintain and enhance the biodiversity of the watercourse or water body and its margins;
e. not adversely affect local water quality or quantity;
f. not impede navigation or lead to hazardous boat movements; and
g. not overload the capacity of the watercourse or water body.

5.40 Huntingdonshire benefits from an extensive network of rivers, drainage canals and lakes which are widely used for tourism, sport and leisure activities including boating, windsurfing, fishing and birdwatching. They also provide valuable wildlife habitats. Increased recreational use should only be facilitated where no significant environmental damage will result.

5.41 The level of public access to rivers and other bodies of water varies. Proposals which facilitate public access to waterside recreation opportunities will be encouraged where this can be achieved without having adverse impacts on water quality, nature conservation and the character of the surrounding landscape.

5.42 Boatyards and marinas are spread across the District and make a valuable contribution to the local economy in some locations. Proposals for their improvement will be considered favourably provided they demonstrate no detrimental impact on the watercourse or body of water which they serve or on any surrounding countryside.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable development in Huntingdonshire CS9 Strategic Green Infrastructure Enhancement	**14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling. **18.** To support the District's tourism sector, particularly opportunities relating to the Great Fen and water based activities.

Tourist Accommodation

Policy P 12

Tourist Accommodation

Proposals for hotels should be located within town centres in accordance with Policy P4 Town Centre Uses and Retail Designations.

Where a town centre location is not achievable, a hotel proposal may be acceptable either within the built-up areas of a Market Town or within land identified within the LDF for mixed use development, where it can be demonstrated that no sequentially preferable site is available and suitable, starting with sites within 300 metres of the defined town centre and locations with good access to public transport.

Proposals for other tourist accommodation will be acceptable where the proposal:

a. is on a site within the existing built-up area of a Market Town, Key Service Centre or Smaller Settlement or within a specific site allocation or an identified direction of mixed use growth set out elsewhere in the LDF; or
b. provides accommodation of an appropriate nature and scale to meet the needs of an existing tourist facility or attraction; or
c. is for the conversion or replacement of suitable existing buildings in the countryside and the proposal complies with other relevant policies

Proposals for touring caravan or camp sites will be acceptable where:

d. the site is adjacent to an existing settlement; or
e. well-related and with good links to an existing settlement; and
f. no adverse visual impact is caused on the surrounding landscape; and
g. the site is, or can be served by adequate water and sewerage services; and
h. safe physical access can be achieved.

The occupation of new tourist accommodation will be restricted through the use of conditions or legal agreements to ensure tourist use and not permanent residential use.

5.43 To successfully promote Huntingdonshire as a destination for visitors it is essential to offer a range of good quality accommodation in attractive, accessible locations. Government guidance considers hotels to be a main town centre use; proposals for hotels should be focused on locations within Market Towns in the first instance. Town centre locations are the highest priority for the provision of new accommodation as these will best facilitate linkages with shops, restaurants and other facilities.

5.44 Tourism accommodation can take many forms ranging from substantial hotels, through smaller bed and breakfast establishments to holiday cottages and camp sites. Proposals for smaller scale tourist accommodation may be acceptable beyond town centres where their scale is accordance with the surrounding area. This may be as guest houses or farm-related tourism, particularly where proposals can benefit from conversion of existing buildings worthy of retention. The policy acknowledges that touring caravan and camp sites are likely to be located outside urban areas due to their more extensive land requirements but includes necessary safeguards to ensure that their visual impact is minimised.

Supports the Core Strategy

Policies:	**Objectives:**
CS7 Employment Land	**4.** To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting. **5.** To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts.

6 Contributing to Successful Development

6.1 The Infrastructure and Implementation section of the Core Strategy (2009) highlighted the importance of co-ordinating the delivery of supporting infrastructure alongside growth. It detailed existing delivery mechanisms for infrastructure provision and summarised the major infrastructure requirements in the district necessary to support proposed growth levels. The Council will work with a wide range of partners to maximise the delivery of the required infrastructure from both the pubic and private sectors in addition to that delivered through the development process. Successful provision of infrastructure which meets the needs of new development and growing communities depends on the effective co-ordination of the investment decisions of many organisations and businesses.

6.2 The Core Strategy was supported by the preparation of a Local Investment Framework (2008) (LIF). This contains a detailed analysis of local and strategic infrastructure needs and costs, the potential phasing of development, funding sources and responsibilities for delivery. This document will provide further details on the various infrastructure elements identified in Core Strategy policy CS10 as necessary to provide for sustainable communities. Standards for some elements are incorporated, other elements are integral to other strategies which are referenced to avoid duplication.

6.3 Huntingdonshire's LIF drew on the strategies and investment plans of a wide range of other organisations to ascertain anticipated infrastructure needs, the priority accorded to different elements and potential sources of funding. It assessed the potential level of contribution that could be sought from development and the viability implications of infrastructure requirements. The LIF is accompanied by a series of spreadsheets containing this information which enables the Council to update the data and thereby maintain an accurate, up-to-date picture of costs of infrastructure, funding sources and viability.

6.4 Some investment in infrastructure is necessary to deliver any new development, although the quantity and precise nature of the requirements varies according to the nature, scale and location of the proposed development. It is essential to make the development successful, to mitigate its impact on the surrounding area and to help make growing communities sustainable. This chapter highlights some of the infrastructure requirements in particular locations as recommended by the LIF. These are primarily focused in the Spatial Planning Areas defined in the Core Strategy.

6.5 The nature and level of contribution to be sought will be related to the type of development, its potential impact on the site and local area, economic viability, strategic priorities and the existing levels of infrastructure and service provision. A wide range of development proposals will be expected to contribute towards the provision and maintenance of infrastructure as appropriate to the nature of the demand likely to be generated by the proposed development.

6.6 A Supplementary Planning Document on Planning Obligations will provide details on the range and level of infrastructure provision required. The mechanism for securing the contributions will be set out in a variable tariff detailed in the SPD or through the Community Infrastructure Levy. Section 106 agreements will still be sought as appropriate for contributions towards affordable housing.

6.7 The following series of policies relate to potential infrastructure requirements as set out in Core Strategy policy CS10.

Green Space, Play and Sports Facilities Contributions

Policy D 1

Green Space, Play and Sports Facilities Contributions

Implementation

All development proposals should take into account the *Green Infrastructure Strategy* (2006), the *Open Space, Sports and Recreation Needs Assessment and Audit* (2006) and the *Sports Facilities Strategy for Huntingdonshire* (2009) or successor documents as appropriate.

Provision of green space, play and sports facilities will be secured by condition or through S106 agreement which may include commuted payments towards off-site provision where facilities cannot reasonably be provided within the development site or where this secures the most appropriate provision for the local community. Contributions will be calculated taking into account any provisions of the Community Infrastructure Levy.

Detailed guidance on the requirements for green space, play and sports facilities will be provided in the Planning Obligations SPD.

Other material considerations, including viability and site specific conditions, will be taken into account when assessing the amount and type of open space required.

Strategic Green Space

Contributions will be required from proposals for residential development towards strategic green space as defined in Policy CS9 of the Core Strategy to help deliver a network of large scale areas for quiet recreation and biodiversity in accordance with policies E 1 and E 4 of this DPD.

Informal Green Space

Informal green space should be provided on site where possible, taking into account the nature of the development proposed and existing local provision. Where provision is not able to be made on site, an appropriate financial contribution will be made, in accordance with the methodology set out in the Planning Obligations SPD.

Contributions will be required from proposals for residential development of 2.12ha of land per 1,000 population for usable, informal green space and play facilities to meet the anticipated needs of residents for casual active pursuits. This should incorporate 0.8ha of land for play facilities per 1,000 population to the standards set out in Appendix 2 'Green Space and Sports Facilities', except for any supported housing element of the development proposal.

The informal green space should be distributed broadly in the proportions below, taking into account the nature of the development proposed and existing local provision:

- 0.48ha for parks and gardens
- 0.23ha for natural and semi-natural green space
- 1.09ha for amenity green space (excluding domestic gardens)
- 0.32ha for allotments and community gardens

Formal Green Space and Sports Facilities

Contributions will be required from proposals for residential development of 1.61ha of land per 1,000 population for indoor and outdoor sports facilities to meet the anticipated need of residents for formal active pursuits. At least half of this land should be available for community use.

Appropriate surfacing, buildings and equipment will be required designed to at least the minimum 'fit for purpose' standard as defined by Sport England and the relevant sporting governing body.

Where the proposed development is of an appropriate scale some or all types of sports facilities should be provided within the development site. Otherwise, new sports facilities should be located within a 20 minutes walk time of their immediate catchment area, or as close to it as is achievable. New sports facilities should reflect the anticipated needs of the proposed development whilst taking into account existing sports provision in the local area.

6.8 Green space serves two primary functions within developments: provision of opportunities for a wide variety of recreational uses and the provision of natural environments supporting biodiversity which may have varying levels of public accessibility. The total requirement set out in the above policy is for 3.73ha of land per 1000 population for informal and formal green space which is usable for recreation within a development. Strategic green space and structural landscaping will be required in addition to the above standards as explained in policy CS9 of the *Core Strategy* (2009) and policy E1 of this DPD. This may require provision of a similar amount of land again as is required for informal and formal green space.

6.9 The provision of opportunities for casual recreation, play and participation in a diverse range of sports across the District gives the potential to contribute positively to improved health, reduced obesity and social inclusion. The adoption of clear standards for both informal and formal green space will help to ensure appropriate provision to meet future need, particularly in areas where significant housing growth is anticipated.

6.10 Informal green space is sub-divided into four broad categories each offering different benefits to the community. Parks and gardens include urban parks, formal gardens and small scale country parks; these provide opportunities for informal recreation and community events. Natural and semi-natural open space includes woodlands, grassland, wetlands, scrubland, nature reserves and wastelands with a primary purpose of wildlife conservation. Amenity green space includes informal recreation spaces and green spaces most commonly found near housing and sometimes workplaces. Allotments and community gardens provide opportunities for people to grow their own produce and can contribute to the long term promotion of healthy lifestyles, social inclusion and sustainability. English Nature advocate an Accessible Natural Greenspace Standard wherein every home should be within 300 m of an accessible natural green space of at least 2 ha, with larger spaces accessible at increasing distances. This is acknowledged as a challenging aspiration with developers encouraged to consider local needs, accessibility and quality of provision.

6.11 Outdoor sports facilities encompass a wide range of open space including both natural and artificial surfaces for sport and recreation and may be publicly or privately owned. In additional to traditional outdoor sports such as football and cricket which require extensive playing pitches, there is a growing need for more diverse provision including low-key sporting facilities, such as outdoor gyms or bike trails, which can be integrated with less formal uses.

6.12 Indoor sports provision may be as specialist facilities for a particular sport or as multi-use halls. The rural nature of much of the District is a factor in terms of sustainable access to indoor sports facilities. Ideally new sports provision should be within a 20 minute walk time of its primary catchment to facilitate access by non-car modes of transport.

6.13 The *Open Space, Sport and Recreation Needs Assessment and Audit* (2006) should be referred to for detailed information on the supply or deficit of open space, recreation facilities and advice on the requirements of particular settlements. The policy will be applied taking into account what is already available in the village or neighbourhood to contribute to a balanced provision. Detailed guidance on the quantity, quality and type of green space and play facilities required will be set out in the Planning Obligations SPD.

6.14 The *Huntingdonshire Sports Facilities Standards Report* (2008) was completed to assist in guiding the future provision of a range of sports facilities in the District. It identifies significant sporting infrastructure, with the focus of provision being in Huntingdon SPA, St Neots SPA, St Ives SPA, Ramsey SPA and Sawtry and a mixture of public and commercial sector provision providing varying levels of accessibility across the District. This led to the *Sports Facilities Strategy* (2009) which sets out priorities for additional provison. The *Open Space, Sport and Recreation Needs Assessment and Audit* (2006) assessed outdoor sports provision. These should be referred to for detailed information on existing provision and advice on requirements in particular localities.

6.15 Due to the nature of demand for green space, play and sports facilities the standards require provision based on anticipated population, not per dwelling. Appendix 2 'Green Space and Sports Facilities' provides a conversion factor from bedroom numbers to population which can be used to calculate the area required according to the composition of the proposed development scheme.

6.16 The Fields in Trust publication *Planning and Design for Outdoor Sport and Play* (2008) should be referred to for guidance on outdoor sports and play facilities. Requirements for both indoor sports and formal open space for sports provision such as pitches, courts and greens have been calculated using Sport England's nationally recognised model the 'Sport Facility Calculator'.

6.17 Where allotment land, or contributions towards it, are provided responsibility will usually be passed to the appropriate town or parish council. Contributions may be sought and used for the improvement of existing facilities or towards purchase of land where there is a reasonable expectation of new allotments being provided.

6.18 Incorporated within the 2.12ha overall requirement for informal green space is the requirement for 0.8ha of land for play space and facilities. Adequate play space for children and young people is essential to facilitate opportunities for physically active play and social interaction both of which contribute to achieving government aspirations for healthy, socially engaged young people. New developments need to incorporate local play facilities reflecting the varying mobility of children and young people of different age groups. The *Open Space, Sport and Recreation Needs Assessment and Audit (2006)* contains an audit of play facilities in the District, noting both quantity and quality, and uses this to put forward a local standard for provision.

6.19 Appendix 2 'Green Space and Sports Facilities' also provides guidance on the scale and nature of play facilities expected. Play space should be in a safe location with appropriate levels of overlooking whilst maintaining an adequate buffer zone between play facilities and housing to reduce disturbance to residents. Equipped play facilities should incorporate a mixture of well-maintained, imaginative equipment within an enriched play environment. Play equipment for older children should be clearly separated from that for younger children to promote independence for older children and safety for younger ones.

6.20 If campaigns by the Government and other agencies to promote the health benefits of increased physical activity are successful, demand may increase further from within the existing population. The role of contributions from new development is only to meeting its own needs. Provision to meet needs from within existing households will need to be funded separately. Benefits may be achieved through increased access to existing facilities by opening more up on a community pay and play basis and through the Building Schools for the Future programme.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS9 Strategic Green Space Enhancement CS10 Contributions to Infrastructure Requirements	**9.** To identify opportunities to increase and enhance major strategic green space. **14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling. **15.** To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs.

Transport Contributions

Policy D 2

Transport Contributions

Contributions will be required towards improvements in transport infrastructure where necessary to mitigate the impacts of new development on local transport networks, particularly to facilitate walking, cycling and public transport use. In settlements covered by the Market Town Transport Strategies development proposals will be expected to make appropriate contributions towards implementation of identified projects. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy.

6.21 The growth projections set out in the Core Strategy will place pressure on the transport networks within Huntingdonshire and improvements will be necessary. The Market Town Transport Strategies for Huntingdon and Godmanchester, St Neots and St Ives and the emerging strategy for Ramsey provide a programme of integrated transport schemes that are aimed at addressing local transport issues. Projects included within these cover the local road network, cycle and pedestrian linkages to facilitate easier and safer journeys and promote improvements to public transport services and facilities to encourage greater use. Proposals likely to result in significant generation of traffic will be required to produce appropriate travel plans which may require contributions to infrastructure or to travel related facilities or services. The Local Investment Framework complements these with a list of all transport projects identified to 2026. These will be reflected in the Planning Obligations SPD where detailed requirements will be set out.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **6.** To enable business development in rural areas, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts. **14.** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling.

Community Facilities Contributions

Policy D 3

Community Facilities Contributions

Contributions will be required towards the provision, extension or improvement of community facilities where necessary to promote the development of sustainable communities and mitigate the impacts of development as identified through the Local Investment Framework. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy. Where appropriate community facilities should be co-located to encourage establishment of a focal point for community activity.

6.22 Cambridgeshire County Council reviews education provision in Huntingdonshire based on pupil forecasts which reflect anticipated residential growth in individual settlements. In some Market Towns and Key Service Centres there may be problems with education capacity if the levels of growth indicated in the Core Strategy are achieved requiring additional educational provision. Much educational capacity is already concentrated within Market Towns and Key Service Centres particularly for nursery and further education sectors. The level of demand for educational facilities anticipated by the growth rates set out in the Core Strategy will necessitate new nurseries, primary schools and children's centres in Huntingdon SPA and St Neots SPA with extended facilities in other settlements. Significant extensions will also be required to secondary education provision with the LIF setting out options to either extend existing provision or build new secondary schools in St Neots SPA and possibly Huntingdon SPA. Cambridgeshire County Council will advise developers on the detailed educational requirements arising from residential development proposals according to the proposed housing mix.

6.23 Health provision is funded through NHS Cambridgeshire which has indicated additional needs through the LIF process. Additional GP, dentist and social care provision will be required in Huntingdon SPA, St Neots SPA and St Ives SPA as a result of growth. There may be an increase in the requirements for healthcare staff towards which contributions may be sought.

6.24 Community halls and meeting spaces provide and invaluable resource for local groups and societies wishing to meet for a wide variety of activities and can contribute significantly to active community life. Freestanding libraries, or those combined with other community facilities, provide social, educational and advisory facilities for residents. The level of growth anticipated in the Core Strategy will give rise to additional demand for both community meeting halls and libraries.

6.25 The LIF calculations suggest the need for approximately 61m^2 of community meeting space per 1,000 population and bases potential requirements on a small multi-purpose community meeting hall of 300m^2. It indicates Huntingdon SPA is likely to require 2 small community meeting halls by 2026, St Ives SPA may just generate sufficient demand for one and St Neots SPA will potentially require 3 small meeting halls or 1 medium hall of 500m^2 complemented by 1 small hall. The library completed in Huntingdon in 2009 is expected to be adequate to meet needs arising from the forecast growth levels locally with just St Neots SPA potentially generating sufficient demand for a community library of around 350m^2.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **7**. To maintain and enhance the availability of key services and facilities including communications services.

Utilities Contributions

Policy D 4

Utilities Contributions

Contributions will be required towards provision or improvement of utilities infrastructure where necessary to mitigate the impacts of development as identified through the Local Investment Framework. The Council will work with developers to secure the necessary improvements and determine the appropriate range, level and phasing of provision. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy.

6.26 Strategic improvements to utility infrastructure are planned in 5 year periods taking into consideration growth trajectories calculated both sub-regionally and at specific locations. The level of growth planned in the district will necessitate strategic upgrade of utility infrastructure in certain areas. The need for regulator approval of upgrades could potentially influence the extent and/ or timing of growth. The level of demand anticipated from new growth is expected to necessitate provision of a new 10-12 MW primary substation in St Neots and reinforcement of the electricity grid to serve Huntingdon and St Ives SPAs. In the short term, the LIF identifies upgrades to the national electricity grid at Eaton Socon as being critical to provide increased capacity by 2013. Gas mains reinforcement will be needed in Huntingdon SPA. Huntingdon SPA will also need a new strategic sewer as will St Neots SPA along with further sewage and water infrastructure works.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **7**. To maintain and enhance the availability of key services and facilities including communications services.

Emergency and Essential Services Contributions

Policy D 5

Emergency and Essential Services Contributions

Contributions will be required towards the provision, extension or improvement of emergency and essential services where necessary to promote public safety within new development and mitigate the impacts of development as identified through the Local Investment Framework. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy.

6.27 Essential and emergency services infrastructure is that required to facilitate delivery of police, fire and ambulance services. Police services are estimated in the LIF both in terms of officer numbers and accommodation for Safer Neighbourhood Teams with each team office designed to accommodate 6 officers within 100m^2 floorspace. Expected growth levels would generate a requirement in Huntingdon SPA for 4 Safer Neighbourhood Team offices, 1 in St Ives SPA and 5-6 in St Neots SPA. For fire and ambulance services expected new growth would generate insufficient additional demand to necessitate additional facilities. However, the existing capacity will need to be adjusted to respond to increased demand which may require contributions towards additional staff or appliances.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **7**. To maintain and enhance the availability of key services and facilities including communications services.

Environmental Improvements Contributions

Policy D 6

Environmental Improvements Contributions

Contributions will be required towards environmental improvements where necessary to mitigate the impacts of development as identified through the Local Investment Framework, the Cambridgeshire Horizon's Green Infrastructure Strategy or successor documents and other evidence[14]. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy. Wherever possible contributions and development works should be coordinated with other programmes of environmental improvement, strategic green infrastructure or green space enhancement.

6.28 The Core Strategy concentrates the majority of growth in the settlements of the Huntingdon, St Ives and St Neots SPAs. This strategy has significant implications for the environment of these settlements. In locations where more modest development is planned the implications are no less significant in terms of the impact on those locations. The Council will seek to ensure that necessary mitigation by way of environmental improvements is appropriately funded. Contributions should be coordinated with planned environmental improvements wherever possible.

6.29 There are a wide range of documents that identify environmental improvements of various scales which the Council has endorse to some extent, however many are aspirational in that they either do not identify timetables for improvements or do not identify how they will be funded. In setting the level of contributions the Council will take account of the nature of documents to inform a reasonable level of contribution.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **7**. To maintain and enhance the availability of key services and facilities including communications services.

14 Including urban design frameworks, development briefs, the Town Centre Visions for Huntingdon, St Ives and St Neots and supplementary planning documents

Drainage and Flood Prevention Contributions

Policy D 7

Drainage and Flood Prevention Contributions

Contributions will be required towards improvements in drainage and flood prevention where necessary to mitigate the impacts of development as identified through the Local Investment Framework, the Huntingdonshire Outline Water Cycle Strategy or successor documents or by the Environment Agency. The level of contributions, and instances when contributions will be required, will be set in the Planning Obligations SPD or through the Community Infrastructure Levy. Wherever possible drainage and flood prevention contributions and development works should be coordinated with the programmes of the Environment Agency, the Internal Drainage Boards, Anglian Water and Cambridge Water.

6.30 With main low lying areas, some of which are at or below sea level, drainage is an important issue in Huntingdonshire. Equally large areas of land along side the Great Ouse fulfil a flood plain function that has implications for the management of flood risk for a substantial proportion of the built-up area in the Huntingdon, St Ives and St Neots SPAs.

6.31 Through work for the Local Investment Framework and the Huntingdonshire Outline Water Cycle Strategy the Council has worked with the Environment Agency, Internal Drainage Boards and water companies to establish the implications of development for drainage and flood prevention that will arise from planned development.

Supports the Core Strategy

Policies:	Objectives:
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**1.** To enable required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs. **7**. To maintain and enhance the availability of key services and facilities including communications services.

Public Art Contributions

Policy D 8

Public Art Contributions

Contributions will be required towards provision of publicly accessible art and design works from development proposals comprising large or moderate scale residential schemes as defined in Core Strategy Policy CS3 or major commercial, retail, leisure and institutional development involving 1,000m^2 gross floorspace or 1ha of land or more which are publicly accessible. Smaller schemes will be encouraged to include Public Art as a means of enhancing the development's quality and appearance. The level of contribution will be negotiated on an individual basis dependent upon the nature of the development proposal, taking into account the impact of this requirement on the economic viability of the development proposal.

6.32 The District Council endorsed the *Public Art Implementation Framework* (2007) which seeks to promote the creation of original artwork of the highest standard, a high quality and well-designed public realm and involvement in artistic activity that addresses inclusion, creativity, diversity and innovation. The purpose of this policy is to facilitate the provision of public art within new development. The District Council will encourage the provision of new works of art as part of any development scheme and, in determining planning applications, will consider the contribution made by any such works to the appearance of the scheme and to the amenities of the area.

6.33 The provision of public art assists in enhancing the distinctiveness of developments and can aid the establishment of a sense of place and identity. It aids in enhancing the appearance of both buildings and their setting, the quality of the environment and can help promote culture and civic pride. Public art may take many forms including art installations and sculptures, seating, signage and landscape design or it may be integrated as a functional element of a development through metalwork, lighting, floor and window designs.

6.34 The District Council will encourage the involvement of a lead artist(s) at an early stage of design. This will ensure that any artistic feature is incorporated into the scheme from the outset, rather than being added as an after-thought. Other forms of commissioning will be supported. The type and suitability of the artistic feature(s) incorporated will depend on the location and type of development proposed. A contribution equivalent to 1% of the capital construction cost of the development is likely to be appropriate. An element for future maintenance may be required dependant upon the nature of the artwork proposed to ensure that it is maintained in a safe and attractive condition.

6.35 The draft policy builds upon CS10 in the Core Strategy and sets out in more detail the circumstances in which public art provision will be expected. Further details on provision of public art within development schemes will be provided in the Planning Obligations SPD.

Supports the Core Strategy

Policies:	**Objectives:**
CS1 Sustainable Development in Huntingdonshire CS10 Contributions to Infrastructure Requirements	**11.** To ensure that design of new development of high quality and that it integrates effectively with its setting and promotes local distinctiveness.

7 Monitoring

7.1 Monitoring and review are key aspects of the development plan system with its emphasis on delivery of sustainable development and sustainable communities. Local Development Frameworks should be regularly reviewed and revised to ensure that components of the framework are updated to reflect changing circumstances nationally, regionally and locally. In the Core Strategy there should be a focus on implementation, setting out agreed delivery mechanisms to ensure that policies achieve desired results in the required time frame. However, for Development Management the emphasis is more focused on site specific control of development and less focused on implementation and delivery. Monitoring will evaluate progress being made towards delivering the spatial vision and objectives through the implementation of policies. The results of such monitoring will provide the basis for a review to be undertaken.

7.2 In accordance with the Planning and Compulsory Purchase Act 2004, the Council will produce an Annual Monitoring Report (AMR) containing an assessment of Local Development Document preparation against milestones set out in the Local Development Scheme (LDS), and the extent to which policies set out in Local Development Documents are being achieved and targets being met. The AMR will be the main mechanism for assessing the LDF's performance and effect. As well as linking with spatial objectives and policies, indicators in the AMR will also link to sustainability appraisal objectives in order to identify the significant effects of policy implementation. If, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the Development Management DPD or other parts of the LDF.

Monitoring Framework of Targets and Indicators

7.3 The following tables sets out performance indicators and targets which will form the basis for identifying where the DPD needs to be strengthened, maintained or revised.

Table 7.1 Land, Water and Resources

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
% of dwellings completed at specified densities (dwellings per hectare = dph)	Local output, significant effects	8, 12	1	H1	To achieve net densities of 30+ dph in new housing developments of 9+ dwellings	Huntingdonshire District Council, Private Sector, Registered Social Landlords

Table 7.2 Biodiversity

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Total area designated as SSSI and/or County Wildlife Site (ha)	Local output, significant effects	8, 9	3	E4	No specific target	Huntingdonshire District Council, Cambridgeshire Biodiversity Partnership, Natural England
% of SSSIs in 'favourable' or 'unfavourable recovering' condition	Local output, significant effects	8, 9	3	E4	95% by 2010, then maintained at 95%	Huntingdonshire District Council, Cambridgeshire Biodiversity Partnership, Natural England

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
% of County Wildlife Sites in positive management	Local output, significant effects	8, 9	3	E4	No specific target	Huntingdonshire District Council, Cambridgeshire Biodiversity Partnership, Natural England

Table 7.3 Landscape, Townscape and Archaeology

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
% of Listed Buildings 'at risk'	Local output, significant effects	8, 10	4	E3	Decrease the % of Listed Buildings 'at risk'	Huntingdonshire District Council, Private Sector, English Heritage
% of Conservation Areas covered by an up to date Character Assessment	Local output, significant effects	8, 10, 11	4	E3	75% by 2012	Huntingdonshire District Council

Table 7.4 Climate Change and Pollution

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Permitted renewable energy capacity in MW	Core output (H3), significant effects	12, 16	7, 10	C2, C3	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector
Completed installed renewable energy capacity in MW	Core output (H3), significant effects	12, 16	7, 10	C2, C3	Maximise the overall provision of renewable energy capacity	Huntingdonshire District Council, Private Sector
Major development with installed renewable energy reducing CO_2 emissions by 10%	Local output, significant effects	12, 16	7, 10	C2	All major development schemes	Huntingdonshire District Council, Private Sector

Table 7.5 Healthy Communities

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Amount of eligible open spaces managed to Green Flag Award standard	Local output, significant effects	8, 9, 14, 18	3, 11, 12	E7, D1	Maximise the amount of eligible open spaces managed to Green Flag Award standard	Huntingdonshire District Council, Cambridgeshire County Council

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Total area of sports pitches available per 1000 population (ha)	Local output, significant effects	8, 9, 14	3, 11, 12	D1	1.61ha	Huntingdonshire District Council, Cambridgeshire County Council
% of rights of way that are rated 'easy to use' (assessed against criteria such as surface conditions, signposts, stiles etc)	Local output, significant effects	14, 15, 18	9, 11, 12	E8	74% by 2011	Huntingdonshire District Council, Cambridgeshire County Council

Table 7.6 Inclusive Communities

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Dwelling completions by number of bedrooms	Local output, significant effects	2	15, 16	H2	Maximise the range of housing types and sizes	Huntingdonshire District Council, Private Sector, Registered Social Landlords
Number of parishes (or urban wards) with; 1) Food store, 2) GP surgery, 3) Primary School	Local output, significant effects	1, 7	14, 15	P5	No reduction in services	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council

Table 7.7 Economic Activity

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Amount of floorspace developed for employment by type (gross & net)	Core output (BD1), Significant effects	4, 6, 15	17, 18	E1, E2	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)	Core output (BD4), Significant effects	5, 7, 18	14, 17, 18	P1, P2, P4, P5	No specific target	Huntingdonshire District Council, Private Sector
Amount and % of completed retail, office and leisure development (gross and net internal floorspace in sqm) in town centre areas	Core output (BD4), Significant effects	5, 7, 18	14, 17, 18	P1, P2, P4, P5	Maximise the proportion of completed retail, office and leisure development in town centres	Huntingdonshire District Council, Private Sector

Indicator	Indicator Type	Related Spatial Objective	Related SA Objective	Related Policy	Target	Responsible Agencies
Amount of completed floorspace for other use classes (net internal floorspace in sqm)	Local Output, Significant effects	5, 7, 18	14, 17, 18	P4, P5, D3	Maximise the provision of services/ facilities	Huntingdonshire District Council, Private Sector

Appendix 1 Parking Provision

1.1 The purpose of establishing parking provision levels is to ensure developers are aware of the Council's expectations to promote efficient use of land and good design. Given the largely rural nature of the District it is likely that cars will continue to be the dominant form of transport for many trips as there is no reasonable alternative. It is therefore important that adequate parking is provided. It is only in the Market Town centres of Huntingdon, St Neots and St Ives where there are sufficient local services and access to adequate public transport that a reduction in residential parking requirements is appropriate.

1.2 Car parking facilities are required to ensure that new development does not give rise to or exacerbate on-street parking, highway safety and local amenity problems. Developers should approach parking facilities as an integrated part of good design and landscaping and should aim to reduce the dominance of cars in public spaces. Developers are encouraged to engage in pre-application discussions with the Council and with Cambridgeshire County Council, the Highway Authority, before finalising their development proposals.

1.3 In some circumstances shared use of parking facilities may be feasible where peak usage times does not coincide. Reduced car parking provision will be supported where a travel plan is prepared which clearly indicates how alternatives to car use are to be provided and used.

1.4 For new development, redevelopment and changes of use the levels of provision relate to the requirements of the development as a whole. Provision for an extension relate only to the extension. For non-residential development all measurements are based on gross floorspace.

Table 1.1 Parking Provision

Use Class and Nature of Activity	Maximum Car Parking Provision Staff/ Residents[1]	Maximum Car Parking Provision Public/ Visitors	Minimum Cycle Parking Provision[2]
Retail & Financial Services			
A1: Retail (food)	Included in public/ visitors provision	Up to 1 car space per 14m^2	At least 1 cycle space per 25m^2
A1, A2: Retail (non-food) & Financial & professional services	Included in public/ visitors provision	Up to 1 car space per 20m^2	As A1: Retail (food)
Food & Drink			
A3, A4, A5: Restaurants & cafes, pubs/bars & hot food takeaways	Included in public/ visitors provision	Up to 1 car space per 5m^2	At least 1 cycle space per 20m^2
Business			
B1: Business [3]	Up to 1 car space per 30m^2	Included in staff provision	At least 1 cycle space per 30m^2
B2: General industrial	Up to 1 car space per 60m^2	Included in staff provision	At least 1 cycle space per 60m^2
B8: Storage & distribution	Up to 1 car space per 150m^2	Included in staff provision	At least 1 cycle space per 100m^2
Communal Accommodation			

Appendix 1 Parking Provision

Use Class and Nature of Activity	Maximum Car Parking Provision Staff/ Residents[1]	Maximum Car Parking Provision Public/ Visitors	Minimum Cycle Parking Provision[2]
C1: Hotels & Guest Houses	Up to 1 car space per staff bedroom, plus up to 1 space for every 2 non-resident members of staff	Up to 1 car space per guest bedroom [4]	At least 1 cycle space per 3 members of staff
C2: Residential institutions	Up to 1 car space for each resident member of staff, plus up to 1 space for every 2 non-resident members of staff	Up to 1 car space per 4 residents	At least 1 cycle space per 3 members of staff
C3: Residential Dwellings			
Huntingdon, St Ives and St Neots town centres	Up to 1 car space per dwelling (average, per development)	Up to 1 car space per 6 units	At least 1 allocated secure cycle storage space per bedroom
Ramsey town centre and all other locations	Up to 2 car spaces per dwelling (average, per development)	Up to 1 car space per 4 units	At least 1 allocated secure cycle storage space per dwelling [5]
Community Facilities			
D1: Non-residential institutions (museums, libraries, galleries, exhibition halls)	Up to 1 car space for each member of staff	Up to 1 car space per 30m^2	At least 1 cycle space per 4 members of staff, plus 1 space per 50m^2
D1: Non-residential institutions (public halls & places of worship)	Included in public/ visitors provision	Up to 1 car space per 4 seats, or up to 1 space per 15m^2	At least 1 cycle space per 8 seats, or 1 space per 20m^2
D1: Non-residential institutions (schools)	Up to 1 car space for each member of staff	Up to 1 car space per class, up to a limit of 10 spaces	At least 8 cycle spaces per class for primary schools; 16 spaces per class for secondary schools
D1: Non-Residential institutions (clinics, health centres, surgeries)	Included in public/ visitors provision	Up to 3 car spaces per consulting room	At least 1 cycle space per 2 consulting rooms
D2: Assembly & leisure (cinemas & conference facilities)	Included in public/ visitors provision	Up to 1 car space per 5 seats	At least 1 cycle space per 50m^2, or 1 space per 8 seats
D2: Assembly & leisure (other uses)	Included in public/ visitors provision	Up to 1 car space per 22m^2	At least 1 cycle space per 50m^2, or 1 space per 8 seats

1. Parking based on number of staff (both car and cycle) should be calculated on the total number of staff on site at peak times, including times when shifts change
2. For all uses the minimum cycle parking provision is 1 space per unit, except where spaces are provided collectively such as for retail development.
3. Parking spaces for offices which are ancillary to other uses can be calculated in accordance with B1

4. Additional parking can be provided for bars, restaurants and other facilities within hotels and guest houses that are available to the public, in line with provision for those uses, provided measures can be taken to ensure their availability for that use
5. Cycle parking for dwellings can be accommodated within garages, so long as there is sufficient space for a cycle as well as a car

In addition to the above, a minimum number of car parking spaces for the mobility impaired will be required at the level recommended by the Department for Transport [15] and set out in the following table:

Table 1.2 Parking for the mobility impaired

Nature of activity	Staff	Public/ visitors
Existing business premises	At least one space for each disabled employee	At least 2% of car park capacity (minimum of 1 space)
New business premises	At least 5% of car park provision (minimum of 1 space)	Allowance included in requirement for staff
Shopping areas; leisure & recreational facilities; other places open to the public	At least 1 space for each disabled employee	At least 6% of car park capacity (minimum of 1 space)[1]

1. Additional spaces may be required for hotels and other places that cater for large numbers of disabled people

Parking Layout

1.5 The physical layout of car and cycle parking can have a strong influence on the design and density of development. Car parking can be a significant occupier of space within a development and can have a significant effect upon the appearance and quality of development, particularly where it competes for areas which otherwise could be used for landscaping or open space. There are also highway safety issues which need to be safeguarded if the parking is on, or adjacent to, public highway.

1.6 The design of cycle parking can also play a significant part in promoting cycling as an alternative travel mode. Visitors may be concerned with ease of use so the location of spaces may be of particular importance. Spaces for staff and residents may be used on a longer term basis and so security and weather protection may be more important than location.

1.7 The Council will therefore require a high standard of design for development related parking, as an integral part of overall good design. Developers should refer to the best current design guidance, including:

- Manual for Streets, particularly Chapter 8 (DfT, March 2007)
- Car Parking: what works where (English Partnerships, May 2006)
- Code for Sustainable Homes technical guide: cycle storage (DCLG, October 2008)

1.8 The Council considers it important to give developers further guidance on good practice for designing car and cycle parking provision. The Council will consider available options for providing further guidance and may produce a Supplementary Planning Document.

15 Traffic Advisory Leaflet 05/05 – Parking for Disabled People, Department for Transport (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport (2005) and BS 8300: 2001 Design of Buildings and their Approaches to Meet the Needs of Disabled People, British Standards Institute (BSI) (2001)

Appendix 2 Green Space and Sports Facilities

Anticipated Household Size

2.1 The following table is derived from the Huntingdonshire New Developments Survey 2007 and indicates the average number of people living in new dwellings according to the size of the property. It is included to aid interpretation of the sport and play requirements which are set per 1,000 people on the basis that it is potential usage that is the critical factor not the number of dwellings.

Table 2.1 Household size by bedroom number

Number of bedrooms	Average people per household
1 bedroom	1.21
2 bedrooms	1.86
3 bedrooms	2.25
4 bedrooms	2.90
5 bedrooms	3.45
6 bedrooms	4.80

Play space and area requirements

2.2 Detailed definitions and guidance for play areas is provided by Fields in Trust in *Planning and Design for Outdoor Sport and Play* (2008). This addresses play requirements ranging from small, unequipped areas intended to provide very local facilities for young children through to neighbourhood equipped areas for play aimed at teenagers and young adults incorporating hard surfaced areas for games and wheeled activities.

2.3 Eight square metres of play space is sought per person (not just per child) which forms part of the open space requirement of 1.8ha per 1000 people. Table 2.2 translates this into the amount of play space to be provided for a given population and advises on the expected play areas needed to fulfil this. Further details, including costs, will be set out in the Planning Obligations SPD.

Table 2.2 Play space and play area requirements

Anticipated Population	Children's play space required (square metres)		Play areas required	
	Range		LAP	LEAP
0-49	0	392		
50-99	400	792	1	
100-149	800	1192	2	
150-199	1200	1592	3	
200-249	1600	1992		1
250-299	2000	2392	1	1
300-349	2400	2792	2	1
350-399	2800	3192	3	1

400-449	3200	3592		2
450-499	3600	3992	1	2
500-549	4000	4392	2	2
550-599	4400	4792	3	2
600-649	4800	5192		3
650-699	5200	5592	1	3
700-749	5600	5992	2	3
750-799	6000	6392	3	3
800-849	6400	6792		4
850-899	6800	7192	1	4
900-949	7200	7592	2	4
950-999	7600	7992	3	4

Indoor Sports Provision

Policy D2 requires developers to contribute towards the cost of providing indoor sports facilities to meet the additional demand likely to arise from their proposed development. Given the relatively high costs involved in the provision of indoor sports very few development schemes are likely to generate sufficient demand to warrant provision on-site so contributions will be amalgamated to help ensure the most appropriate provision. All indoor sports facilities should be built to Sport England and/or the relevant national governing body specifications. Most will be appropriate for all ages ranges, with some such a s indoor bowls and fitness stations being more targeted at adults. More detailed guidance will be set out in the Planning Obligations SPD, including capital and maintenance costs .

Sports halls should have with a minimum size of 4 courts (594 sq m) being the preferred size although smaller halls may be fit for purpose in village locations. Swimming pools should have a minimum length of 25 m and be at least 4 lanes wide (totalling 212 sq m) with 6 lanes and 325sq being the recommended community pool size. Indoor bowls facilities should incorporate a minimum of 6 lanes. Indoor tennis facilities should provide a minimum of 2 courts. Fitness stations should incorporate a minimum of 20 stations and be IFI compliant.

Appendix 3 Proposals Map

3.1 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.

3.2 Currently the Development Plan includes various saved Local Plan policies which are illustrated geographically on the Proposals Map that was adopted following the adoption of the Core Strategy in September 2009. 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.

3.3 The policies contained in this Proposed Submission DPD have two implications for the Proposals Map. First the policies introduce new, and updated existing, designation and secondly the policies supersede some existing saved Local Plan policies that have associated designations. The maps accompanying this Proposed Submission DPD fall into two sets:

1. a set of maps from the existing Proposals Map that the current extent of saved policies; and
2. a set of maps that illustrate the extent of new designations defined in this DPD, along with existing land use designations, for example Conservation Areas, where these have changed since the adoption of the Local Plan in 1995 and any designations associated with policies that are not superseded by policies in this DPD.

3.4 When this DPD is submitted the first set will not form part of the submission documents as the Council is required to only include Proposals Maps showing designations for policies that will be in effect following adoption of the DPD.

Designations

3.5 Established Employment Areas are designated in:

Alconbury Weston	Godmanchester	Somersham
Alwalton	Huntingdon	St Ives
Earith	Kimbolton	St Neots
Galley Hill	Little Staughton	Warboys
Great Gransden	Ramsey	Yaxley
Great Paxton	Sawtry	

3.6 Town Centres and Primary Shopping Areas are designated in Huntingdon,Ramsey, St Ives, and St Neots. Primary shopping frontages are designated in Huntingdon, St Ives and St Neots.

3.7 The Great Fen Project boundary and the Great Fen Setting Boundary have been designated for the Great Fen Project.

3.8 Landscape Character Areas are designated as set out in the Huntingdon Landscape and Townscape Assessment SPD.

3.9 The boundaries of the following Conservation Areas have changed since the Local Plan 1995 was adopted:

Earith	Huntingdon	St Ives
The Hemingfords	Ramsey	St Neots

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.

Allowable Solutions
A range of solutions such as providing energy efficient appliances with the home or exporting low or zero carbon heat and cooling to surrounding developments that are used to achieve targets for the reduction of carbon dioxide emissions. For the national definition and more information see the Government's webpages on Zero Carbon Homes.

Amenity
A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

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
Land that has been previously developed and 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 so garden land is considered as being brownfield. The definition is set out in Planning Policy Statement 3 'Housing'.

Built-Up Area
The built-up area is the existing built form excluding:

- buildings that are clearly detached from the main body of the settlement;
- gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, where these relate more to the surrounding countryside than they do to the built-up parts of the village; and
- agricultural buildings where they are on the edge of the settlement.

Community Infrastructure
Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

Compulsory Purchase Order (CPO)
The power given to the Local Authority to acquire land for redevelopment which may include development by private developers.

Comparison Floorspace
Shops retailing items not obtained on a frequent basis. these include clothing, footwear, household and recreational goods.

Compulsory Purchase Order
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 *Development Plan Document* containing the overall vision, objectives and policies for managing development in Huntingdonshire.

County Structure Plan
An existing document containing strategic planning policies and proposals for the county. Under the new system it will be phased out and replaced by policies in the *Regional Spatial Strategy* and *Development Plan Documents.*

Curtilage
The area occupied by a property and land closely associated with that property. E.g. in terms of a house and garden, the garden forms the curtilage of the property.

Department for Communities and Local Government (DCLG)
The Government department responsible for planning and production of planning guidance.

Development Plan
The documents which together provide the main point of reference when considering planning proposals. The Development Plan includes the *Regional Spatial Strategy* and *Development Plan Documents.*

Development Plan Documents
A document containing local planning policies or proposals which form part of the *Development Plan,* which has been subject to independent examination.

European Sites
Consist of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and sites on draft lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994.

Examination
Independent consideration of 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 area boundaries.

Green Space and Recreational Land
Green 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.

Habitat
The natural home or environment of a plant or animal.

Housing Needs Assessment
An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

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

Issues and Options preliminary consultation document
The first stage in the production of *development plan documents*. The Council brings possible issues and options for the District into the public domain, in order to generate responses to aid the development of this 'Development of Options' document.

Key Workers
Essential public sector workers such as nurses, teachers and social workers. This includes those groups eligible for the Housing Corporation funded Key Worker Living programme and others employed within the public sector (ie outside of this programme) identified by the Regional Housing Board for assistance.

Landscape Character Assessment
An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Local Development Document
The collective term for *Development Plan Documents,* the *Proposals Map, Supplementary Planning Documents* and the *Statement of Community Involvement.*

Local Development Framework
The collection of documents to be produced by Huntingdonshire District Council that will provide the new planning policy framework for the district.

Local Development Scheme
Sets out the Council's programme for preparing and reviewing statutory planning documents.

Local Strategic Partnership
A group of public, private, voluntary and community organisations and individuals that is responsible for preparing the Community Strategy.

Market Housing
Private housing for rent or sale where the price is set in the open market.

Major development
Development of 10 of more dwellings or more than 1000m2 floorspace on one site. The full definition is contained in the The Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Material consideration
Factors that may be taken into account when making planning decisions.

Minor development
Development of up to 9 dwellings or less than 1000m^2 floorspace on one site. The full definition is contained in the The Town and Country Planning (General Development Procedure) Order 1995 (as amended)

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

Mixed Use
The creation of a mix of uses on one site.

Moderate development
The creation of between 10 and 59 dwellings on one site.

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.

Predicted Total CO_2 Emissions
A prediction of the carbon dioxide emissions that would come about from the use of a building based on a calculation of the energy used and the carbon dioxide emitted from generating that energy, taking into account measures to improve energy efficiency.

Previously Developed Land (PDL)
Land that has been previously developed and is or was occupied by a permanent structure. Unlike Brownfield, PDL does not exclude agricultural or forestry buildings. See also brownfield.

Publication
Point at which a draft Development Plan Document is issued for consultation prior to its submission to the Secretary of State for examination.

Regional Spatial Strategies (RSS)
Plan covering the East of England as a whole, and setting out strategic policies and proposals for managing land-use change.

Registered Social Landlords
These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Residential Infilling
The development of a small site within the built-up area by up to 3 dwellings.

Rural Exception Site
Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

Sequential Approach
A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Settlement Hierarchy
Settlements are categorised in a hierarchy based on the range of services, facilities and employment opportunities in the settlement, access to education and non-car access to higher-order centres.

Social rented
Social Rented Housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Spatial Planning
Spatial planning goes beyond traditional land use planning. It brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

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 Housing Land Availability Assessment
A study intended to assessment overall potential for housing development in an area, including the identification of specific housing sites with development potential over a 15 year horizon.

Strategic Housing Market Assessment
A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Strategic Greenspace
These are areas of greenspace that serve a wider population than just the District, for example Paxton Pits, The Great Fen and Hinchingbrooke Country Park.

Submission
Point at which a *Development Plan Document* is submitted to the Secretary of State in advance of its *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.

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 owned and/or occupied e.g. freehold, leasehold, shared equity or rented.

Tests of Soundness
These are tests to ensure that the document produced is fit for purpose and can be consider as 'sound'. For further guidance please refer to 'Development Plans Examination - A Guide to the Process of Assessing the Soundness of Development Plan Documents' produced by the Planning Inspectorate (2005). The Council is aware that this guidance is out of date however it has not been replaced. More up to date advice along with guidance on other aspects of the planning process can be found on the Planning Advisory Service website at www.pas.gov.uk

Use Class Order
Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use do not require planning permission.

Vitality and Viability
In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Windfall site
A previously developed site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

Zero Carbon Building
A building with net carbon dioxide emissions of zero or less over a typical year. This can be achieved where renewable energy systems generate energy and offset the carbon dioxide emissions that come from the use of the building during the year. The Government is intending to establish a national definition soon.

This page is intentionally left blank

Development Management DPD: Statement of Consultation

Contents

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]. These regulations have been used in conjunction with a range of local documents in determining the ways in which public participation is incorporated into the process of drawing up the DPD.

The Council is required to produce a Statement of Community Involvement (SCI) to augment national regulations and 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. One of the principal aims the Council had when drawing up the SCI was 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 a Consultation and Engagement Strategy which promotes the role of consultation and engagement to determine 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 tackling important issues in the District.

This Statement of Consultation sets out the detail of consultation and engagement undertaken during the preparation of the Development Management DPD and how this was taken into account in the preparation of the Proposed Submission document.

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

1: Consultation on the DPD

The consultation stages for the Development Management DPD 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 Development of Options - January to March 2009
5. Consultation on Development of Options Draft Final Sustainability Appraisal - January to March 2009
6. Consultation on Draft Proposed Submission with Key Stakeholders - December 2009 to January 2010

Prior to these stages, community engagement was carried out during 2003 as part of preparation for an earlier version of the combined Core Strategy and Development Control Policies DPD. That DPD was later withdrawn but the information that the Council gained from this earlier engagement has informed subsequent plan production. For more information on earlier engagement please see the Submission Core Strategy 2008: Statement of Consultation.

i Town and Country Planning (Local Development) (England) Regulations 2004 as amended

2: Developing the DPD

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 not proposing policies for some topics.

Each policy area is set out as follows:

Introduction	A brief introduction on the policy was drawn up
Summary of Consultation	A summary of the issues and options identified in the consultation stages is presented along with a summary of comments received. For later stages of consultation summaries of the scope of comments on draft policies are presented and any comments received on the Draft Proposed Submission document.
Summary of Sustainability Appraisal	A summary of the recommendations and conclusions of the Initial, Draft Final and Final Sustainability Appraisal Reports.
Assessment	Information about how the policy was drawn up, including the assessment of consultation responses and the alternative approaches considered.
Proposed Submission Policy	Information about the objectives and policies of the Core Strategy that the policies will support.
Proposals Map	Where there is a need for a designation on the Proposals Map, this is identified. Reference should be made to the supporting document - Development Management DPD: Proposed Submission Proposals Maps.
Supports the East of England Plan	Information about the policies of the East of England Plan that the policy will support.
Supports the Sustainable Community Strategy	Information about the strategic themes and outcomes of the Sustainable Community Strategy that the policy will support.

Soundness Self Assessment

One of the main assessments of any Proposed Submission DPD 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 Development Management DPD and is presented in Annex A.

Legal Compliance Assessment

The other main assessment of any Proposed Submission DPD 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 Development Management DPD and is presented in Annex B.

1 Consultation on the DPD

Community Engagement

1.1 Prior to June 2008 the 2004 Regulations determined the process that planning documents had to go through. These regulations were amended in June 2008 by the 2008 regulations. 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 of the plan 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 Development Management DPD started under the original unamended regulations with the Issues and Options Consultation in May 2007 the preparation of the DPD has been subject to both sets of regulations. Each section therefore includes notes about the regulations that were applicable at the time.

Initial Issues and Options

1.3 The Council started work on the Development Management DPD (then known as the Development Control Policies DPD) in summer 2007. The main part of public engagement was the publication of an 'Issues and Options Report' in May 2007. The purpose of the report was to explain the main issues facing the District in terms of planning and the choices which needed to be made. It was intended to generate discussion and debate about the problems the LDF will need to address and the opportunities for dealing with them.

1.4 Consultation on the report ran from 25 May to 7 July 2007 and was accompanied by the Initial Sustainability Appraisal. A range of methods were used to support and publicise consultation on the report as follows:

Table 2 Events and Actions for Consultation on the Initial Issues and Options for the Development Management DPD

Event/Action	Date
Press Release?	
Letters/e-mails sent to consultation bodies (see below)	23 May 2007
Issues and Options Report, Initial SA and Response Forms available on Council's website	Throughout the consultation period
Issues and Options Report, Initial SA and Response Forms made available at Council Offices and libraries/ e-learning points	Throughout the consultation period
Town and Parish Council Seminar	21 June 2007

1.5 Events were undertaken for a further phase of consultation to help the Council establish options and clarify the views of stakeholders for the Core Strategy. While these events and actions were primarily part of consultation for the Core Strategy they enabled the Council to further clarify views of stakeholders on issues for the Development Management DPD.

Table 3 Events and Actions for Consultation for Towards a Spatial Strategy for Huntingdonshire

Event/Action	Date
Presentation to Heads of Service Board	16 August 2007

Event/Action	Date
Meeting with Environment Agency	6 August
Meeting with Environment Agency	18 August 2007
Meeting with Defence Estates (Brampton)	7 June 2007
Meeting with Hinchingbrooke School and Officers from County Council	9 September 2007
Meeting with Hinchingbrooke Hospital	5 September 2007
HSP - Housing, Health and Social Care	6 September 2007
HDC Members Briefing	11 September 2007
Meeting with Landowners of St Johns business park	12 September 2007
Key stakeholder seminar	12 September 2007
Presentation for Ramsey Town Council	13 September 2007
Meeting with landowners (west Huntingdon Town Centre)	14 September 2007
Presentation for St Neots Town Council	19 September 2007
Rapid Health Impact Assessment	26 September 2007
Landowners (North Huntingdon)	27 September 2007
Presentation for St Ives Town Council	3 October 2007
Meeting with Developers (East of the Railway, St Neots)	15 October 2007
Alan Hampton - Parish Plans[Query inclusion]	5 November 2007
Copies of Towards a Spatial Strategy for Huntingdonshire sent to Specific Consultation Bodies (see below)	4 September 2007
Initial Sustainability Appraisal of Towards a Spatial Strategy for Huntingdonshire made available on the Council's website	November 2007
Workshop held with Cambridgeshire County Council	3 October 2007

1.6 The following tables identify those consultation bodies that were contacted prior to publication of the Issues and Options Report and the publication of Towards a Spatial Strategy for Huntingdonshire.

Table 4 Specific Consultation Bodies (SCI Appendix 6)

Anglian Water, Bedford Borough Council, Bedfordshire County Council, BT, Cambridgeshire and Peterborough Biodiversity Partnership, Cambridgeshire and Peterborough Public Health Network, Cambridgeshire County Council, Cambridgeshire Constabulary, Cambridgeshire Horizons, Cambridgeshire Primary Care Trust, Cambridge Water, East Cambs District Council, East Midlands Development Agency, East Northants District Council, East of England Development Agency, East of England Regional Assembly, East of England Strategic Health Authority, English Heritage, Environment Agency, Eon, Fenland District Council, GO-East, Greater Peterborough Primary Care Trust, Highways Agency, Hinchingbrooke Health Care Centre NHS, Mid Bedfordshire District Council, Mobile Operators Association, Natural England, National Grid Property, Network Rail, Northamptonshire County Council, N Power, Peterborough City Council, South Cambridgeshire District Council, Sport England.

All 84 Town and Parish Councils within the District

Table 5 Other Consultation Bodies

Accent Nene Housing Association; Alconbury and Ellington Drainage Board; Aldwyck Housing Association; Alexanders; Alsop Verrill Town Planning; Anchor Trust; Andrew S Campbell Associates; Anglia Support Partnership; Antony Asbury Assoc; Appletree Homes Ltd; ARUP; Atkins; Axiom Housing Association; Barton Wilmore; Bedfordshire and Cambridgeshire Rural Support; Bedfordshire Pilgrims Housing Association; Bewick Homes; Bidwells; Bloor Homes; Bluesky Planning; Boyer Planning; British Horse Society Cambridgeshire; British Wind Energy Assoc; Bryant Homes; Business Link East; CABE; Cambridgeshire and Peterborough Association of Local Councils; Cambridgeshire ACRE; Camrbridgeshire Bat Group; Cambridgeshire Countryside Watch; Cambridgeshire Enterprise Services; Cambridge Housing Society; Cambridgeshire Local Access Forum; CAMRA; Camstead Homes; Carter Jonas; Centre for Ecology and Hydrology; Charles Planning Ltd; Cheffins; Church Commissioners; Circle Anglia; Civic Society of St Ives; Civic Trust; Country Land and Business Association; Countryside Properties; CPRE Cambridgeshire; Croudace Homes Ltd; The Crown Estate; Davidson Business; David Wilson Estates; David Wilson Homes; De Clifton; Dev Plan UK; D H Barford & Co; Disability Information Service Huntingdonshire; DLP Planning; Ely Diocese; Eversheds LLP; Fairhurst; Fisher German; Fitch Butterfield Associates; Flagship Housing; Forestry Commission; Four Seasons Day Centre; Foxley Tagg Planning Ltd; Francis Jackson Estates; Freight Transport Association; Friends of the Earth; FSB Huntingdonshire; George Wimpey; Granta Housing; Great Ouse Boating Association; Guinness Trust; The Gypsy Council; Hallam Land Management; Hanover Housing Association; Hargrave Conservation Society; Harris Lamb Chartered Surveyors; Hartford Conservation Group; Henry Bletsoe & Son; Home Builders Federation; Housing 21; Howard Sharp and Partners; Huntingdon and District Bus; Huntingdon CAB; Huntingdon Mencap; Huntingdonshire and Godmanchester Civic Society; Huntingdon Town Centre Partnership; Hunts MIND; Hunts Society for the Blind; Hutchinson's; Inland Waterway Association (Peterborough Branch); J & J Design; Januarys; JDI Solutions; Jennifer Lampert Associates; John Martin & Assoc; Jones Day Solicitors; Kier Residential; Larkfleet Homes; Levvel Ltd; Levitt Partnership; Luminus; Meridian; Middle Level Commissioners; Miller; Minster Housing Association; Mono Consultants; Nash Partnership; National Playing Fields Association; National Trust; Optical Activity; Paul and Company; Peacock and Smith; Pegasus Planning Group; Peterborough Conservation Volunteers; Peterborough Diocese; Peterborough Environment City Trust; Phillips Planning; Planning Aid; The Planning Bureau Ltd; Planning Potential; Ramsey Town Centre Partnership; Rapleys; Renewables East; Richmond Fellowship Employment and Training; Robert Doughty Consultancy Limited; RPS Planning; RPS Warren; RSPB; Savills; Smiths Gore; Smith Stuart Reynolds; Somersham and District Day Centre; Spacelab; Stamford Homes; Stewart Ross Associates; Stilton Community Association; St Ives Chamber of Commerce and Industry; St Neots and District Chamber of Commerce; St Neots Liberal Democrat Group; St Neots Youth Town Council; Sustrans; Swaversey District Bridleways Association; Terence O'Rourke Ltd; Varrier Jones Organisation; Oxmoor in Bloom; Vincent and Gorbing Chartered Town Planners and Architects; The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough; The Woodland Trust; Woods Hardwick Planning. Government Departments: Department for Transport, OFSTED, Defence Estates Operations. All consultees and agents registered on the Council's Limehouse database

Form of Consultation and Representations Received

1.7 The Issues and Options Report posed a number of questions in order to gauge people's views on the issues the Council had identified, possible solutions and whether particular topics should be addressed. The majority of questions asked respondents whether they agreed or disagreed with possible options, some of the questions were 'open questions,' that encouraged longer answers, for example how people thought policies or options could be improved.

1.8 In all, nearly 500 comments were received from a wide range of stakeholders including members of the public, landowners, agents, various public bodies, Parish and Town Councils and Local Councillors. As consultation responses at this stage are not available on the Council's consultation website individual summaries are presented in Appendix 1 'Comments Received Summer 2007'. Summaries of the issues raised in comments relating to specific policies are presented in Section 2 'Developing the DPD'.

Development of Options

1.9 The Development of Options document was published in January 2009 and was made available for comment between 30 January 2009 and 27 March 2009. Due to a minor technical issue with the consultation website, which affected the submission of some comments, the consultation period was extended until 30 March 2009. During the consultation the document and supporting information was available at the Council's main offices in Huntingdon, Libraries and e-learning points within the District and was available to download and to view via the Council's website and consultation website.

Press Notice

1.10 A press release was issued[Query details]

Consultation Bodies

1.11 Consultation bodies and stakeholders were contacted to publicise the consultation as follows:

- Specific Consultation Bodies (As per list above for Issues and Options) were sent hard copies of DPD and a link to the SA (GO–East were also sent a hard copy of the SA)
- Parish and Town Councils (84) were sent letters and links to both DPD and SA apart from Needingworth who had previously requested that hard copies be sent
- Libraries and Access Points (As per list below) were sent hard copies of both the DPD and the SA with a covering letter
- Consultees and Agents registered on the Limehouse database received emails

1.12 Libraries and Access Points:

1.13 [List libraries and access points]

Form of Consultation

1.14 The Development of Options document was published with a form for comments that gave respondents the opportunity to comment on any part of the document. The form asked respondents whether they supported, objected or had observations and what their comment was. Respondents were also asked to provide a summary. The same form was used for the accompanying consultation on the Draft Final Sustainability Appraisal.

Representations on Development of Options

1.15 In all, just over 300 comments, including those on the Draft Final Sustainability Appraisal, were received from a wide range of stakeholders. Summaries of the issues raised in comments relating to specific policies are presented in Section 2 'Developing the DPD'. The detail of all comments are available on the Council's Consultation Portal.

Draft Proposed Submission Consultation

1.16 The comments received during the Development of Options were considered and during the summer of 2009 discussions with a range of partners and key consultation bodies helped inform drafting the Proposed Submission plan. During this drafting process the Council decided that in order to properly address the concerns of consultees that significant changes were needed to the structure of the plan from that presented during the

Development of Options consultation. Changes to draft policies were less significant but together the changes meant that the draft plan looked substantially different. With these changes in mind the Council decided to consult a group of key bodies before publishing the Proposed Submission plan.

1.17 The bodies that were consulted were chosen from the Council's database where it was considered that they:

- had submitted comments which contributed to changes to the structure of the plan;
- had been involved in discussions which contributed to changes to the structure of the plan; or
- were considered key bodies in determining the soundness of the plan.

Table 6 Consultees identified and consulted on the Draft Proposed Submission

British Marine Federation	GO-East
Buckden Marina	Henry H Bletsoe and Son (agents)
Cambridgeshire County Council	The Highways Agency
Connolly Homes (agents for)	John Martin and Associates (agents)
CPRE Cambridgeshire	Natural England
Cushman and Wakefield LLP (agents)	Planning Patential (agents)
D H Barford and Co (agents)	Smiths Gore (agents)
The East of England Regional Assembly	Southern Planning Practice (agents)
English Heritage	Sport England
Environment Agency	The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough
The Fairfield Partnership	

1.18 Comments on the draft Proposed Submission plan were sought between Friday 18 December 2009 and Monday 11 January 2010.

1.19 48 responses were received from 9 consultees. Issues relating to the clarity of a wide range of policies and paragraphs, consistency between policies and other parts of the LDF and the arrangements for monitoring were raised. The detail of how the Council responded to these issues in detail in the 2 'Developing the DPD' section of this document.

2 Developing the DPD

2.1 Some explanation of reorganisation of policy groupings consistent with other policy chapter detail.

Mitigating and Adapting to Climate Change

2.2 [Brief explanation of the grouping of Climate Change policies needed here]

Sustainable Design

2.3 This policy was drawn up following the Development of Options consultation. Some elements of the policy formed parts of a draft policy for design quality and a draft policy for water management.

Summary of Consultation

2.4 The Issues and Options consultation identified the need to ensure development is built and constructed to maximise the sustainability of development. It identified the option for policies to encourage compliance with the Code for Sustainable Homes which at the time was voluntary scheme. During the Issues and Options consultation a wide variety of comments were made. In relation to design issues the use of the Design Guide was both supported and questioned and there was concern about repeating national guidance. Broader comments relating to tackling climate change expressed concern about how to address the problems through planning policies.

2.5 A wide variety of criteria were suggested making use of existing sources of guidance, statutory designations and various forms of local design guidance. Concerns were raised that the need to promote high quality design is covered in the requirements of Design and Access Statements and should not be repeated in the development control policies. Most detailed responses at the initial Issues and Options stage were concerned with design issues and have informed development of the Development Context policy.

2.6 At the Development of Options stage most comments were specifically related to the draft policies presented. Comments on the draft policy for Design Quality were generally supportive. Comments on other parts of the Development of Options document and more general comments identified potential for specific policy requirements for adaptation and mitigation of the impacts of climate change.

2.7 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy and possible duplication with building regulations and government policy.

Summary of Sustainability Appraisal

2.8 The policy was not assessed at the Initial or Draft Final SA stages.

Assessment

2.9 Assessment of comments received on the Development of Options concluded that policies that dealt specifically with the adaptation and mitigation of climate change impacts were justified. More specifically the area of policy coverage that was not addressed to a great extent was the specification of how new buildings should deal with adaptation and mitigation.

2.10 It was recognised that there is a wide range of national policy, guidance and standards and this is a rapidly changing area. There are a number of issues that are important for Huntingdonshire relating to the predicted impacts of climate change in conjunction with national and regional issues a local policy is justified. This gave the opportunity to clarify policy expectations and to give potential developers certainty about requirements.

2.11 In discussion with partners it was decided to draft a new policy that identified criteria that would help ensure climate change was fully taken into account when designing buildings. The criteria were backed by requirements to meet levels in either the Code for Sustainable Homes (CSH) or the Building Research Establishment Environmental Assessment Method (BREEAM) or successor standards. There is a national requirement for all new homes to be assessed against the CSH.

2.12 The policy was amended to address issues of clarity raised in comments on the Draft Proposed Submission. No changes were made with regard to issues of duplication as both the CSH and BREEAM cover a wide range of sustainability matters that are not and would not be covered by building regulations.

Proposed Submission Policy

2.13 Policy C 1 Sustainable Design will support delivery of Core Strategy Objectives 2, 12, 13 and 16 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.14 Policy C 1 Sustainable Design does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	ENV7: Quality in the Built Environment ENG1: Carbon Dioxide Emissions and Energy Performance WAT1: Water efficiency

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Appropriate flood risk management, sustainable water supply and sufficient provision of utilities including the development of local renewable sources of energy New and upgraded homes and other buildings which are well designed, well maintained and contribute to lowering carbon emissions
Environment	Mitigate and adapt to climate change Efficient use of resources

Carbon Dioxide Reductions

2.15 This policy was drawn up for the Development of Options consultation where it was consulted upon as a draft policy for carbon dioxide reductions.

Summary of Consultation

2.16 The Issues and Options consultation identified the need to ensure that the sustainability of development is maximised. It identified the option to draw up policies to encourage compliance with the Code for Sustainable Homes (CSH).

2.17 Comments on the issues and options were mixed, but support for the use of the CSH was expressed. There were those who favoured relying on changes to build regulation requirements. Water and energy use were also identified as important factors.

2.18 Comments on the draft policy for carbon dioxide reductions were mixed with some support for the principle, however there were concerns raised about the approach taken specifically in relation to the proposed thresholds and viability issues. The proposed percentage and the Council's approach to seeking reductions in CO_2 rather than energy, as required by East of England Plan policy ENG1, were not questioned. Comments specifically questioned whether transport emissions should be included and whether a threshold should be set for a minimum reduction or specification of a minimum level for the percentage to be measured from. The alternative of relying on changes to Building Regulations as currently proposed by Government received some support.

2.19 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy.

Summary of Sustainability Appraisal

2.20 The Initial SA concluded that the option was sustainable and in particular contributes to reducing energy and resource use and to minimising the effects of climate change.

2.21 The Draft Final SA concluded that the draft policy was sustainable and consistent with national and regional policy. It noted that it could be useful to include, in the supporting text, explanations of renewable energy technologies and low carbon technologies as this would guide the implementation of the policy.

Assessment

2.22 The alternative of seeking energy reductions (rather than CO_2 reductions) as required by East of England Plan policy ENG1 had been considered prior to drawing up the draft policy. The Council remained convinced that seeking CO_2 reductions was the right approach to be taking.

2.23 The Council decided that the justification for the threshold put forward in the draft policy ($500m^2$) was not sufficiently robust and so changed the threshold to the standard definition for major development. The policy was also modified so that the overall approach, how viability should be considered and the exceptions were clearer. Reference to the use of 'allowable solutions' was added to the policy.

2.24 The issue of minimum reductions was considered. The policy is intended to promote the reduction of CO_2 first through energy efficiency measures before calculating the total predicted CO_2 emissions. In this way the policy should bring about a total reduction of CO_2, from a building that only meets current building regulations as it would not be cost effective to only achieve the required reduction. The alternative of specifying that the percentage reduction should be from building regulations (or a level of the Code for Sustainable Homes) would not promote additional energy efficiency measures that would also reduce emissions.[Rewording necessary]

2.25 The Government has proposed to change building regulations to reduce the allowable level of CO_2 emissions from new buildings. The alternative to rely on such changes was discounted. This alternative was not considered to be the most sustainable option available; it is not clear whether the Government will be able to make changes as it originally had hoped. PPS1: Supplement on Planning and Climate Change is clear that local planning authorities should seek to ensure that CO_2 reductions targets are achieved. There is no programme for the reductions the Government has said it wishes to achieve and so there is no certainty over the plan period. The East of England Plan policy ENG1 sets out the regional approach but makes it clear that local planning authorities in the East of England should establish their own approach.

2.26 The policy was amended to address issues of clarity raised in comments on the Draft Proposed Submission.

Policy

2.27 Policy C 2 Carbon Dioxide Reductions will support delivery of Core Strategy Objectives 2, 12, 13 and 16 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.28 Policy C 2 Carbon Dioxide Reductions does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	ENV7: Quality in the Built Environment ENG1: Carbon Dioxide Emissions and Energy Performance ENG2: Renewable Energy Targets

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Appropriate flood risk management, sustainable water supply and sufficient provision of utilities including the development of local renewable sources of energy New and upgraded homes and other buildings which are well designed, well maintained and contribute to lower carbon emissions
Environment	Mitigate and adapt to climate change

Renewable and Low Carbon Energy

2.29 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for renewable and low carbon energy.

Summary of Consultation

2.30 The Issues and Options consultation identified the increasing occurrence of renewable energy development proposals and the need to minimise the environmental impacts of renewable energy development. It put forward the option of a criteria based policy that would seek to minimise the impact of renewable energy development on the character and appearance of the surrounding landscape and on sites of national and international importance for conservation. It was also proposed that this option should require the removal of redundant equipment.

2.31 There was a very limited response. Two comments strongly supported the proposed option providing that adverse impacts on wildlife are avoided by the appropriate siting, design and operation of renewable energy generating schemes.

2.32 For the Development of Options comments on the draft policy were broadly supportive, although issues were raised in relation to registered historic parks and gardens and impacts on biodiversity.

2.33 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy.

Summary of Sustainability Appraisal

2.34 The Initial SA found the option to be sustainable and consistent with national policy. It recommended that greater clarity could be added to specify that this policy refers to large/ commercial development as opposed to microgeneration which is covered by changes to Permitted Development Rights[ii].

2.35 The Draft Final SA concluded that the draft policy was consistent with national policy and that as the long term benefits of renewable energy generation outweighed the short term visual detriments of provision, a supportive policy was sustainable.

Assessment

2.36 Responses to the proposed option concerned with protection of wildlife were considered to be addressed by the Biodiversity and Protected Habitats and Species policy that has been clarified (for details see 'Biodiversity and Protected Habitats and Species'). No alternative approaches were suggested through the consultation process.

2.37 An alternative option of relying on National and Regional policy was considered but rejected on the basis that national policy (PPS22, amended by the PPS1 Supplement) places certain expectations on Local Planning Authorities and the locally specific approach to renewable energy development was well established and based on robust evidence.

2.38 The draft policy wording has been modified to aid clarity. The policy was amended to address issues of clarity raised in comments on the Draft Proposed Submission and to minimise potential conflict with national policy.

Proposed Submission Policy

2.39 Policy C 3 Renewable and Low Carbon Energy will support delivery of Core Strategy Objectives 12, 13, and 16 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.40 Policy C 3 Renewable and Low Carbon Energy does not require any designations on the Proposals Map, however Landscape Character Areas are identified on the Landscape Character Areas plan that accompanies the Proposal Map.

Supports the East of England Plan

Policies: ENV7: Quality in the Built Environment
ENG1: Carbon Dioxide Emissions and Energy Performance
ENG2: Renewable Energy Targets

ii Brought into primary legislation through Statutory Instrument 2008 No 675

Supports the Sustainable Community Strategy

Strategic Themes:	Outcomes:
Growth and infrastructure	Appropriate flood risk management, sustainable water supply and sufficient provision of utilities including the development of local renewable sources of energy New and upgraded homes and other buildings which are well designed, well maintained and contribute to lower carbon emissions
Environment	Mitigate and adapt to climate change

Air Quality Management

2.41 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for air quality management.

Summary of Consultation

2.42 Issues and Options relating to air quality were not identified for the Issues and Options consultation but were raised through discussions between Council departments and the Council's partners. At the Development of Options stage there was only one comment on the draft policy which was supportive.

Summary of Sustainability Appraisal

2.43 The Draft Final SA concluded that the draft policy was sustainable, locally specific and that it expanded on limited national guidance.

Assessment

2.44 Having identified opportunities to help address air quality in general and in particular in air quality management areas and the benefits in terms of public health and impact on European Sites a locally specific policy is justified. The alternative option of relying on national policy was not considered appropriate. The draft policy has been modified to aid clarity.

Proposed Submission Policy

2.45 Policy C 4 Air Quality Management will support delivery of Core Strategy Objectives 12 and 16 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.46 Policy C 4 Air Quality Management does not require any designations on the Proposals Map, however reference should be made to air quality management areas.

Supports the East of England Plan

Policies: ENV7: Quality in the Built Environment
ENG1: Carbon Dioxide Emissions and Energy Performance

Supports the Sustainable Community Strategy

Strategic themes:	Outcomes:
Growth and infrastructure	Sustainable patterns of growth and development New and upgraded homes and other buildings which are well designed, well maintained and contribute to lower carbon emissions
Environment	Mitigate and adapt to climate change An environment that is protected and improved

Flood Risk and Water Management

2.47 This policy was drawn up following the Development of Options consultation where it was consulted on as the draft policy for flood risk and part of the draft policy for water management.

Summary of Consultation

2.48 The Issues and Options consultation identified the need to minimise the risk of flooding in new developments and identified the option to draw up policies with criteria to ensure that development proposals minimise and manage the risk of flooding.

2.49 A concern shared by several respondents was that any policy should encompass minimising the risk of flooding in existing development as well as new development. Other issues identified included the role of the Environment Agency and the approach that should be taken for different types of development as identified in PPS25. The use of SUDs was supported although the consensus was that they should not necessary be imposed upon all development schemes. The issue of water management was also raised.

2.50 For the Development of Options consultation there was only one comment received on the draft policy for flood risk, which was supportive. Comments on other policies and more general comments identified flooding as an important issue but did not raise specific concerns other than to identify recreational boating as a compatible use. Comments on the draft policy for water management were mixed. The principle of the policy was broadly supported, however comments identified general and specific problems with the draft wording relating in particular to the proposed requirements for meeting water efficiency elements of the Code for Sustainable Homes.

Summary of Sustainability Appraisal

2.51 The Initial SA concluded that the option is consistent with national policy. it is particularly important given the landscape character of the District and susceptibility of parts of the District to flooding.

2.52 The Draft Final SA concluded that a policy for flood risk would be particularly important given the landscape character and resulting susceptibility to flooding within some parts of the District. It was noted that the draft policy was consistent with national policy and provides flexibility in permitting development in areas of low risk providing appropriate mitigation measures are employed.

2.53 The Draft Final SA concluded that the draft policy for water management was sustainable and consistent with national guidance encouraging appropriate water management and, where possible, use of SUDs. It was noted that it was in line with national advice regarding implementation of the Code for Sustainable Homes. It was identified that the policy could consider promoting the use of permeable surfaces for car parking.

Assessment

2.54 The issue of flood risk is an important issue to Huntingdonshire given its topography and relationship with the Great Ouse and the Fens. The main concern in most of the comments related to the need to minimise flood risk in new development and existing built up areas was considered to have been addressed in the draft policy. However the policy wording has been clarified in this respect. No reasonable alternative was identified in the Issues and Options paper and none have been identified through the consultation process. The Council does not consider there to be any reasonable alternatives.

2.55 Following comments on the draft policy and more general comments concerning mitigation and adaptation to climate change the requirements in relation to the Code for Sustainable Homes were replaced with requirements in Policy C 1 Sustainable Design.

Proposed Submission Policy

2.56 Policy C 5 Flood Risk and Water Management will support delivery of Core Strategy Objectives 12, 13, and 16 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.57 Policy S10 Flood Risk does not require any designations on the Proposals Map [Query Areas of flood risk].

Supports the East of England Plan

Policy: WAT4: Flood Risk Management

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Appropriate flood risk management, sustainable water supply and sufficient provision of utilities including the development of local renewable sources of energy
Environment	Mitigate and adapt to climate change Efficient use of resources

Protecting and Enhancing the Environment

2.58 Brief details about re-organisation of policies needed with regard to Protecting and Enhancing the Environment chapter.

Development Context

2.59 This policy was drawn up following the Development of Options consultation where it was consulted on as part of the draft policy for design quality and part of the draft policy for water management.

Summary of Consultation

2.60 With regards to Design Quality the initial Issues and Options consultation identified that there is a need to promote a high standard of design on development. The main option identified proposed policies that would require a high quality of design with criteria to enable assessment. Additionally it was noted that policies should seek sufficient supporting information to accompany development proposals to demonstrate design considerations taken into account.

2.61 The Issues and Options report included a section on street scene which identified the issue of creating and maintaining a high quality public realm. It identified that policies should require proposals to make positive contributions to the character and appearance of streets and public places and that the policies should include criteria which would be used to assess this.

2.62 Comments on these sections of the Issues and Options Report were mixed. While there was support for policies addressing design issues there was concern about repeating national policy and guidance and how the policies would relate to requirements for design and access statements.

2.63 Comments on the draft policy for Design Quality were largely supportive. Comments particularly identified support for the inclusion of links to the Design Guide SPD and Landscape and Townscape SPD as well as the requirements to incorporate or link with open spaces and green corridors. Support was also expressed for the requirement to incorporate a clear network of routes in development. Comments on the draft policy for water management were mixed. The principle of the policy was broadly supported, however comments identified general and specific problems with the draft wording.

Summary of Sustainability Appraisal

2.64 The initial SA concluded that the design quality option was in line with policy on sustainable communities and is supported by more specific policies elsewhere in the document. It concluded that the street scene option was sustainable but noted that careful consideration would be need to ensure all potential impacts are recognised.

2.65 The Draft Final SA concluded that the draft policy on design quality met a number of the SA objectives and was therefore sustainable. This draft policy was in line with government guidance on sustainable communities and was supported by other strategic policies in the emerging Core Strategy eg sustainable development and the spatial strategy. It recommended that explicit reference could be included to settlement character in criterion ii to help protect against inappropriate development that would not respect settlement character or context.

2.66 The Draft Final SA concluded that the draft policy on water management was sustainable and consistent with national guidance encouraging appropriate water management and, where possible, use of SUDs. It was noted that it was in line with national advice regarding implementation of the Code for Sustainable Homes. It was identified that the policy could consider promoting the use of permeable surfaces for car parking.

Assessment

2.67 The Huntingdonshire Design Guide (2007) and Huntingdonshire Townscape and Landscape Assessment (2007) Supplementary Planning Documents provide detailed information on materials used locally, the character of development across the District and an assessment of the landform and geology which contributes to the materials used and the context of development. These two documents are considered to provide the evidence that a locally specific approach is appropriate.

2.68 The policy is intended to ensure design is locally distinctive. The policy will work alongside requirements to produce Design and Access Statements and does not replace the obligation to produce these. Due to the necessity for design to respond to its context it is important to have a locally distinctive policy and it is therefore not appropriate to rely on national guidance.

2.69 Following comments on the draft policy for water management the requirements in meeting the levels set out in the Code for Sustainable Homes for water efficiency have been replaced with the requirements of the Sustainable Design policy.

Proposed Submission Policy

2.70 Policy E 1 Development Context will support delivery of Core Strategy Objectives 8, 10, 11, 12, 13 and 18 and Policies CS1 Sustainable Development in Huntingdonshire and CS3 Settlement Hierarchy.

Proposals Map

2.71 Policy E 1 Development Context does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies: SS2: Overall Spatial Strategy
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	New and upgraded homes and other buildings which are well designed, well maintained and contribute to lower carbon emissions
Environment	An environment that is protected and improved

Built-up Areas

2.72 This policy was drawn up following the Development of Options consultation where the policy formed part of a draft policy for development in the countryside.

Summary of Consultation

2.73 At the Issues and Options stage consultation concentrated on issues of how to protect character of our settlements and countryside and whether this should be done using a criteria based policy or through the use of defined boundaries on the Proposals Map. At this stage comments were mixed but broadly supported the principles of protecting settlement character, particularly for smaller villages and the edges of settlements. Defined boundaries of some form received much support.

2.74 Comments on the draft policy for Development in the Countryside were mixed but were generally not supportive. The approach to defining the built-up area in particular was objected to. Comments also questioned consistency of the draft policy with the Core Strategy.

2.75 It was proposed that the policy should include reference to identified directions of growth in comments on the Draft Proposed Submission.

Summary of Sustainability Appraisal

2.76 The initial SA concluded that the option was sustainable and consistent with current policy but noted that there is a cumulative effect as restrictions on development in the countryside may give rise to development pressures within settlements. It recommended that careful wording of the policy will be required to ensure the specific circumstances in which development will be permitted in the countryside are clear.

2.77 The Draft Final SA concluded that the draft policy was sustainable and consistent with national policy. It considered that restricting development outside of the built-up areas should help protect open countryside. A potential side-effect of the draft policy was identified as a cumulative effect insofar as restrictions in the countryside could result in development pressures in settlements. It concluded that such pressures would need to be adequately managed through other policies, such as Design Quality, to ensure that development was appropriate for its context and location.

Assessment

2.78 Consistency with the Core Strategy is particularly important as the Core Strategy has been adopted and is now part of the Development Plan. The Core Strategy sets out the principles for determining built-up areas in paragraph 5.15 which is to be set out in more detail in the Development Management DPD. To aid clarity the draft policy has been split into Policy S 2 for Built-up Areas and Policy P 7 for Development in the Countryside. The former was then modified to bring it closer in line with the Core Strategy and to clarify how areas within and outside the built-up area would be determined.

2.79 No change was made in respect of the issue raised on the Draft Proposed Submission policy; the directions of growth do not have definitive boundaries in the same way as allocated development sites so it was not considered appropriate to include them in the policy.

Proposed Submission Policy

2.80 Policy S 2 Built-up Areas will support delivery of Core Strategy Objectives 3, 4, 6, 7, 8 and 10 and Policies CS3 The Settlement Hierarchy and CS5 Rural Exceptions Housing.

Proposals Map

2.81 Policy S 2 Built-up Areas does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall Spatial Strategy SS4: Towns other than Key Centres and Rural Areas ENV3: Biodiversity and Earth Heritage ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	New and upgraded homes and other buildings which are well designed, well maintained and contribute to lower carbon emissions

Strategic Themes:	**Outcomes:**
Environment	Mitigate and adapt to climate change An environment that is protected and improved

Heritage Assets

2.82 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for heritage assets.

Summary of Consultation

2.83 The Issues and Options consultation considered Listed Buildings and Conservation Areas and concluded that there was substantial coverage in national policy and it would be difficult to identify specific ways in which this could be applied differently for Huntingdonshire. It therefore did not identify any options for policies.

2.84 Comments on the Issues and Options were mixed but there was general agreement that polices should reference national guidance and include a presumption in favour of protecting important historic assets whether designated or not. The importance of the historic environment in contributing to the character and quality of the local environment should be acknowledged.

2.85 Comments on the draft policy were generally supportive, however some issues of concern were identified. In addition to some specific corrections to the supporting text protection of archaeology was raised along with concerns about the relationship with national policy and the prescription for subdivision.

2.86 Since the Development of Options consultation the Government has issued a draft of PPS15: Planning for the Historic Environment with the view to replacing PPG15 and PPG16. The draft PPS was widely criticised and the Government has indicated that a new draft will be drawn up.

2.87 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy and to Heritage Statements and Design and Access Statements.

Summary of Sustainability Appraisal

2.88 The matter was not assessed for the Initial SA.

2.89 The Draft Final SA concluded that the draft policy was sustainable in terms of preserving the character and setting of conservation areas. It noted that the important contribution that open space makes to the setting and character of conservation areas is mentioned within the supporting text. While the SA considered there would be value in including renewable energy in the policy, as there have been issues with listed buildings and conservation areas, this has been superseded by Statutory Instrument 2008 No. 675 which addresses permitted development rights for microgeneration installations.

Assessment

2.90 Although there were no issues and options raised in respect of conservation areas, there was discussion on the topic. The discussion noted that PPG15 strongly guides what development is acceptable within conservation areas.

2.91 The approach taken in Development of Options stated that national policy will form the basis for making decisions on development proposals affecting a conservation area. An alternative approach would be to rely on national policy. Retention of traditional shopfronts is the only local aspect considered sufficiently significant to supplement this as these are of particular importance in contributing to the character and quality of the environment

in Huntingdonshire's Market Towns and larger villages. Most responses on the Historic Parks and Gardens issue sought some protection for them and the draft policy addressed them alongside conservation areas as the issues for consideration are similar.

2.92 The Council has worked closely with English Heritage in order to draft a revised Heritage Assets policy. The policy now clearly links with the East of England Plan policy ENV6: The Historic Environment and reflects the direction of national policy indicated by the draft PPS. The Council recognises that a new PPS may be published before the plan is submitted or adopted, however the Council does not believe that this will lead to a need make significant change to the policy.

2.93 The policy was amended to address issues of clarity raised in comments on the Draft Proposed Submission. Additional supporting text was added to address the issue of Heritage Statements and Design and Access Statements.

Proposed Submission Policy

2.94 Policy E 4 Heritage Assets will support delivery of Core Strategy Objectives 8 and 10 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.95 Policy E 4 Heritage Assets requires conservation areas to be shown on the Proposals Map. Conservation areas are currently shown on the Proposals Map, however since the Local Plan Proposals Map (which is the basis of the current Proposals Map) was published several conservations areas have been amended. Where conservation areas have changed they are identified on maps X.X to X.X in the Proposals Map document.[Query SAMs]

Supports the East of England Plan

Policies: ENV3: Biodiversity and Earth Heritage
ENV6: The Historic Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Environment	An environment that is protected and improved

Biodiversity and Protected Habitats and Species

2.96 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for biodiversity and protected habitats and species.

Summary of Consultation

2.97 The Issues and Options consultation identified the need to promote biodiversity within development proposals and the need to minimise harm to sites of importance for biodiversity or geology. It proposed the option to draw up policies that indicate that development proposals should conserve and create biodiversity habitats to help achieve Local Biodiversity Action Plan Targets. It also proposed the option to draw up policies that indicate that development proposals should not harm protected habitats or species.

2.98 Respondents were positive about the proposed options and the need for new development to contribute to the biodiversity of the locality. A majority of respondents indicated that they thought sufficient emphasis is being given to biodiversity. Observations included reference to the 1APP forms, suggesting that all biodiversity policies should accord with the new requirements of 1APP validation. Working with relevant organisations such as the Wildlife Trust was identified as important. Various comments identified aspects of national policy and good practice that should be included.

2.99 The draft policy was widely supported. Issues were identified relating to clarity and relationship with national policy.

2.100 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy, which also prompted concerns about possible conflicts with national policy. Support for a number of sections of the supporting text were also received.

Summary of Sustainability Appraisal

2.101 The Initial Sustainability Appraisal concluded that conserving and enhancing biodiversity proposed will provide protection appropriate for locally important assets and seek positive gain through mitigation and other measures.

2.102 The draft Final SA concluded that the policy is sustainable and consistent with national guidance as it provides a clear policy of support for maintaining and enhancing biodiversity. It recognises the need to be pragmatic and weigh the benefits of the need for development against the need for conservation of biodiversity through a requirement of appropriate mitigation. The SA did recommend that provision for green infrastructure could be included within the policy and supporting text to better link the policy with proposed Strategic Greenspace Enhancement policy contained in the Submission Core Strategy.

2.103 Option is consistent with national guidance and is supportive of objectives relating to habitat protection.

2.104 The draft final SA concluded that the draft policy was consistent with national guidance and provided a basic level of protection for designated sites and those recognised for their conservation value.[Check DFSA]

Assessment

2.105 The consultation responses were supportive of the proposed option and no reasonable alternatives have been identified. The protection of biodiversity is a requirement of national and regional guidance. The Council carries out extensive consultation with all key stakeholders and the public, including organisations such as Natural England and the Wildlife Trust and good links have been established to facilitate the development of appropriate policy. The requirements of 1APP forms and local requirements are consistent with the emerging biodiversity policy.

2.106 The draft policy distinguishes between sites of national or international importance and others and sets criteria for their protection in relation to development proposals. No alternatives were put forward as such protection is required nationally. A local policy is considered to be justified as it sets out the local areas for protection and the scope of remediation work required when development is permitted.

2.107 The policy was amended to address issues of clarity raised in comments on the Draft Proposed Submission. The amendments also minimise potential conflicts with national policy.

Proposed Submission Policy

2.108 Policy E 4 Biodiversity and Protected Habitats and Species will support delivery of Core Strategy Objectives 8 and 16 and Policies CS1 Sustainable Development in Huntingdonshire, CS9 Strategic Green Space Enhancement and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.109 Policy E 4 Biodiversity and Protected Habitats and Species does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies: ENV3: Biodiversity and Earth Heritage
ENV4: Agriculture, Land and Soils

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Environment	An environment that is protected and improved

Trees, Woodland and Hedgerows

2.110 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for Trees, Woodland and Hedgerows.

Summary of Consultation

2.111 The Issues and Options Consultation identified the need to minimise risk of harm to trees, hedgerows or other environmental features of visual or nature conservation value. It proposed the option to use Tree Preservation Orders for important trees, and to supplement them with policies with criteria to minimise the risk of harm to trees, hedgerow and other environmental features.

2.112 Respondents were positive towards the proposed option. Criteria proposed included using criteria from PPS9 and the East of England Plan as a basis, the principle of no net loss and that historical integrity, visual impact, sustaining biodiversity, carbon footprint, impact on water table and preserving archaeological sites were all important aspects to cover.

2.113 Comments on the draft policy were supportive, although other natural and semi-natural features including ridge and furrow and flood meadows were suggested for inclusion in the policy.

2.114 Comments from key consultees on the Draft Proposed Submission were supportive but raised issues of clarity.

Summary of Sustainability Appraisal

2.115 The initial sustainability appraisal supported the option of criteria to minimise the risk of harm to trees, hedgerows and other environmental features.

2.116 The draft final SA concluded that the draft policy was consistent with national policy and would provide a clear policy statement to ensure that appropriate landscaping was incorporated into development and to protect against the loss of environmental value. It was considered that reference to ancient and veteran trees, hedgerows and woodland would enhance the policy.

Assessment

2.117 The proposed option is supported by respondents. The CROW Act has not been referenced as this is enshrined in law. Similarly, the criteria suggested by respondents which are based on national policy have not been repeated as a key aim of the development plan system. Other criteria that have been suggested are covered elsewhere within the LDF and do not need to be repeated in this particular policy.

2.118 The policy was amended to address issues of clarity raised in comments on the Draft Proposed Submission.

Proposed Submission Policy

2.119 Policy E 5 Trees, Woodland and Hedgerows will support delivery of Core Strategy Objectives 8, 14 and 16 and Policies CS1 Sustainable Development in Huntingdonshire and CS9 Strategic Green Space Enhancement.

Proposals Map

2.120 Policy E 5 Trees, Woodland and Hedgerows does not require any designations on the Proposals Map.

Supports the East of England Plan

Policy: ENV5: Woodlands

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Environment	An environment that is protected and improved

The Great Fen Project

2.121 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for the great fen project.

Summary of Consultation

2.122 The Issues and Options Consultation did not identified specific issues and options with regard to the Great Fen Project. Responses suggested that more consideration should be given to strategic green infrastructure projects such as the Great Fen Project.

2.123 [Query anything else about what it was that made us decide to write a policy]

2.124 The draft policy was widely supported. There were some issues of concern raised including the impact on archaeology and other heritage assets, links to and policy coverage of other significant green infrastructure and promotion of sustainable travel options for visitors.

2.125 Comments from key consultees on the Draft Proposed Submission were supportive but raised issues relating to archaeology.

Summary of Sustainability Appraisal

2.126 The Initial SA did not consider any options with regard to the Great Fen Project.

2.127 The draft final SA concluded that the draft policy was sustainable and that it complemented the Strategic Green Infrastructure Enhancement policy in the Submission Core Strategy.

Assessment

2.128 [Query anything else about what it was that made us decide to write a policy]

2.129 The policy has been clarified with regards to the landscape and visual setting boundary associated with the Great Fen Project.

2.130 No changes were made to the policy or supporting text in relation to the issue of archaeology raised in comments on the Draft Proposed Submission; it was considered that policy E 3 sufficiently covered the issue.

Proposed Submission Policy

2.131 Policy E 6 The Great Fen Project will support delivery of Core Strategy Objectives 8, 9, 14 and 18 and Policies CS1 Sustainable Development in Huntingdonshire and CS9 Strategic Green Space Enhancement.

Proposals Map

2.132 Policy E 6 The Great Fen Project requires designations for The Great Fen Project Area and The Great Fen Landscape and Visual Setting Boundary on the Proposals Map. These designations are identified on map X.X in the Proposals Map document.

Supports the East of England Plan

Policies:	ENV1: Green Infrastructure ENV2: Landscape Conservation ENV3: Biodiversity and Earth Heritage

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Health and well-being	Appropriate culture and leisure opportunities
Environment	Mitigate and adapt to climate change An environment that is protected and improved
Economic prosperity and skills	Increased visitor numbers

Protection of Open Space

2.133 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for open space and Recreational Land.

Summary of Consultation

2.134 The Issues and Options consultation identified the need to protect open space within settlements along with outdoor recreation facilities and allotments. It proposed the option to draw up policies that will protect open space and recreation land.

2.135 Respondents were generally supportive of the proposed option. It was suggested that the scope was too narrow and it should encompass the principles for habitat creation projects and reference to the Green Infrastructure Strategy should be made.

2.136 There was support for a criteria based policy rather than identifying and designating all areas of open space on the proposals maps as this would ensure that no important areas of open space were overlooked as could happen when designating and mapping areas. It was also suggested that areas of open space should be designated on a map but, prior to designation, a criteria based approach should be employed to assess the merits, value and use of space to justify its provision.

2.137 Comments on the draft policy were mixed. Although there was some support issues of clarity were raised.

2.138 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy.

Summary of Sustainability Appraisal

2.139 The Initial SA concluded that the option is beneficial in terms of protecting the open character of land within and around all settlements, whether for recreation or other uses. However, open space standards as applied within urban areas will contribute to development pressures and need to be mitigated through design proposals, particularly those on housing density. As it would be difficult to identify all areas of open space in a sufficiently exhaustive and consistent manner across the district given Huntingdonshire's size and the variety of spaces involved, the appraisal rates the reasonable alternative - to identify and designate areas on the Proposals Map - as less sustainable as it may result in spaces that are 'missed' in the identification and designation process coming under inappropriate development pressure.

2.140 The policy is clearly sustainable and consistent with national guidance. The policy complements policies such as design to ensure that a high quality public realm is created.

2.141 The draft final SA concluded that the draft policy was sustainable and consistent with national guidance. It was noted that the draft policy formed a key component of and was complementary to other policies such as design quality to ensure a high quality public realm was created.[Check DFSA]

Assessment

2.142 Alternatives to a criteria based approach are to identify and designate all areas of open space and recreational land individually on the Proposals Map but use a criteria based policy to assess the value and merit of sites. This options has been discounted due to the possibility of overlooking open space when them.

2.143 The wording of the policy has been amended from the draft[Query how policy was changed from the draft]

2.144 The policy was amended to address issues of clarity raised in comments on the Draft Proposed Submission.

Proposed Submission Policy

2.145 Policy E 7 Protection of Open Space will support delivery of Core Strategy Objectives 8 and 14 and Policies CS1 Sustainable Development in Huntingdonshire and CS9 Strategic Green Space Enhancement.

Proposals Map

2.146 Policy E 7 Protection of Open Space does not require any designations on the Proposals Map.

Supports the East of England Plan

Policy: ENV1: Green Infrastructure

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Improved health, education/learning, training, community and leisure infrastructure and local and strategic open space through the appropriate provision of facilities to meet current and future needs
Health and well-being	Appropriate culture and leisure opportunities
Environment	An environment that is protected and improved

Sustainable Travel

2.147 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for sustainable travel.

Summary of Consultation

2.148 The Issues and Options consultation identified the need to maintain and enhance rights of way and other routes and the need to ensure safe access to the transport network, to prevent unacceptable impacts on the network and to promote sustainable forms of transport. It proposed the options to draw up policies that would require development to maintain and where possible enhance the network of rights of way and other routes, that would set out criteria for assessing proposals and require transport assessments or transport statements.

2.149 Comments on the draft policy for Sustainable Travel were generally supportive of the principle of the policy. Comments specifically identified ways to improve the draft policy.

2.150 Comments from key consultees on the Draft Proposed Submission related to the flexibility of the policy and reference to impact on existing and proposed pedestrian and cycle routes.

Summary of Sustainability Appraisal

2.151 The Initial SA concluded that the options were sustainable and consistent with policy on green transport and encouraging healthier travel choices. It noted that the district's position on the strategic road network means that the option for transport impacts supports the economic activity component of sustainable development. It also noted that although that option does not deal specifically with the need to manage the modal shift complementary policies on car and cycle parking further encourage this shift.

2.152 The Draft Final SA concluded that the draft policy was sustainable and in line with national guidance. It was noted that it provided a locally specific policy aimed at encouraging people to travel by sustainable modes and this would help reduce congestion and improve air quality which are issues for the District.

Assessment

2.153 The draft policy was centred around maintenance and improvements to the pedestrian and cycle route network. The policy has therefore been amended to widen its scope by dealing with design issues to favour sustainable travel modes, seeking improvements to public transport and links with strategic green infrastructure.

2.154 No changes were made with regard to issues of flexibility raised in comments on the Draft Proposed Submission; the policy was considered to be sufficiently flexible. A reference to impact on pedestrian and cycle links was added to the supporting text.

Proposed Submission Policy

2.155 Policy E 8 Sustainable Travel will support delivery of Core Strategy Objectives 1, 6, and 14 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.156 Policy E 8 Sustainable Travel does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall Spatial Strategy T1: Regional Transport Strategy Objectives and Outcomes T2: Changing Travel Behaviour T4: Urban Transport T7: Transport in Rural Areas T8: Local Roads T9: Walking, Cycling and other Non-Motorised Transport T13: Public Transport Accessibility

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development An upgraded and managed transport network, including public transport to service existing and growing communities effectively and safely
Economic prosperity and skills	An appropriate physical infrastructure to support sustainable growth of the economy

Travel Planning

2.157 This policy was drawn up following the Development of Options consultation.

Summary of Consultation

2.158 Comments received on the draft policy for sustainable travel and more general comments identified the potential for a policy for Travel Planning as particular issues specific to Huntingdonshire were not addressed by the currently drafted policies.

Summary of Sustainability Appraisal

2.159 The policy was not assessed in the Initial or Draft Final SA.

Assessment

2.160 Following the assessment of comments received on the draft policy for sustainable travel and more general comments it was considered that there was potential for a policy for Travel Planning as particular issues specific to Huntingdonshire were not addressed by the currently drafted policies and it was considered to be a topic that could stand in its own right as a policy.

Policy

2.161 Policy E 9 Travel Planning will support delivery of Core Strategy Objectives 1, 6, and 14 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.162 Policy E 9 Travel Planning does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:
SS2: Overall Spatial Strategy
T1: Regional Transport Strategy Objectives and Outcomes
T2: Changing Travel Behaviour
T4: Urban Transport
T7: Transport in Rural Areas
T8: Local Roads
T9: Walking, Cycling and other Non-Motorised Transport
T13: Public Transport Accessibility

Supports the Sustainable Community Strategy

Strategic Themes:	Outcomes:
Growth and infrastructure	Sustainable patterns of growth and development An upgraded and managed transport network, including public transport to service existing and growing communities effectively and safely Enhanced market town centres that serve their surrounding area
Environment	Mitigate and adapt to climate change
Inclusive, safe and cohesive communities	Appropriate community transport

Strategic Themes:	Outcomes:
Economic prosperity and skills	An appropriate physical infrastructure to support sustainable growth of the economy

Parking Provision

2.163 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for parking provision.

Summary of Consultation

2.164 Consultation on Issues and Options identified the need to promote appropriate levels of car parking and to encourage cycling through the provision of bicycle parking. Also identified was the option of drawing up a policies to set out that development proposals should limit car parking and provide cycle parking and disabled parking to levels set out in the Council's parking standards. The majority of respondents who commented were in favour of the option. Other responses were mixed; some felt that provision needed to be sufficiently flexible to recognise the difference between 'town and country' to avoid inappropriate forms of development in rural areas. It was suggested that in areas with poor public transport accessibility the maximum standards should be treated as minimum. It was also suggested that the current Parking Standards are out of date and do not take into account more recent government advice.

2.165 Comments received on the draft policy for parking provision were generally supportive, although most identified some aspect of the draft policy that could be improved. Improvements identified related to support for car free housing developments, cycle parking requirements and clarification for commercial development.

Summary of Sustainability Appraisal

2.166 [Check ISA] The policy is consistent with national guidance. It seeks to reduce the amount of car parking for town centres as it is recognised that these locations are more accessible. Careful monitoring arrangements of this policy will need to be put in place.

2.167 The draft final SA concluded that as the draft policy proposed car/cycle parking consistent with PPS3 and PPG13 there was limited scope for variation. It noted that as the District is largely rural some residents would be reliant on car transport to access facilities and amenities. It also noted that it would be important to monitor this policy to ensure that it was not counter productive and discourage people visiting eg town centres and shops because of perceived parking constraints.

Assessment

2.168 The consultation responses have raised two alternatives to lower maximum parking provision levels to place a greater emphasis on ensuring efficient use of land or to have a more flexible approach to better meet the needs of continuing high car ownership levels

2.169 The policy approach taken for Issues and Options is in accordance with national guidance and the levels of provision are broadly similar to the current standards. It represents a balance between the competing objectives of promoting more sustainable modes of transport and efficiently using land versus providing for the local circumstances of high car ownership. The maximum car parking provision is more restrictive for dwellings in town centres (with the exception of Ramsey) than for other areas. This recognises that town centres are generally better provided with public transport options and have services and facilities within walking distance.

2.170 Comments received on the draft policy in the Development of Options document were broadly accepted. Specific changes include references to sources of good practice information, clarification of requirements and footnotes as well as guidance on parking layout. The policy was also reworded to give more clarity to the circumstances where car free or development with limited car parking would be supported. The consistency with neighbouring Cambridgeshire authorities was raised in relation to parking provision. Having reviewed recently adopted and emerging provision requirements for neighbouring Cambridgeshire authorities only very limited differences were found for car parking provision, however cycle parking requirements have been brought more closely in line.

Proposed Submission Policy

2.171 Policy E 10 Parking Provision will support delivery of Core Strategy Objectives 1, 6, and 14 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.172 Policy E 10 Parking Provision does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	T2: Changing travel behaviour T8: Local roads T14: Parking

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	An upgraded and managed transport network, including public transport to service existing and growing communities effectively and safely Enhanced market town centres that serve their surrounding area
Environment	Mitigate and adapt to climate change
Economic prosperity and skills	An appropriate physical infrastructure to support sustainable growth of the economy

Delivering Housing

2.173 Brief details about re-organisation of policies needed with regard to Delivering Housing chapter.

Efficient Use of Housing Land

2.174 This policy was drawn up following the Development of Options consultation where it was consulted on as the draft policy for housing density.

Summary of Consultation

2.175 The Issues and Options consultation identified the need to ensure the density of development makes efficient use of land. It identified options of a single net density for development purposes to be applied across the district or a range of densities to be applied for development proposals according to settlement type, character and amenities. There was support for criteria specifying a range of densities according to settlement type and character allowing greater flexibility and enabling developments to respond to their local context. There was support for adhering to the nationally advised minimum density of 30dph but some concern that this would require more than 3 dwellings on some sites in smaller settlements possibly raising conformity issues with the Core Strategy. Concern was also raised that Design and Access Statements should clearly state the density chosen and justify that choice.

2.176 While comments on the draft policy for housing density generally accepted the principle of the policy there were general and specific issues identified with the wording relating to the specific densities identified and flexibility.

Summary of Sustainability Appraisal

2.177 The Initial SA considered the set minimum density option not sustainable because applying a standard net density fails to take into account the character and amenities of settlements and will not ensure development at higher densities in more sustainable settlements. The alternative is more sustainable and consistent with the current governmental approach. It is designed to ensure that settlements which are more sustainable have higher densities for development. It also ensures the broadening of the local economy is supported by a mix of accommodation appropriate to a diverse workforce.

2.178 The Draft Final SA concluded that the draft policy was sustainable and was consistent with national policy. It was noted that the draft policy should facilitates a degree of discretion regarding densities and will enable the Council to encourage higher densities in more sustainable locations.

Assessment

2.179 Although the option of drawing up a range of densities was considered to be more flexible and sustainable and this was presented as the draft policy, there is considered to be limited evidence for the ranges identified. The policy therefore sets out the considerations that should inform the density of development. The 30 dwellings per hectare nationally advised minimum density is still expected on any site unless it can otherwise be justified.

2.180 The policy wording has been changed from the draft by removing the density ranges and identifying the considerations to be applied.

Proposed Submission Policy

2.181 Policy H 1 Efficient Use of Housing Land will support delivery of Core Strategy Objectives 1, 2, 3, 10 and 11 and Policies CS1 Sustainable Development in Huntingdonshire, CS3 The Settlement Hierarchy, CS4 Affordable Housing, CS5 Rural Exceptions Housing.

Proposals Map

2.182 Policy H 1 Efficient Use of Housing Land does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall Spatial Strategy H1: Regional Housing Provision 2001 to 2021 ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Sufficient housing to meet future needs Improved health, education/learning, training, community and leisure infrastructure and local and strategic open space through the appropriate provision of facilities to meet current and future needs New and upgraded homes and other buildings which are well designed, well maintained and contribute to lowering carbon emissions
Environment	Efficient use of resources

Housing Mix

2.183 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for housing mix.

Summary of Consultation

2.184 The Issues and Options consultation identified the need for housing development to reflect the economic and social needs of the district and promote the creation of sustainable communities. It identified the option of drawing up policies that would require proposals to provide an appropriate mix of housing according to the scale of development.

2.185 The majority of respondents made observations rather than indicating support or objections. The evidence requiring provision of one and two bed properties was questioned, with one respondent suggesting that the evidence that there is an increased need for smaller household sizes is wrong. The alternative put forward was that developers should be allowed to determine the most appropriate mix based on knowledge of local market conditions as a prescribed mix may lead to difficulties in deliverability and viability. It was also suggested that a significant proportion of new dwellings should be designed to lifetime mobility standards.

2.186 While comments on the draft policy broadly accepted the principle of the policy, general and specific issues with the draft wording were raised, particularly with regard to flexibility and the detail of evidence available from the Strategic Housing Market Assessment.

2.187 Comments from key consultees on the Draft Proposed Submission related to the justification and effectiveness of the policy.

Summary of Sustainability Appraisal

2.188 The Initial SA considered the option to be sustainable and designed to ensure the broadening of the local economy is supported by a mix of accommodation appropriate to the needs of a diverse workforce. The need for appropriately sized and priced properties for smaller families and key workers is an implicit priority.

2.189 The Draft Final SA concluded that the draft policy was sustainable as it was designed to ensure a mix of accommodation appropriate to the needs of a diverse range of households.

Assessment

2.190 The Issues and Options paper did not identified any reasonable alternatives. However, from the consultation reasonable alternatives were identified as using a prescribed mix, based on the SHMA, or to allowing developers to determine an appropriate mix most suited to current market conditions

2.191 The responses indicated that providing a mix of housing is an appropriate way of ensuring mixed sustainable communities. However, some respondents criticised the evidence on which the policy is based and suggested that developer knowledge of local market conditions is a better way to ensure an appropriate mix is provided.

2.192 The Cambridge Sub Region Strategic Housing Market Assessment (SHMA) provides detailed information on the changing demographics for the District. Using population figures and future population forecasts as well as current data on house size and type it provides an indication of the appropriate housing mix. Developers will be required to provide reasoned justification for the housing mix chosen in their Design and Access Statements.

2.193 The benefits and disadvantages of the two options reflect the issues of need verses demand. In a similar way that the principal of providing affordable housing to address affordability issues is accepted because the housing market does not provide for everyone's needs, national policy accepts that intervention in the mix of housing is justified to better meet housing needs. The policy also helps to ensure that appropriate mixes are provided in order to create sustainable mixed communities. The SMHA has been added to in order to incorporate additional research and analysis to inform policies on housing supply in the sub region. This should mean that housing provision is well matched to the type and size of households seeking accommodation whilst allowing developers to identify the details of what is most appropriate.

2.194 [Query how the draft policy has been clarified]

2.195 The policy and supporting text were amended to address issues of justification and effectiveness raised in comments on the Draft Proposed Submission.

Proposed Submission Policy

2.196 Policy H 2 Housing Mix will support delivery of Core Strategy Objectives 1, 2, and 3 and Policies CS2 Strategic Housing Development, CS3 The Settlement Hierarchy, CS4 Affordable Housing in Development, CS5 Rural Exceptions Housing, CS6 Gypsies, Travellers and Travelling Showpeople.

Proposals Map

2.197 Policy H 2 Housing Mix does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies: SS2: Overall Spatial Strategy
H1: Regional Housing Provision 2001 to 2021
ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	Outcomes:
Growth and infrastructure	Sustainable patterns of growth and development Sufficient housing to meet future needs
Health and well-being	Increased opportunities for vulnerable people to live independently
Environment	Efficient use of resources
Inclusive, safe and cohesive communities	Vibrant and cohesive communities

Adaptability and Accessibility

2.198 This policy was drawn up following the Development of Options consultation where the policy formed parts of a draft policy for accessibility, adaptability and security.

Summary of Consultation

2.199 The Issues and Options consultation identified the need to ensure places are accessible and safe to use for all groups in society. It identified the option of drawing up policies that will set out criteria to ensure proposals are appropriately located, enable easy access and minimise the risk of fear of crime. No responses were received.

2.200 Comments received on the draft policy were generally supportive. One comment considered the draft policy to be potentially limiting for development that had a genuine need to be located in the countryside.

Summary of Sustainability Appraisal

2.201 The Initial SA supported the proposed option as it was considered clearly sustainable. It noted that the policy would need to be worded to show how providing for access is reflected in the design of developments complementing other policies on design and street scene.

2.202 The Draft Final SA concluded that the draft policy was sustainable and adequately reflected how access needs should be reflected in the design of developments. It was noted that the policy would be complemented by the requirement for Design and Access Statements to accompany most planning applications.

Assessment

2.203 No alternatives were raised through the consultation process. Local planning authorities are required to include policies on access, while national guidance indicates that community cohesion and the needs of all groups in society should be addressed. A criteria based approach provides the most appropriate way of indicating how these matters can be considered in the development process.

2.204 The draft policy was split and the security related elements were incorporated into the amenity policy (H 7).

Proposed Submission Policy

2.205 Policy H 3 Adaptability and Accessibility will support delivery of Core Strategy Objectives 3, 5, and 13 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.206 Policy H 3 Adaptability and Accessibility does not require any designations on the Proposals Map.

Supports the East of England Plan

Policy: SS2: Overall Spatial Strategy

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Health and well-being	Reduce accidents Increased opportunities for vulnerable people to live independently
Inclusive, safe and cohesive communities	Vibrant and cohesive communities

Supported Housing

2.207 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for housing with care.

Summary of Consultation

2.208 The Issues and Options consultation identified issues for Retirement Housing and for Nursing and Care Homes; the need to provide housing to meet the specialist needs of the elderly and the need to provide specialist accommodation and care to people in need. It identified options to draw up policies to set out criteria to assess proposals for specialist retirement housing and to set out criteria to assess proposals for nursing and care homes.

2.209 There were high levels of recognition that retirement housing should be provided in close proximity to services with good access to services considered the minimum essential by most respondents. Access to good public transport links, health care facilities and a local convenience shop were considered important. Dentists and post offices were identified as desirable.

2.210 There was support for the principle of allowing nursing and care homes in locations and on a scale that would not normally be permitted for general housing, although there were also objections to this principle. The primary concern related to the need to have appropriate services and infrastructure in place prior to nursing or care homes being built. A recurring issue was the need for services and facilities to be appropriate to the needs of the elderly. In terms of the appropriate types of services, responses were very similar to those made for retirement housing with healthcare being most important followed by public transport.

2.211 Comments on the draft policy were limited but were generally supportive of the principles. A number of relatively minor wording changes were suggested.

Summary of Sustainability Appraisal

2.212 [Check ISA]The Initial SA concluded that the option was sustainable as it promoted the social inclusion of vulnerable groups.

2.213 The initial SA concluded that the option was sustainable as it meets the needs of a section of the population that may be disadvantaged in terms of health or income encouraging the provision of a supportive and inclusive environment. The only potential concern was that facilities will compete with other land uses for the most accessible sites.

2.214 The Draft Final SA concluded that the draft policy was sustainable and in line with government guidance on creating mixed and sustainable communities. It meets the needs of sections of the population that may be disadvantaged in terms of health or income, encouraging development at sites that are more accessible and socially inclusive. The only potential concern is that facilities will struggle to compete with other land uses for the most accessible sites. The policy is worded such that accessibility and service provision will clearly be important considerations.

Assessment

2.215 Two reasonable alternatives were identified; nursing and care homes could be restricted solely to sites within Market Towns and Key Service Centres to ensure that new homes have adequate public transport access for residents, visitors and staff; and allowing proposals outside the built-up area of settlements where it can be demonstrated that they have a particular requirement for a peaceful environment. The first alternative would not enable appropriate forms of development where a rural location could be beneficial to potential residents. The second approach (advocated by consultees) is less restrictive, however it would be incompatible with national guidance to focus residential development in urban areas.

2.216 A number of minor wording changes have been made as suggested by consultees and to aid clarity.

Proposed Submission Policy

2.217 Policy H 4 Supported Housing will support delivery of Core Strategy Objectives 1 and 3 and Policies CS1 Sustainable Development in Huntingdonshire, CS2 Strategic Housing Development and CS3 The Settlement Hierarchy.

Proposals Map

2.218 Policy H 4 Supported Housing does not require any designations on the Proposals Map.

Supports the East of England Plan

Policy: SS2: Overall Spatial Strategy

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Health and well-being	Increased opportunities for vulnerable people to live independently
Inclusive, safe and cohesive communities	Vibrant and cohesive communities

Homes in the Countryside

2.219 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for homes in the countryside.

Summary of Consultation

2.220 The Issues and Options consultation identified the need to restrict the intrusiveness of built development in countryside locations. It identified the option of drawing up policies that limit alterations and extensions that can be made to existing dwellings and restricts replacement dwellings built in the countryside.

2.221 Of those who indicated a clear preference opinion was split. A particular concern raised related to the evidence base to support the proposed policy and a number of respondents suggested that the option is based on vague presumptions. Other respondents objected to a blanket approach being taken with a specific limit on floor area increase or percentage increase. It was also suggested that more information was needed - specifically in relation to the limitations and restrictions that will be applied.

2.222 While comments on the draft policy accepted the principle issues were raised with the draft wording relating to the approach to defining the built-up area and consequently the countryside, the relationship with other policies and the need for specific criteria.

Summary of Sustainability Appraisal

2.223 [Check ISA] The option to limit alterations and extensions and restrict replacements is clearly sustainable and consistent with current policy.

2.224 The policy is consistent with national guidance. It is clearly motivated by local conditions and the need to carefully control development in the instances where it is needed. The SA recommended that explicit reference could be made to the use of appropriate materials as emphasised in the Design Guide. The recommendation was however, not considered necessary as all applications will be assessed in terms of design quality which emphasises the need to use the Design Guide. Reference to the Design Guide would be repetitive and complicate the policy unnecessarily.

2.225 The Draft Final SA concluded that the draft policy was consistent with national guidance designed to prevent unsympathetic rural development. It was noted that the draft policy was motivated by local conditions and the need to carefully control development. It was considered that re-worded the marketing could be beneficial in terms of reducing the time builds were vacant. However, it was acknowledged that the seasonal nature some employment in the District would mean that it would be difficult to ensure efficient marketing occurs.

Assessment

2.226 Two alternatives were identified as a result of consultation; significant increases in height and massing could be permitted or development on sites of abandoned dwellings could be permitted. However, these alternatives would not contribute to the aspirations of PPS7 in seeking a sustainable pattern of rural areas, the protection of the intrinsic character of the countryside and to restrict the intrusiveness of development. The alternatives are therefore not considered 'reasonable'.

2.227 For the draft policy criteria on new dwellings in the countryside and relaxation of occupancy conditions was included. This was considered to facilitate a more holistic policy which clearly sets out the circumstances in which new dwellings may be permitted in the countryside as well as alterations, extensions and changes to occupancy conditions, however it was felt to repeat PPS7 and subsequently deleted.

Proposed Submission Policy

2.228 Policy H 5 Homes in the Countryside will support delivery of Core Strategy Objectives 1, 3, 6, 11 and 18 and Policies CS1 Sustainable Development in Huntingdonshire and CS3 The Settlement Hierarchy.

Proposals Map

2.229 Policy H 5 Homes in the Countryside does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	SS4: Towns other than Key Centres and Rural Areas ENV6: The Historic Environment ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Sufficient housing to meet future needs New and upgraded homes and other buildings which are well designed, well maintained and contribute to lowering carbon emissions
Environment	An environment that is protected and improved

Residential Moorings

2.230 This policy was drawn up following the Development of Options consultation.

Summary of Consultation

2.231 General comments on the Development of Options document raised issues relating to the use of moorings for permanent homes.

2.232 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy and supporting text.

Summary of Sustainability Appraisal

2.233 The policy was not appraised by the Initial or Draft Final SA processes.

Assessment

2.234 Following several comments that identified issues relating to water related activities, it was concluded that there was scope for a policy dealing with the permanent residential use of moorings in the district. The policy seeks to limit the residential use of moorings to sustainable locations in a similar way to other residential uses.

Policies relating to housing development generally limit new homes to within the built-up areas of the district. By definition moorings are not part of the built-up area. It is therefore considered appropriate to limit residential moorings to locations immediately adjacent to built-up areas.

2.235 The policy and supporting text were amended to address issues of clarity raised in comments on the Draft Proposed Submission.

Proposed Submission Policy

2.236 Policy H 6 Residential Moorings will support delivery of Core Strategy Objectives 1 and 3 and Policy CS3 The Settlement Hierarchy.

Proposals Map

2.237 Policy H 6 Residential Moorings does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies: SS4: Towns other than Key Centres and Rural Areas
ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development
Health and well-being	Appropriate culture and leisure opportunities
Environment	An environment that is protected and improved

Amenity

2.238 This policy was drawn up following the Development of Options consultation where the policy formed parts of the draft policy for accessibility, adaptability and security and the draft policy for amenity.

Summary of Consultation

2.239 The Issues and Options Consultation identified the need to protect the amenity of existing and future occupiers. It identified the option to draw up policies so that development proposals should not have an unreasonable impact on living conditions for existing or future occupiers in terms of access to daylight and sunlight, privacy, noise and disturbance, fumes and other pollutants and safety and security. No comments were received.

2.240 Comments on the draft policy for Accessibility, Adaptability and Security were generally supportive. One comment considered the draft policy to be potentially limiting for development that had a genuine need to be located in the countryside. Comments received on the draft policy for Amenity were supportive. Comments identified potential problems with interpretation of terms used and sought more detail.

Summary of Sustainability Appraisal

2.241 [Check ISA]The initial SA supported the option as such a policy would preserve elements of the status quo without harming the local economy in such a way as to deter development.

2.242 The Draft Final SA concluded that the draft policy for amenity was designed to protect public interest by preventing harm to people and places potentially affected by development, addressed a number of issues which impact upon quality of life and was inherently sustainable. It also noted that the draft policy addressed social aspects of sustainable development as well as the environmental aspects and that it was not within the remit of the policy to consider economic issues. It concluded that the draft policy for accessibility, adaptability and security was sustainable and adequately reflected how access needs should be reflected in the design of developments. It was noted that the policy would be complemented by the requirement for Design and Access Statements to accompany most planning applications.

Assessment

2.243 No alternatives have been identified as a result of consultation. The need to protect amenity of existing and future occupiers is an important issue that warrants a policy. It is not covered adequately by national guidance and so a local policy is justified.

2.244 Following assessment of consultation response it was decided to separate security from accessibility and adaptability as it was considered that it would fit better with amenity.

Policy

2.245 Policy H 7 Amenity will support delivery of Core Strategy Objectives 8, 10, and 11 and Policy CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.246 Policy H 7 Amenity does not require any designations on the Proposals Map.

Supports the East of England Plan

Policy: ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Health and well-being	Reduced health inequalities
Environment	An environment that is protected and improved
Inclusive, safe and cohesive communities	Reduced crime Reduced fear of crime

Supporting Prosperous Communities

2.247 Brief details about re-organisation of policies needed with regard to Supporting Prosperous Communities chapter.

Large Scale Businesses

2.248 This policy was drawn up following the Development of Options consultation where it was consulted on as part of the draft policy for office development and the draft policy for industrial and warehouse development.

Summary of Consultation

2.249 The Issues and Options consultation identified the need to ensure office development is located to reduce the need to travel by private car. The need to ensure industrial and warehouse development takes place in appropriate locations was also identified. It identified the option to draw up policies setting out a sequential test for large office developments, smaller office developments would not be subject to such a test. It also identified the option to draw up policies that set out locations for large scale industrial and warehouse development in sustainable locations, and would allow small scale industrial and warehouse development in a wider range of locations.

2.250 Responses were evenly split between those preferring the lower threshold of 0.5ha or 500m^2 and those preferring the threshold of 1ha or 1000m^2 (in line with DCLG major development definition). However, recurrent concerns that were raised included the need for all development to be located so as to reduce the need to travel and to protect the rural character of the District.

2.251 Comments on the draft policies were mixed with a number raising issues that were addressed through the examination of the Core Strategy. While there was some support specific and general issues were raised including location, terminology, scale of development and traffic impacts.

2.252 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy with particular regard to expansion of existing businesses in countryside locations.

Summary of Sustainability Appraisal

2.253 The policy is consistent with national guidance and with the settlement hierarchy proposed in the emerging Core Strategy.

2.254 The Draft Final SA concluded that the draft policy for office development was sustainable and supportive of other policies designed to reinforce the settlement hierarchy in the emerging Core Strategy and it is consistent with government guidance. It concluded that the draft policy for industrial and warehouse development was sustainable in that it adopted a locational approach for industrial developments that was consistent with other policies for locating housing, retail, amenities etc. Potential problems were identified in that the nature of businesses being attracted was uncertain could entail high levels of water consumption for operations unless it could be demonstrated that these needs can be met in a sustainable way. It was considered that the draft policies sustainability could be improved if industrial development was required to locate at sites well served by the existing sustainable transport modes. This concern has contributed to the decision to include policy S8 Travel Planning in the Proposed Submission DPD.

Assessment

2.255 [Check consistency with similar policies re threshold]The Preferred Approach is for office developments of more than 500m^2 or on sites of more than 0.5ha to be located in town centres whenever possible. The higher threshold has not be chosen as, when set in the Huntingdonshire context, this would limit the use of the policy to very few proposals. The policy does not seek to focus development in St Neots and Huntingdon as there will be

significant allocations in these areas as a result of the LDF process. The Preferred Approach is intended to address proposals on unallocated sites and allows for office developments in the town centres of St Ives and Ramsey as well as Huntingdon and St Neots. It is intended that this policy will help counter out-commuting.

2.256 The draft policies have been substantially amended to deal with large commercial development and smaller scale development rather than office development and industrial and Warehouse development. The national definition of major development has been used as the threshold as it was concluded that the supporting evidence was limited.

2.257 No changes were made with regard to issues of clarity raised in comments on the Draft Proposed Submission as the policy was considered to give sufficient opportunity for sustainable development. Changes to the policy were made to address consistency with policy P 2 Small Businesses.

Proposed Submission Policy

2.258 Policy P 1 Large Scale Businesses will support delivery of Core Strategy Objectives 1, 4, 6, 15 and 17 and Policy CS7 Employment Land.

Proposals Map

2.259 Policy P 1 Large Scale Businesses requires designations for Established Employment Areas and Town Centres on the Proposals Map. These designations are identified on maps X.X to X.X in the Proposals Map document.

Supports the East of England Plan

Policies:	E2: Provision of Land for Employment CSR1: Strategy for the Sub-Region CSR2: Employment Generating Development PB1: Peterborough Key Centre for Development and Change

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Appropriate business infrastructure to support sustainable growth of the economy and reduce out-commuting Enhanced market town centres that serve their surrounding area
Economic prosperity and skills	A comprehensive level of business support An appropriate physical infrastructure to support growth of the economy Vibrant town centres Well developed key growth sectors

Small Businesses

2.260 This policy was drawn up following the Development of Options consultation where it was consulted on as part of the draft policy for office development and the draft policy for industrial and warehouse development.

Summary of Consultation

2.261 The Issues and Options consultation identified the need to ensure office development is located to reduce the need to travel by private car. The need to ensure industrial and warehouse development takes place in appropriate locations was also identified. It identified the option to draw up policies setting out a sequential test for large office developments, smaller office developments would not be subject to such a test. It also identified the option to draw up policies that set out locations for large scale industrial and warehouse development in sustainable locations, and would allow small scale industrial and warehouse development in a wider range of locations.

2.262 Responses were evenly split between those preferring the lower threshold of 0.5ha or 500m^2 and those preferring the threshold of 1ha or 1000m^2 (in line with DCLG major development definition). However, recurrent concerns that were raised included the need for all development to be located so as to reduce the need to travel and to protect the rural character of the District.

2.263 Comments on the draft policies were mixed with a number raising issues that were addressed through the examination of the Core Strategy. While there was some support specific and general issues were raised including location, terminology, scale of development and traffic impacts.

2.264 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy with particular regard to expansion of existing businesses in countryside locations.

Summary of Sustainability Appraisal

2.265 This is a sustainable policy that adopts a locational approach to industrial development which is consistent with policies in the emerging Core Strategy on locating retail and employment etc. The SA recommended that the policy wording could further emphasise the reducing the need to travel, although this is mentioned in the supporting text. It also suggested that type of uses (not industrial) that the Council would prefer could be set out either within the policy wording or the supporting text. It also recommended on providing more detail in the type of use was accepted and the supporting text to the chapter amended accordingly using information provided by the Local Economy Strategy.

2.266 The Draft Final SA concluded that the draft policy for office development was sustainable and supportive of other policies designed to reinforce the settlement hierarchy in the emerging Core Strategy and it is consistent with government guidance. It concluded that the draft policy for industrial and warehouse development was sustainable in that it adopted a locational approach for industrial developments that was consistent with other policies for locating housing, retail, amenities etc. Potential problems were identified in that the nature of businesses being attracted was uncertain could entail high levels of water consumption for operations unless it could be demonstrated that these needs can be met in a sustainable way.

Assessment

2.267 The approach taken with the policies for employment development require large developments to be within safeguarded employment areas or the built-up area of Market Towns or Key Service Centres. The small businesses policy is less restrictive for smaller developments. Alternative approaches have been put forward that the policies should be more restrictive but given the competition from housing proposals for available sites this could increase the difficulty of making employment proposals a viable alternative and potentially have a detrimental impact on delivering employment opportunities. It was considered that the draft policies sustainability could be improved if industrial development was required to locate at sites well served by existing sustainable transport modes. This concern has contributed to the decision to include policies E 8 Travel Planning and D 2 Transport Contributions in the Proposed Submission DPD.

2.268 No changes were made with regard to issues of clarity raised in comments on the Draft Proposed Submission as the policy was considered to give sufficient opportunity for sustainable development.

Proposed Submission Policy

2.269 Policy P 2 Small Businesses will support delivery of Core Strategy Objectives 1, 4, 6, 15 and 17 and Policies CS1 Sustainable Development in Huntingdonshire and CS7 Employment Land.

Proposals Map

2.270 Policy P 2 Small Businesses requires designations for Established Employment Areas on the Proposals Map. These designations are identified on maps X.X to X.X in the Proposals Map document.

Supports the East of England Plan

Policies:	E2: Provision of Land for Employment CSR1: Strategy for the Sub-Region CSR2: Employment Generating Development PB1: Peterborough Key Centre for Development and Change

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Appropriate business infrastructure to support sustainable growth of the economy and reduce out-commuting Enhanced market town centres that serve their surrounding area
Economic prosperity and skills	A comprehensive level of business support An appropriate physical infrastructure to support growth of the economy Vibrant town centres Well developed key growth sectors

Safeguarding Employment Areas

2.271 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for redevelopment of commercial sites.

Summary of Consultation

2.272 The Issues and Options consultation identified the need to ensure employment sites are not lost prematurely. It identified the option to draw up policies that would set out criteria to ensure development proposals do not result in the premature loss of employment sites.

2.273 Most respondents supported the principle of a policy to protect employment land although concerns were expressed that any policy should be sufficiently flexible to respond to market demands, not preclude mixed use developments of long term redundant employment sites and focus upon the retention of job opportunities.

2.274 Comments on the draft policy were mixed with a number raising issues that were addressed through the examination of the Core Strategy. While the principle of the policy was generally accepted specific and general issues were raised including location, terminology, scale of development, application of use classes and traffic impacts.

2.275 Comments from key consultees on the Draft Proposed Submission related to queries with terminology used and with the flexibility of the policy.

Summary of Sustainability Appraisal

2.276 [Check ISA] The suggested option supports continued provision of a stock of brownfield land for business development in appropriate locations. It is broad and covers a range of land uses, taking in office developments that may generate large levels of commuter traffic but minimal goods movement, through to industrial sites where the traffic balance is reversed. It supports the retention of local employment opportunities.

2.277 The policy supports the continued provision of a stock of brownfield land for business development in appropriate locations and covers a range of uses.

2.278 The Draft Final SA concluded that the draft policy has a number of strengths including contribution to a flexible planning approach. It was noted that it supports the continued provision of a stock of brownfield land for business development in appropriate locations and covers a range of uses, taking in office developments that may generate large levels of commuter traffic but minimal goods movement to industrial uses where traffic balance is reversed.

Assessment

2.279 No threshold has been set as it is considered appropriate to consider all proposals for redeveloping a site current in, or most recently in, employment use in accordance with this policy. The preferred option responds to the results of consultation by being flexible in relation to the market demand and referring to mixed use. The alternative of no restrictions on the re-use of industrial and commercial land for other purposes allowing the highest value use to prevail has been discounted. This could be harmful to employment opportunities and local firms, particularly in urban areas where redevelopment for residential uses might allow for realisation of short-term profits. It could also increase the pressure for employment development on greenfield sites elsewhere and increase the need to travel for work.

2.280 No changes were made with regard to terminology or flexibility as it was considered that the terminology was sufficiently clear and that the policy, in combination with policy P 4 and national policy, was sufficiently flexible.

Proposed Submission Policy

2.281 Policy P 3 Safeguarding Employment Areas will support delivery of Core Strategy Objectives 1, 4, 6, 15 and 17 and Policy CS7 Employment Land.

Proposals Map

2.282 Policy P 3 Safeguarding Employment Areas requires designations for Established Employment Areas on the Proposals Map. These designations are identified on maps X.X to X.X in the Proposals Map document.

Supports the East of England Plan

Policy: E2: Provision of land for employment

Supports the Sustainable Community Strategy

Strategic Themes:	Outcomes:
Growth and infrastructure	Sustainable patterns of growth and development Appropriate business infrastructure to support sustainable growth of the economy and reduce out-commuting Enhanced market town centres that serve their surrounding area
Economic prosperity and skills	A comprehensive level of business support An appropriate physical infrastructure to support growth of the economy Vibrant town centres Well developed key growth sectors

Town Centres Uses and Retail Designations

2.283 This policy was drawn up following the Development of Options consultation where it was consulted on as parts of the draft policy for retail and leisure development and the draft policy for town centres and retail designations.

Summary of Consultation

2.284 The Issues and Options consultation identified the need to maintain the vitality and viability of town centres and the need to retain retail uses within primary shopping areas. It identified the option to draw up criteria based policies to set out a sequential approach to the location of major and minor retail and leisure development and to maximise accessibility by walking, cycling and public transport. It also identified the option to draw up policies to define town centres, primary shopping areas and primary shopping frontages and to limit the percentage of non-retail uses within primary shopping frontages with the alternative of not designating primary shopping frontages.

2.285 There was one expression of support for retaining the focus on town centres. One representation concerned leisure seeking an exception to any sequential approach to be made for Huntingdon Racecourse. The need for a local policy to supplement national guidance was questioned. Respondents overall supported the identification of primary frontages and limitations on non-retail development within these but sought recognition of commercial considerations. It was also suggested that the policies should strengthen the retail offer in town centres with non-retail uses supporting the vitality and viability.

2.286 Although comments on the draft policy for retail and leisure development generally accepted the principle of the policy, general and specific issues with the draft wording were identified. Issues identified included the proposed limits on retail development in key service centres and identified locations for development, the approach to the location of tourist accommodation and consistency with national policy. Comments on the draft policy for town centres and retail designations were supportive, however proposals to amend the boundary of Huntingdon town centre to include land to the west received a mixed response.

2.287 Comments from key consultees on the Draft Proposed Submission related to the flexibility of the policy with particular reference to retail development outside town centres.

Summary of Sustainability Appraisal

2.288 [Check ISA and DFSA] The Initial SA concluded that the option for Town centres, primary shopping areas and primary frontages is sustainable and consistent with current policy. It concluded that designating town centres and primary shopping frontages would promote the vitality and viability of town centres as it would provide a well

defined heart to the town and would facilitates sustainable travel options. It noted that the explicit consideration given to the need for complementary non-retail outlets within town centres is important in order to maintain the diversity of towns and reinforce the day time and night time economies. It was noted that, although the reasonable alternative potentially gives greater scope for non retail outlets, this could be detrimental to town centre vitality. It concluded that the option for the location of retail and leisure development is consistent with national guidance

2.289 The Draft Final SA concluded that the draft policy was supportive and consistent with the settlement hierarchy and retail policy proposed within the Submission Core Strategy.

2.290 The draft final SA concluded that the draft policy for retail and leisure development supportive and consistent with the settlement and housing hierarchies proposed within the (at that time) emerging Core Strategy. It concluded that the draft policy for town centres and retail designations was consistent with government guidance and with the settlement hierarchy proposed in the Core Strategy. It noted that central retailing areas provide the scope for convenience and comparison shopping, encouraging retailers to compete and thereby benefiting local residents while also providing market centres with a well defined heart. It also noted that care would be need to ensure that complementary activities are permitted to encourage the night time economy.

Assessment

2.291 The alternatives identified in the Issues and Options document of not designating primary shopping frontages was discounted as these designation are required by national and regional policy.

2.292 It is considered necessary to include a policy in the DPD to supplement national policy because of the potential for out of town centre retail and leisure to have a significantly detrimental effect on the existing town centres. The continued vitality of the District's town centres is a key issue. Existing facilities such as Huntingdon Racecourse will be considered not only in relation to this policy, but also others and the site's own planning history.

2.293 In drawing up the Town Centre boundaries the Council is aware that there is no consensus from those who commented on defining Huntingdon town centre to including land to the west of the ring road, in the George Street/ Ermine Street area. The Council has considered the comments and has decided to leave defining an additional area until production of the Planning Proposals DPD. This area corresponds to the areas for town centre uses identified in the Huntingdon West Area Action Plan. The proposed additions to the St Neots town centre have also been included.

2.294 The draft policies recognised that non-retail uses appropriately located within primary shopping frontages would be beneficial where there were limits to ensure that these do not come to dominate.

2.295 For the final version the parts of the draft policy for retail and leisure development that dealt with designations were combined with the draft policy for town centres and retail designations in order to help clarify the Council's approach to retail designations.

2.296 During the final drafting of the Proposed Submission the Government issued the final version of PPS4: Planning for Sustainable Economic Growth. The policy has been amended to take into account the changes in national policy contained in PPS4.

2.297 No changes were made with regard to flexibility as it was considered that the policy, in combination with national policy, was sufficiently flexible.

Proposed Submission Policy

2.298 Policy P 4 Town Centre Uses and Retail Designations will support delivery of Core Strategy Objectives 1, 4 and 5 and Policies CS1 Sustainable Development in Huntingdonshire, CS3 The Settlement Hierarchy, CS7 Employment Land and CS8 Land for Retail Development.

Proposals Map

2.299 Policy P 4 Town Centre Uses and Retail Designations requires designations for Towns Centres, Primary Frontages and Primary Shopping Areas on the Proposals Map. These designations are identified on maps X.X to X.X in the Proposals Map document.

Supports the East of England Plan

Policies:	SS4: Towns other than Key Centres and Rural Areas SS6: City and Town Centres E5: Regional Structure of Town Centres C1: Cultural Development

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Enhanced market town centres that serve their surrounding area
Health and well-being	Appropriate culture and leisure opportunities
Environment	Mitigate and adapt to climate change
Inclusive, safe and cohesive communities	Accessible services for all
Economic prosperity and skills	A comprehensive level of business support An appropriate physical infrastructure to support sustainable growth of the economy Vibrant town centres Increased visitor numbers

Local Shopping and Services

2.300 This policy was drawn up following the Development of Options consultation where it was consulted on as part of the draft policy for retail and leisure developments.

Summary of Consultation

2.301 The Issues and Options consultation identified the need to maintain the vitality and viability of town centres. It identified the option to draw up criteria based policy to set out a sequential approach to the location of retail and leisure development and to maximise accessibility by walking, cycling and public transport.

2.302 There was one expression of support for retaining the focus on town centres. One representation concerned leisure seeking an exception to any sequential approach to be made for Huntingdon Racecourse. The need for a local policy to supplement national guidance was questioned. No reasonable alternatives were identified in the Issues and Options document.

2.303 Comments on the draft policy were mixed; although there was support there was concern that the policy would be ineffective without support from economic measures.

Summary of Sustainability Appraisal

2.304 The Initial SA concluded that the option was sustainable and consistent with national policy.

2.305 The Draft Final SA concluded that the draft policy was supportive and consistent with the settlement hierarchy and retail policy proposed within the Submission Core Strategy.

Assessment

2.306 The policy is formed from the parts of the draft policy for retail and leisure development that dealt with local shopping facilities and small scale town centre uses that could be acceptable in built-up areas outside town centres.

2.307 During the final drafting of the Proposed Submission the Government issued the final version of PPS4: Planning for Sustainable Economic Growth. The policy has been amended to take into account the changes in national policy contained in PPS4.

Proposed Submission Policy

2.308 Policy P 6 Local Shopping and Services will support delivery of Core Strategy Objectives 1, 5 and 7 and Policies CS1 Sustainable Development in Huntingdonshire.

Proposals Map

2.309 Policy P 6 Local Shopping and Facilities does not require any designations on the Proposals Map.

Supports the East of England Plan

Policy: SS4: Towns other than key centres and rural areas

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Enhanced market town centres that serve their surrounding area
Health and well-being	Appropriate culture and leisure opportunities
Environment	Mitigate and adapt to climate change
Inclusive, safe and cohesive communities	Accessible services for all
Economic prosperity and skills	A comprehensive level of business support An appropriate physical infrastructure to support sustainable growth of the economy Vibrant town centres Increased visitor numbers

Protecting Local Services and Facilities

2.310 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for key local services and facilities.

Summary of Consultation

2.311 The Issues and Options consultation identified the need to prevent the loss of local services and facilities in villages and Key Service Centres. It identified the option to draw up policies that will require development proposals which result in the loss of a last remaining key facility to demonstrate it is no longer needed.

2.312 All respondents were supportive of retaining, and preferably enhancing, facilities in villages. There was some recognition of changing patterns of use and accessibility of competition making concentration in key locations most likely to ensure the maintenance of high standards of provision for the majority of the population.

2.313 Comments on the draft policy were mixed; although there was support there was concern that the policy would be ineffective without support from economic measures.

Summary of Sustainability Appraisal

2.314 [Check ISA and DFSA] The option is sustainable and designed to prevent any continuation of rural decline that has occurred. Retaining services is essential to maintaining the character of the district. The option does not preclude the closure of the last remaining amenity where there is no longer local support or custom but aims to prevent enforced changes of use where the amenity is still valued by the community.

2.315 The policy is consistent with national guidance. It is designed to prevent the steady depletion of rural services and facilities which are essential to the character and fabric of the settlement. It does not preclude development where these services and facilities are no longer viable or there is no support but it aims to prevent enforced changes of use on services and facilities that are still valued by the community but where the owner wishes to redevelop the site.

2.316 The draft final SA concluded that the draft policy was consistent with government guidance and designed to prevent the depletion of rural amenity which is essential to the character and fabric of settlements. It was noted that it is also important to have smaller local concentrations of services and facilities within the suburbs of the larger towns, and the loss of these services and facilities would be damaging to community cohesion, while also increasing the number and lengths of trips made by residents.

Assessment

2.317 National guidance PPS4: Planning for Sustainable Economic Growth requires local planning authorities to have policies for supporting the retention of key village facilities. It was considered appropriate to extend this approach to cover the loss of any facility of this type in a village or Key Service Centre regardless of whether it is the last remaining. The emphasis should be on maintaining a reasonable level of facilities as much as protecting individual services.

2.318 The policy has also been clarified through the inclusion of the uses that are considered to be important to maintain.

Proposed Submission Policy

2.319 Policy P 6 Protecting Local Services and Facilities will support delivery of Core Strategy Objectives 1, 5 and 7 and Policies CS1 Sustainable Development in Huntingdonshire and CS3 The Settlement Hierarchy.

Proposals Map

2.320 Policy P 6 Protecting Local Services and Facilities does not require any designations on the Proposals Map.

Supports the East of England Plan

Policy:	SS4: Towns other than Key Centres and Rural Areas

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Enhanced market town centres that serve their surrounding area
Health and well-being	Appropriate culture and leisure opportunities
Environment	Mitigate and adapt to climate change
Inclusive, safe and cohesive communities	Accessible services for all
Economic prosperity and skills	A comprehensive level of business support An appropriate physical infrastructure to support sustainable growth of the economy Vibrant town centres Increased visitor numbers

Development in the Countryside

2.321 This policy was drawn up for the Development of Options consultation where it was consulted on as part of the draft policy for development in the countryside.

Summary of Consultation

2.322 The Issues and Options consultation identified the need to conserve the character of the countryside. It identified the option to draw up policies to set out criteria to restrict development outside settlements.

2.323 There was a mixed response with a number of concerns expressed. A particular concerns was that the use of a criteria based policy defining 'the built up area' would be open to interpretation and would be subjective whereas settlement boundaries defined on maps provide certainty and clarity. Alternatives suggested included having a mix of settlement boundaries for Market Towns and Key Service Centres and using a criteria approach for Smaller Settlements or vice versa.

2.324 Respondents were keen to ensure that there was scope for some development in the countryside to accommodate necessary tourism and visitor facilities and to allow only essential development for agriculture or countryside recreation.

2.325 Comments on the draft policy concentrated on the approach to the built-up area that now forms policy S2. However relevant comments gave support to the range of uses and circumstances identified where development would be considered favourably. Issues of concern were identified with the potential for conflict between this policy and others, the approach to employment development on the edge of settlements, and the identification of specific individual sites where operational development would be considered favourably.

2.326 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy.

Summary of Sustainability Appraisal

2.327 The Initial SA concluded that the option was sustainable and consistent with current policy but noted that there is a cumulative effect as restrictions on development in the countryside may give rise to development pressures within settlements. It recommended that careful wording of the policy will be required to ensure the specific circumstances in which development will be permitted in the countryside are clear.

2.328 The Draft Final SA concluded that the draft policy was sustainable and consistent with national policy. It considered that restricting development outside of the built-up areas should help protect open countryside. A potential side-effect of the draft policy was identified as a cumulative effect insofar as restrictions in the countryside could result in development pressures in settlements. It concluded that such pressures would need to be adequately managed through other policies, such as E 1 Development Context, to ensure that development was appropriate for its context and location.

Assessment

2.329 To aid clarity the draft policy has been split into Policy E 2 Built-up Areas and Policy P 7 for Development in the Countryside. The policy has been worded to provide for limited forms of tourism development as well as other development which is accepted as appropriate in the countryside.

2.330 No changes were made with regard to issues of clarity raised in comments on the Draft Proposed Submission as criterion 'e' of the policy was considered to cover the specific issue raised.

Proposed Submission Policy

2.331 Policy P 7 Development in the Countryside will support delivery of Core Strategy Objectives 3, 4, 6, 7, 8 and 10 and Policies CS2 Strategic Housing Development and CS3 The Settlement Hierarchy.

Proposals Map

2.332 Policy P 7 Development in the Countryside does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies: SS4: Towns other than Key Centres and Rural Areas
ENV4: Agriculture, Land and Soils
ENV6: The Historic Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development

Strategic Themes:	**Outcomes:**
Health and well-being	Appropriate culture and leisure opportunities
Environment	Mitigate and adapt to climate change Efficient use of resources An environment that is protected and improved

Rural Buildings

2.333 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for rural buildings.

Summary of Consultation

2.334 The Issues and Options consultation identified the need to ensure that re-use and redevelopment of rural buildings is appropriate for the building itself and the area in which it lies. It identified the option to draw up policies to establish the preference for the re-use and redevelopment of rural buildings for business purposes and to set out criteria against which proposals will be assessed.

2.335 There was a range of observations. It was suggested that there should be scope for residential conversions in situations where business or tourism use would not be compatible with the principles of sustainable development, in particular in terms of traffic generation or in remote locations. An alternative approach was suggested of setting a floorspace threshold whereby buildings of a certain size would not be considered appropriate for business use and could be converted to residential use without the need to demonstrate the lack of commercial interest.

2.336 Although comments on the draft policy accepted the principle general and specific issues were identified with the particular wording. Concerns identified included the use and clarity of terminology and the relationship with national policy.

2.337 Comments from key consultees on the Draft Proposed Submission related to the issue of biodiversity in rural buildings.

Summary of Sustainability Appraisal

2.338 The Initial SA concluded that the option is sustainable; redevelopment inevitably creates impacts and can increase traffic in the countryside, therefore it must be sensitive to local character if proposals for farm and rural diversification are to be pursued. If re-development for housing is considered appropriate priority should be given to affordable housing.

2.339 The Draft Final SA concluded that the draft policy is sustainable and provides a locally specific way to safeguard historic buildings and make the most of use of opportunities to reuse rural buildings in the most sensitive and appropriate way. The draft policy facilitates rural employment opportunities and helps to reduce crime and anti-social behaviour in rural locations.

Assessment

2.340 An alternative approach was suggested through the Issues and Options consultation of setting a floorspace threshold whereby buildings of a certain size would not be considered appropriate for business use and allowing conversion to residential use without the need to demonstrate lack of commercial interest. This would potentially increase the amount of residential development in the countryside. It is likely to restrict the supply of premises available for business use which would have detrimental impacts on the rural economy. Such an approach would also be at odds with national policy that business reuse is to be considered the most preferable reuse.

2.341 The policy responds positively to representations seeking residential conversion where business or tourism use would generate excessive traffic and therefore conflict with the principles of sustainable development. The policy has been changed from the draft to simplify the criteria used by including clearer general criteria for support of reuse proposals and clearer specific criteria for both employment and residential reuse. Considerations for redevelopment have also been clarified.

2.342 No changes were made with regard to issues of biodiversity in rural buildings raised in comments on the Draft Proposed Submission as it was considered that policy E 4 sufficiently addressed the issue. However, changes were made to the supporting text of policy E 4 to highlight the issue.

Proposed Submission Policy

2.343 Policy P 8 Rural Buildings will support delivery of Core Strategy Objectives 3, 4, 6, 7 and 8 and Policies CS1 Sustainable Development in Huntingdonshire, CS3 The Settlement Hierarchy and CS7 Employment Land.

Proposals Map

2.344 Policy P 8 Rural Buildings does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	SS4: Towns other than Key Centres and Rural Areas ENV6: The Historic Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development
Environment	Efficient use of resources An environment that is protected and improved
Economic prosperity and skills	A comprehensive level of business support Well developed key growth sectors

Farm Diversification

2.345 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for farm diversification.

Summary of Consultation

2.346 The Issues and Options consultation identified the need to facilitate the appropriate diversification of farm-based operations to support agricultural businesses and sustain the rural economy. It identified the option to draw up a criteria based policy to set out the circumstances in which developments forming part of a rural diversification scheme would be allowed including the criteria which need to be met if the proposed development is on previously developed land.

2.347 Almost all respondents considered that a supportive approach should be taken to farm diversification. The quality of the proposed scheme and protection of the farm's viability were considered to be more important than the size of the development required to facilitate it provided there is not excessive encroachment into the countryside.

2.348 Comments on the draft policy were generally supportive. Concern was expressed about terminology used and issues dealt with by other policies.

Summary of Sustainability Appraisal

2.349 The option is clearly sustainable and promotes the rural economy and creation of a diverse workforce. It is, however, necessary to balance the inevitable impacts, particularly of the potential increase in car use, against the economic and community benefits in areas which are poorly served by other amenities and where unemployment and low wages are usually a concern. The alternative, being a stricter approach, is potentially more sustainable in terms of land protection but places more stringent limitations on the ability of farm businesses to diversify and so may be less sustainable in social and economic terms.[Check ISA]

2.350 The Draft Final SA concluded that the draft policy was sustainable and consistent with government guidance. It was noted that implementation of the policy would require a trade off between the community and economic benefits that can arise from farm diversification against the potential for increased car use that may be generated as a result.

Assessment

2.351 The policy allows for farm diversification, and for new buildings for these uses if they meet certain criteria. Criteria dealing with the scale, character and location of proposals have been included replacing thresholds as although there is a risk that schemes may escalate in size resulting in major developments in relatively unsustainable locations with potentially detrimental impacts on the surrounding countryside it was thought that thresholds could be unnecessarily limiting. Other criteria concerning the impact of schemes on the farm business have been clarified.

Proposed Submission Policy

2.352 Policy P 9 Farm Diversification will support delivery of Core Strategy Objectives 4, 6 and 17 and Policies CS1 Sustainable Development in Huntingdonshire, CS3 The Settlement Hierarchy and CS7 Employment Land.

Proposals Map

2.353 Policy P 9 Farm Diversification does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies: SS4: Towns other than Key Centres and Rural Areas
E6: Tourism
ENV4: Agriculture, Land and Soils

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Health and well-being	Appropriate culture and leisure opportunities

Strategic Themes:	Outcomes:
Environment	Mitigate and adapt to climate change Efficient use of resources An environment that is protected and improved
Economic prosperity and skills	A comprehensive level of business support Increased visitor numbers

Tourist Facilities and Attractions

2.354 This policy was drawn up for the Development of Options consultation where it was consulted on as part of the draft policy for tourist facilities and visitor attractions.

Summary of Consultation

2.355 The Issues and Options consultation identified the need to ensure tourism development is sustainable, conserves the countryside and is accessible by non-car modes of travel. It identified the option to draw up policies to set out where proposals for tourist facilities and touring caravan and camp sites can be located to ensure development is sustainable. It was proposed that they should also include criteria to ensure development is accessible by a choice of means of transport and to limit occupation to holiday and seasonal occupation.

2.356 There was overall support for developing tourism as a valuable contributor to the local economy. Most respondents were happy to see the lower threshold suggested as a cut-off for developments, however, concern was raised that tourism attractions can have a very varied intensity of use and so size thresholds for determining suitability may not be appropriate. The provision of tourist accommodation in conjunction with rural attractions was advocated to reduce the need to travel. Respondents considered that the policy should not constrain the expansion of existing tourist attractions in the countryside, specifically Huntingdon Racecourse.

2.357 Comments on the draft policy were generally supportive, however concern was raised about the limitations on camping and caravaning sites.

2.358 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy with regard to small scale expansion.

Summary of Sustainability Appraisal

2.359 The Initial SA concluded that the option primarily addresses tourist accommodation and the impact of leisure developments on the landscape. In promoting tourism facilities in the most sustainable places to increase accessibility by non-car modes the option was considered to be sustainable.

2.360 The Draft Final SA concluded that the draft policy was supportive of sustainable tourism and the promotion of greater opportunities for tourism within the District. It was noted that the wording was such that tourist development is prevented in locations distant from local amenities and existing attractions.

Assessment

2.361 No reasonable alternatives were identified in the Issues and Options to the general policy approach of locating tourist facilities in the most sustainable locations as this was required by national policy. The alternatives for defining significant development as that over 1,000m^2 or on a site of over 1ha or 500m^2 and a site of over 0.5ha were identified. Although the preferred option used the lower threshold, the supporting evidence for this approach was considered to be limited so the standard definition of major development is used for the policy.

2.362 Following the Development of Options consultation it was clear that in order to properly address tourism development separate policies for tourist accommodation and for tourist facilities and attractions would be appropriate. Tourist accommodation including camping and caravan sites is now dealt with in policy P 13 Tourist Accommodation.

2.363 No changes were made with regard to issues of clarity raised in comments on the Draft Proposed Submission as the policy was considered to be sufficiently clear.

Proposed Submission Policy

2.364 Policy P 11 Tourist Facilities and Attractions will support delivery of Core Strategy Objectives 4, 5 and 6 and Policy CS7 Employment Land.

Proposals Map

2.365 Policy P 11 Tourist Facilities and Attractions does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	E6: Tourism C1: Cultural Development

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Appropriate business infrastructure to support sustainable growth of the economy and reduce out-commuting Enhanced market town centres that serve their surrounding area
Health and well-being	Appropriate culture and leisure opportunities
Environment	An environment that is protected and improved
Inclusive, safe and cohesive communities	Accessible services for all
Economic prosperity and skills	Vibrant town centres Increased visitor numbers

Water Based Tourism and Leisure

2.366 This policy was drawn up following the Development of Options consultation.

Summary of Consultation

2.367 The Issues and Options consultation identified the need to ensure tourism development is sustainable, conserves the countryside and is accessible by non-car modes of travel. It identified the option to draw up policies to set out where proposals for tourist facilities and touring caravan and camp sites can be located to ensure development is sustainable. It was proposed that they should also include criteria to ensure development is accessible by a choice of means of transport and to limit occupation to holiday and seasonal occupation.

2.368 There was overall support for developing tourism as a valuable contributor to the local economy.

2.369 Comments on the Development of Options consultation identified a need for locally specific policy for water based leisure.

Summary of Initial Sustainability Appraisal

2.370 The policy was not appraised through the Initial or Draft Final SA processes.

Assessment

2.371 As Huntingdonshire has an extensive network of waterways and water bodies that are widely used for tourism, sport and leisure activities there is considered to be sufficient justification for a locally specific policy. There are a number of specific issues related to the use of waterways and bodies for tourism, sport and leisure that a specific policy can more satisfactorily address than by a general tourism uses policy.

2.372 The policy addresses issues relating to water quality and quantity, navigation and boat movements and impact on the surrounding area.

Proposed Submission Policy

2.373 Policy P 12 Water-based Tourism and Leisure will support delivery of Core Strategy Objective 18 and Policies CS1 Sustainable development in Huntingdonshire, CS7 Employment Land and CS9 Strategic Green Infrastructure Enhancement.

Proposals Map

2.374 Policy P 12 Water-based Tourism and Leisure does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies: E6: Tourism
ENV3: Biodiversity and Earth Heritage

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Health and well-being	Appropriate culture and leisure opportunities
Environment	An environment that is protected and improved
Inclusive, safe and cohesive communities	Vibrant and cohesive communities

Strategic Themes:	**Outcomes:**
Economic prosperity and skills	Increased visitor numbers

Tourist Accommodation

2.375 This policy was drawn up following the Development of Options consultation where it was consulted on as part of the draft policy for tourist facilities and visitor attractions.

Summary of Consultation

2.376 The Issues and Options consultation identified the need to ensure tourism development is sustainable, conserves the countryside and is accessible by non-car modes of travel. It identified the option to draw up policies to set out where proposals for tourist facilities and touring caravan and camp sites can be located to ensure development is sustainable. It was proposed that they should also include criteria to ensure development is accessible by a choice of means of transport and to limit occupation to holiday and seasonal occupation.

2.377 There was overall support for developing tourism as a valuable contributor to the local economy. Most respondents were happy to see the lower threshold suggested as a cut-off for developments, however, concern was raised that tourism attractions can have a very varied intensity of use and so size thresholds for determining suitability may not be appropriate. The provision of tourist accommodation in conjunction with rural attractions was advocated to reduce the need to travel. Respondents considered that the policy should not constrain the expansion of existing tourist attractions in the countryside, specifically Huntingdon Racecourse.

2.378 Comments received on the draft policy for tourist facilities and visitor attractions raised issues relating to camping and caravan sites. Comments relating to town centre and retail uses also raised issues relating to tourist accommodation.

2.379 Comments from key consultees on the Draft Proposed Submission proposed specific reference to tourist accommodation at marinas.

Summary of Sustainability Appraisal

2.380 The Initial SA concluded that the option primarily addresses tourist accommodation and the impact of leisure developments on the landscape. In promoting tourism facilities in the most sustainable places to increase accessibility by non-car modes the option was considered to be sustainable.

2.381 The Draft Final SA concluded that the draft policy was supportive of sustainable tourism and the promotion of greater opportunities for tourism within the District. It was noted that the wording was such that tourist development is prevented in locations distant from local amenities and existing attractions.

Assessment

2.382 The policy was drawn up following the comments on tourist and town centre uses identified issues relating to tourist accommodation. Although the preferred option contained the draft policy for tourist facilities and visitor attractions including tourist accommodation it was considered appropriate to separate tourist accommodation in order to aid clarity and address specific issues.

2.383 The policy expands on those parts of the draft policy for tourist facilities and visitor attractions that dealt with tourist accommodation and includes amendments to allow more flexibility for the location of camping and caravaning sites. The policy also clarifies the approach to hotel proposals.

2.384 The comments from key consultees on the Draft Proposed Submission proposing a specific reference to tourist accommodation at marinas were not accepted as it was considered that the policy made appropriate provision.

Proposed Submission Policy

2.385 Policy P 13 Tourist Accommodation will support delivery of Core Strategy Objectives 4, 5 and 6.Policy CS7 Employment Land.

Proposals Map

2.386 Policy P 13 Tourist Accommodation does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	SS4: Towns other then Key Centres and Rural Areas E6: Tourism

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Enhanced market town centres that serve their surrounding area
Health and well-being	Appropriate culture and leisure opportunities
Economic prosperity and skills	A comprehensive level of business support Ensure land and premises for economic growth Vibrant town centres Increased visitor numbers

Contibuting to Successful Development

2.387 The consultation period on the Development of Options stage coincided with receipt of the Local Investment Framework in January 2009. The Local Investment Framework (LIF) contains detailed assessments of the infrastructure requirements for the District based on the anticipated growth projections of the Core Strategy. These have now been examined and adopted, giving far greater certainty on likely infrastructure requirements needed in order to deliver successful development in Huntingdonshire than was available at the time of the Development of Options consultation. A significant role of the LIF was to determine the scope and scale of public sector and landowner/ developer contributions required to deliver the supporting physical and social infrastructure.

2.388 The LIF considered requirements for:

- Transport and utility infrastructure
- Social infrastructure incorporating education, healthcare, community facilities, leisure and recreation and essential and emergency services
- Strategic green space

2.389 Broad guidance on infrastructure requirements is set out in Core Strategy policy CS10; a limited range of more specific infrastructure requirements were addressed in the Development of Options including indoor and outdoor sports, open space, public art and sustainable travel. Representations on the Development of Options broadly sought greater clarity on what would be required by way of infrastructure contributions from landowners and potential developers, what thresholds would be involved, what types of development would be expected to contribute particular elements of infrastructure and how viability issues would be taken into account when contributions are required.

2.390 To provide greater certainty for landowners and potential developers as soon as possible this chapter has been instigated to provide a comprehensive set of policies indicating the nature and scope of contributions likely to be required. These will be complemented by a Supplementary Planning Document on Developer Obligations giving detailed guidance and requirements on the range and level of infrastructure provision required and the mechanisms for securing contributions.

2.391 All policies were amended to ensure consistency following comments on the Draft Proposed Submission.

Green Space, Play and Sports Facilities Contributions

2.392 This policy was drawn up for the Development of Options consultation where it was consulted on as part of the draft policy for outdoor sports and recreation facilities and open space and the draft policy for indoor sports and recreation facilities.

Summary of Consultation

2.393 The Issues and Options paper did not include an option on the provision of outdoor sports and recreation facilities and open space or on indoor sports and recreation facilities. The focus was primarily on the protection of existing areas of open space. However, a number of respondents identified the lack of consideration given to provision of outdoor and indoor sports and recreation facilities and open space as a short coming. Furthermore, a number of respondents also sought policies to enhance existing areas of open space. The Council recognises that the omission of a requirement to provide open space and other sports related facilities was an oversight.

2.394 Comments on the draft policies generally accepted the principle of seeking direct provision or contributions towards indoor and outdoor sports and recreation facilities and open space. However, significant concerns were identified about the clarity of requirements, what thresholds were involved and how the impact of the requirements on potential viability would be taken into account.

2.395 Comments from key consultees on the Draft Proposed Submission related to Natural England's ANGSt standards and to issues of clarity.

Summary of Sustainability Appraisal

2.396 No options were assessed within the Initial SA process.

2.397 The Draft Final SA concluded that the draft policy for outdoor sports and recreation facilities and open space was sustainable and based on local evidence provided from the PNP Open Space, Sport and Recreational Needs Assessment and Audit (2006). It was noted that it would ensure that in new residential development residents have appropriate access to open space and recreational facilities. It concluded that the draft policy for indoor sports and recreation facilities was a sustainable policy which sought to contribute to the pursuit of healthy lifestyles. It was noted that it had been formulated from local evidence and studies.

Assessment

2.398 The consultation responses clearly highlighted a need for policies to provide new and enhanced outdoor and indoor recreation facilities and open space. The information in the LIF provided a robust basis for the proposed submission policy. It is an established principle to seek contributions of sports and recreational facilities and open

space in Section 106 agreements as part of the planning process. To avoid repetition both indoor and outdoor sports and recreation elements have been consolidated into a single policy. The only alternative to not having a policy is to rely on individual section 106 agreements which would not provide the same level of certainty.

2.399 No changes were made to the policy with regard to Natural England's ANGSt standards, however additional information was included in the supporting text. The policy was amended to address the issues of clarity raised.

Proposed Submission Policy

2.400 Policy D1 Green Space, Play and Sports Facilities Contributions will support delivery of Core Strategy Objectives 9, 14 and 15 and Policies CS1 Sustainable Development in Huntingdonshire, CS9 Strategic Green Space Enhancement and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.401 Policy D1 Green Space, Play and Sports Facilities Contributions does not require any designations on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall spatial strategy C1: Cultural development ENV1: Green infrastructure ENV3: Biodiversity and Earth Heritage

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Improved health, education/learning, training, community and leisure infrastructure and strategic open space through the appropriate provision of facilities to meet current and future needs
Health and well-being	Appropriate culture and leisure opportunities Individuals choose healthy lifestyles
Environment	An environment that is protected and improved
Children and young people	Safe, accessible, positive activities for children and young people

Transport Contributions

2.402 This policy was drawn up for the Proposed Submission document following receipt of the LIF.

Summary of Consultation

2.403 Comments received on the Development of Options consultation were supportive of the draft policy proposed for sustainable travel. Comments from the Highways Agency in particular in combination with the LIF prompted consideration of a clearer approach to seeking transport contributions from development.

2.404 No comments were received from key consultees on the Draft Proposed Submission.

Summary of Sustainability Appraisal

2.405 The policy was not assessed in the Initial or Draft Final SA processes. The Final SA concluded that

Assessment

2.406 The policy has been prepared following receipt of the LIF indicating clear requirements for contributions from potential developments towards transport schemes to ameliorate the impact of the development. It has been incorporated into the Contributing to Successful Development chapter to consolidate guidance on contributions required from developers into one place.

Proposed Submission Policy

2.407 Policy D 2 Transport Contributions will support delivery of Core Strategy Objectives 1, 6 and 14 and Policies CS1 Sustainable Development in Huntingdonshire and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.408 Policy D 2 Transport Contributions does not require any designations to be shown on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall Spatial Strategy SS4: Towns other than Key Centres and Rural Areas T1: Regional Transport Strategy Objectives and Outcomes T2: Changing Travel Behaviour T3: Managing Traffic Demand T4: Urban Transport T6: Strategic and Regional Road Networks T7: Transport in Rural Areas T8: Local Roads T9: Walking, Cycling and other Non-Motorised Transport T13: Public Transport Accessibility

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development An upgraded and managed transport network, including public transport to service existing and growing communities effectively and safely Enhanced market town centres that serve their surrounding area

Strategic Themes:	**Outcomes:**
Environment	Mitigate and adapt to climate
Economic prosperity and skills	An appropriate physical infrastructure to support sustainable growth of the economy

Community Facilities Contributions

2.409 This policy was drawn up for the Proposed Submission document following receipt of the LIF.

Summary of Consultation

2.410 No comments were received from key consultees on the Draft Proposed Submission.

Summary of Sustainability Appraisal

2.411 The policy was not assessed in the Initial or Draft Final SA processes. The Final SA concluded that

Assessment

2.412 The policy has been prepared following receipt of the LIF indicating clear requirements for contributions from potential developments towards infrastructure provision for community facilities to ameliorate the impact of the development. It has been incorporated into the Contributing to Successful Development chapter to consolidate guidance on contributions required from developers into one place.

Proposed Submission Policy

2.413 Policy D 3 Community Facilities Contributions will support delivery of Core Strategy Objectives 1 and 7 and Policies CS1 Sustainable Development in Huntingdonshire and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.414 Policy D 3 Community Facilities Contributions does not require any designations to be shown on the Proposals Map.

Supports the East of England Plan

Policy: SS2: Overall Spatial Strategy
C1: Cultural Development

Supports the Sustainable Community Strategy

Strategic Themes:	Outcomes:
Growth and infrastructure	Sustainable patterns of growth and development Improved health, education/learning, training, community and leisure infrastructure and strategic open space through the appropriate provision of facilities to meet current and future needs
Health and well-being	Appropriate culture and leisure opportunities Individuals choose healthy lifestyles
Environment	An environment that is protected and improved
Children and young people	Safe, accessible, positive activities for children and young people
Inclusive, safe and cohesive communities	Accessible services for all

Utilities Contributions

2.415 This policy was drawn up for the Proposed Submission document following receipt of the LIF.

Summary of Consultation

2.416 Comments from key consultees on the Draft Proposed Submission related to issues of clarity.

Summary of Sustainability Appraisal

2.417 The policy was not assessed in the Initial or Draft Final SA processes. The Final SA concluded that

Assessment

2.418 The policy has been prepared following receipt of the LIF indicating clear requirements for contributions from potential developments towards provision of utilities infrastructure to service the needs of new development. It has been incorporated into the Contributing to Successful Development chapter to consolidate guidance on contributions required from developers into one place.

2.419 Changes were made to the policy with regard to the issues of clarity raised by key consultees on the Draft Proposed Submission.

Proposed Submission Policy

2.420 Policy D 4 Utilities Contributions will support delivery of Core Strategy Objectives 1 and 7 and Policies CS1 Sustainable Development in Huntingdonshire and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.421 Policy D 4 Utilities Contributions does not require any designations to be shown on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall spatial strategy WAT2: Water infrastructure WAT3: Integrated water management WAT4: Flood risk management

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Appropriate flood risk management, sustainable water supply and sufficient provision of utilities including the development of local renewable sources of energy
Environment	Mitigate and adapt to climate change
Economic prosperity and skills	An appropriate physical infrastructure to support sustainable growth of the economy

Emergency and Essential Services Contribtions

2.422 This policy was drawn up for the Proposed Submission document following receipt of the LIF.

Summary of Consultation

2.423 No comments were received from key consultees on the Draft Proposed Submission.

Summary of Sustainability Appraisal

2.424 The policy was not assessed in the Initial or Draft Final SA processes. The Final SA concluded that

Assessment

2.425 The policy has been prepared following receipt of the LIF indicating clear requirements for contributions from potential developments towards provision of emergency and essential services to ameliorate the impact of the development. It has been incorporated into the Contributing to Successful Development chapter to consolidate guidance on contributions required from developers into one place.

Proposed Submission Policy

2.426 Policy D 5 Emergency and Essential Services Contributions will support delivery of Core Strategy Objectives 1 and 7 and Policies CS1 Sustainable Development in Huntingdonshire and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.427 Policy D 5 Emergency and Essential Services Contributions does not require any designations to be shown on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall Spatial Strategy ENV7: Quality in the Built Environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Appropriate flood risk management, sustainable water supply and sufficient provision of utilities including the development of local renewable sources of energy Improved health, education/learning, training, community and leisure infrastructure and local and strategic open space through the appropriate provision of facilities to meet current and future needs
Inclusive, safe and cohesive communities	Accessible services for all Reduced anti social behaviour (including criminal damage) Reduced crime Reduced fear of crime Effective neighbourhood management in appropriate communities

Environmental Improvements Contributions

2.428 This policy was drawn up for the Proposed Submission document following receipt of the LIF.

Summary of Consultation

2.429 Comments from key consultees on the Draft Proposed Submission related to issues of clarity.

Summary of Sustainability Appraisal

2.430 The policy was not assessed in the Initial or Draft Final SA processes. The Final SA concluded that

Assessment

2.431 The policy has been prepared following receipt of the LIF indicating clear requirements for contributions from potential developments towards environmental improvements to ameliorate the impact of the development. It has been incorporated into the Contributing to Successful Development chapter to consolidate guidance on contributions required from developers into one place.

2.432 Changes were made to the policy with regard to the issues of clarity raised by key consultees on the Draft Proposed Submission.

Proposed Submission Policy

2.433 Policy D 6 Environmental Improvements Contributions will support delivery of Core Strategy Objectives 1 and 7 and Policies CS1 Sustainable Development in Huntingdonshire and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.434 Policy D 6 Environmental Improvements Contributions does not require any designations to be shown on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall spatial strategy ENV7: Quality in the built environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Improved health, education/learning, training community and leisure infrastructure and local and strategic open space through the appropriate provision of facilities to meet current and future needs
Health and well being	Appropriate culture and leisure opportunities
Environment	An environment that is protected and improved
Economic prosperity and skills	Increased visitor numbers

Drainage and Flood Prevention Contributions

2.435 This policy was developed for the Proposed Submission document following receipt of the LIF.

Summary of Consultation

2.436 Comments from key consultees on the Draft Proposed Submission related to issues of clarity.

Summary of Sustainability Appraisal

2.437 The policy was not assessed in the Initial or Draft Final SA processes. The Final SA concluded that

Assessment

2.438 The policy has been prepared following receipt of the LIF indicating clear requirements for contributions from potential developments towards drainage and flood prevention infrastructure to ameliorate the impact of the development. It has been incorporated into the Contributing to Successful Development chapter to consolidate guidance on contributions required from developers into one place.

2.439 Changes were made to the policy with regard to the issues of clarity raised by key consultees on the Draft Proposed Submission.

Proposed Submission Policy

2.440 Policy D 7 Drainage and Flood Prevention Contributions will support delivery of Core Strategy Objectives 1 and 7 and Policies CS1 Sustainable Development in Huntingdonshire and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.441 Policy D 7 Drainage and Flood Prevention Contributions does not require any designations to be shown on the Proposals Map.

Supports the East of England Plan

Policies:	SS2: Overall Spatial Strategy WAT2: Water Infrastructure WAT3: Integrated Water Management WAT4: Flood Risk Management

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Growth and infrastructure	Sustainable patterns of growth and development Appropriate flood risk management, sustainable water supply and sufficient provision of utilities including the development of local renewable sources of energy
Environment	Mitigate and adapt to climate change Efficient use of resources An environment that is protected and improved

Public Art

2.442 This policy was drawn up for the Development of Options consultation where it was consulted on as the draft policy for public art.

Summary of Consultation

2.443 There was some support for the draft policy, however some issues of concern were identified, particularly with regard to contributions being sought from all development above the threshold when the development may not be publicly accessible and with regard to the level of contributions and the flexibility of commissioning.

2.444 Comments from key consultees on the Draft Proposed Submission related to the clarity of the policy and terminology use.

Summary of Sustainability Appraisal

2.445 The Draft Final SA concluded that the draft policy was sustainable and in accordance with government guidance on urban design. It was noted that the draft was locally specific and covered a subject not well covered by national guidance.

2.446 The Final SA concluded that

Assessment

2.447 The policy has been amended from the draft so that public art contributions are encourage for minor scale residential development but not required. It has been incorporated into the Contributing to Successful Development chapter to consolidate guidance on contributions required from developers into one place.

2.448 Changes were made to the policy and supporting text with regard to issues of clarity and terminology raised in comments on the Draft Proposed Submission.

Proposed Submission Policy

2.449 Policy D 8 Public Art Contributions will support delivery of Core Strategy Objective 11 and Policies CS1 Sustainable Development in Huntingdonshire and CS10 Contributions to Infrastructure Requirements.

Proposals Map

2.450 Policy D 8 Public Art Contributions does not require any designations to be shown on the Proposals Map.

Supports the East of England Plan

Policies: **SS2: Overall spatial strategy**
ENV7: Quality in the built environment

Supports the Sustainable Community Strategy

Strategic Themes:	**Outcomes:**
Health and well being	Appropriate culture and leisure opportunities
Environment	An environment that is protected and improved
Inclusive, safe and cohesive communities	Vibrant and inclusive communities
Economic prosperity and skills	Vibrant town centres Increased visitor numbers

Monitoring

2.451 Brief paragraph detailing origins in original Core Strategy and AMR.

2.452 Comments from key consultees on the Draft Proposed Submission related to monitoring geology, green infrastructure and biodiversity.

2.453 Changes were made with regard to issues of biodiversity monitoring. While the Council would be happy to expand monitoring of geology and green infrastructure additional discussion with partners and key bodies to determine appropriate indicators is considered necessary.

Draft Policies not taken forward

2.454 During the Development of Options consultation the Council identified specific topics that would not be taken forward in drawing up the DPD. These topics included the draft objectives put forward in the Issues and Options consultation and a specific policy on landscape character. For more information please see the Development of Options document.

2.455 In drawing up the Proposed Submission document the Council reorganised how policies were grouped together specifically to enable appropriate coverage of mitigation and adaptation to climate change and the approach to seeking contributions from developers. Information concerning how the policies have been organised is included in the relevant sections of this Statement of Consultation.

Appendix 1 Comments Received Summer 2007

1.1 The following tables give individual summaries of the comments received during the consultation on Issues and Options conducted between May 2007 and July 2007.

Table 7 General Comments

Name/ *Agent*	ID/ Type	Summary
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2104** Observations	DPDs should not be progressed until there is certainty that the Core Strategy is sound
Colin Bambury (Highways Agency)	**2347** Observations	Document could be enhanced by reference to Department for Transport Circular 02/2007 Planning and the Strategic Road Network, and the Guidance on Transport Assessment (March 2007).
John Chase (Buckden Parish Council)	**2421** Observations	The aims expressed within the document are generally very laudable, but will not provide any positive protection without detailed policies.
Paul Cronk (HBF)	**2749** Observations	The Council must carefully consider the extent to which the objectives and content of the draft document are consistent with the latest national Government and other important policy guidance.
Paul Cronk (HBF)	**2750** Object	The options seem vague and simplistic and don't cover a range of alternative and viable options. Options are put forward without an up-to-date evidence base, and the document does not have regard to national planning policies. There is no clear vision on how the District might develop in the future.
Daniel Heenan *Julia Foster (David Lock Associates)*	**2767** Observations	Fully support statements and objectives deriving from national/regional policy, however duplication of national/regional policy objectives/requirements is not necessary.
Gallagher Estates *Mark Smith (Arup on behalf of Gallagher Estates)*	**2951** Object	Rather than ask respondents to suggest criteria or simply state that policies will set out criteria, the document should include criteria and ask for comments on them. For some issues there are no options/questions eg Listed Buildings.
Banning and Graves *Don Proctor (RPS Planning and Development)*	**2962** Object	Suggesting criteria based policies but not offering any suggestions as to what these “criteria” might be and no choice of criteria options to comment upon, is extremely unhelpful and unsatisfactory. National planning policy guidance provides a framework for making development control decisions and unless the Council can offer suggested policy approaches that provide a specific local slant , there seems little point in pursuing such policies, whether criteria based or not.
Matthew Stock (Redrow Homes (South Midlands) Ltd) *Helen Phillips (RPS Planning)*	**2965** Object	Suggesting criteria based policies but not offering any suggestions as to what these “criteria” might be and no choice of criteria options to comment upon is extremely unhelpful and unsatisfactory. National planning policy guidance provides a framework for making development control decisions and unless the Council can offer suggested policy approaches that provide a specific local slant , there seems little point in pursuing such policies, whether criteria based or not.
Maydo Pitt (GO-East)	**3032** Observations	Policies should not repeat national planning policy statements but should explain how they apply to the local area.
Maydo Pitt (GO-East)	**3034** Observations	We were unable to confidently assess the different options for criteria given the document’s generality and lack of detail. In some instances only one option is proposed, and we expected more detailed options in relation to the local criteria that could be included in policies.

Name/ *Agent*	ID/ Type	Summary
Maydo Pitt (GO-East)	**3035** Observations	Many of the questions are too open-ended and do not address local contextual issues that could have provided more focus in relation to narrowing down options. The Authority should not present options that are unrealistic in terms of their openness in relation to the issues that actually exist, for example, national and regional policy.
Maydo Pitt (GO-East)	**3036** Observations	There do not appear to be any specific issues, options or questions relating to listed buildings and conservation areas. There is no need to invent options, however, we might have expected options in relation to any local criteria to have been included or, alternatively, an indication that you will rely on legislation or national policy, which is an equally valid approach.
Maydo Pitt (GO-East)	**3037** Observations	At submission stage the Authority will be expected to be able to demonstrate that all reasonable alternatives have been appraised and consulted upon at the earlier stages. We are not certain that this will be possible for all policy proposals based on the current consultation document.
P Blewett (Somersham Parish Council)	**3278** Object	Object

Table 8 Comments on Introduction

Name/ *Agent*	ID/ Type	Summary
Chris Blackman (Cambridgeshire County Council)	**2483** Observations	The SCI should be referenced.
Helen Locke (David Lock Associates (on behalf of O&H Properties)) *Helen Locke (David Lock Associates (on behalf of O&H Properties))*	**2513** Object	The document sets the scene for an overly long and complex document with detailed criteria-based policies which for the most part reiterate national policy, adopt an overly restrictive stance to development and do not offer any particular local interpretation. This is not appropriate.

Table 9 Comments on Question 1

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2030** Support	AA should not be relevant for this document
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2198** Support	Support
John Chase (Buckden Parish Council)	**2397** Support	Support
Chris Blackman (Cambridgeshire County Council)	**2484** Object	In cases where information is not available or where there is doubt and further research is needed. AA is required.
John Blackburn (Little Paxton Parish Council)	**2654** Support	Support
Stephen Dartford (Fenstanton Parish Council)	**2687** Support	Support
Andy Chapman (Luminus)	**2778** Support	Support
Gallagher Estates *Mark Smith (Arup on behalf of Gallagher Estates)*	**2952** Object	AA may be relevant to this DPD. A screening report is needed, which will address the first stage of the Habitats Directive Assessment process which will examine whether the DC policies is likely to have any significant impacts.

Name/ *Agent*	**ID/ Type**	**Summary**
Maydo Pitt (GO-East)	**3033** Observations	An assessment as to whether an AA is necessary for the DC policies DPD should be undertaken.
Chantal Hagen (Natural England)	**3485** Observations	An AA for the DC Policies DPD is necessary.

Table 10 Comments on Option 1

Name/ *Agent*	**ID/ Type**	**Summary**
Paul Cronk (HBF)	**2751** Object	The document also has to address its share of overall housing growth, and not all people requiring new housing in the district can necessarily be defined as 'local people'.
Jockey Club Racecourses (Jockey Club Racecourses) *David Barker (Barton Willmore)*	**2958** Object	Part 3 should be amended to state "enabling business development in rural areas, of new and existing rural businesses, in locations and on a scale which helps to provide local jobs, limits commuting and avoids adverse environmental impacts.
Huntingdon (Two) Ltd *Edward Ledwidge (Blue Sky Planning)*	**3124** Observations	Part 3 should include: "Capitalising on regeneration opportunities and making the most efficient use of previously developed land"

Table 11 Comments on Question 2

Name/ *Agent*	**ID/ Type**	**Summary**
Pat Dillon (Toseland Parish Council)	**2002** Support	Agree
Ian Stapleton (Great & Little Gidding Parish Council)	**2032** Support	Objectives are good
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2199** Support	Support
John Chase (Buckden Parish Council)	**2398** Support	Support
Chris Blackman (Cambridgeshire County Council)	**2495** Object	The objectives should include reference to the Green Infrastructure Strategy for the Cambridge Sub-Region and should be cross-referenced to Option 26 in the Core Strategy.
Chris Blackman (Cambridgeshire County Council)	**2496** Object	There is also a need to minimise impact of climate change, which relates to adaptation.
Chris Blackman (Cambridgeshire County Council)	**2497** Object	In Objective 4, we consider that there is a need to go further than minimising the risk to health as a result of flooding.
Chris Blackman (Cambridgeshire County Council)	**2498** Object	There is a need for the objectives to match more closely in some cases those in the core strategy
John Blackburn (Little Paxton Parish Council)	**2655** Support with conditions	emphasis must be placed on enhancing the distinctive identities of our villages
Daniel Heenan *Julia Foster (David Lock Associates)*	**2765** Support with conditions	Bullet 2 of option 1 should be amended to: "promoting development that makes prudent use of natural resources and minimises greenhouse gas emissions." Bullet 1 of option 3 should be amended to: "enabling business development in rural areas, in locations on a scale which helps to provide local jobs, limits commuting and minimises or mitigates adverse environmental impacts." A reference to tourism should be included.

Name/ *Agent*	**ID/ Type**	**Summary**
Andy Chapman (Luminus)	**2779** Support	Support
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2968** Support with conditions	An additional objective should be added regarding transport.
P Blewett (Somersham Parish Council)	**3279** Support	Support
Chantal Hagen (Natural England)	**3486** Support	As a package the objectives provide an excellent foundation for the DCP DPD. Some of the sub-objectives are particularly relevant and are strongly supported.
Ian Burns (Cambridgeshire PCT)	**3517** Support	Support
Janet Innes-Clarke (Brampton Parish Council)	**4141** Other	Should they not be the same as or more coherent with Core Strategy?
Katherine Fletcher (English Heritage)	**4159** Observations	Option 1: In part 5 'and historic environment' should be added after 'species' in the second bullet.

Table 12 Comments on Question 3

Name/ *Agent*	**ID/ Type**	**Summary**
Cooke (Holme Parish Council)	**1949** Other	Addition to list: Carefully monitor risk to health of changes in landscapes and habitats.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2200** Observations	No
Colin Bambury (Highways Agency)	**2342** Observations	We support an objective that sought to locate new development to areas where day to day facilities were readily accessible by public transport, walking and cycling thereby reducing the need to travel particularly by car, and help to minimise greenhouse gas emissions
John Chase (Buckden Parish Council)	**2399** Observations	None
Chris Blackman (Cambridgeshire County Council)	**2548** Object	Additional Issue – Implementation and delivery. In view of the references in the new Planning White Paper to the soundness test for implementation to enable local authorities to demonstrate how infrastructure will be provided, and to monitor how it is delivered.
John Blackburn (Little Paxton Parish Council)	**2657** Support	Yes
Stephen Dartford (Fenstanton Parish Council)	**2688** Observations	The following additional objectives should be included: To maximise the protection of conservation areas and listed buildings; To ensure the designated flood plains are protected; The defined existing settlement boundaries should be maintained and protected; and provision must be made for the allocation of areas for burial.
Andy Chapman (Luminus)	**2781** Observations	More on brownfield regeneration
Persimmon Homes Ltd *Hannah Trubshaw(Pegasus Planning Group)*	**2969** Observations	An additional objective on transport should be added to reflect the advice in PPG13 promoting 'safe, efficient and integrated transport system' which should 'create sustainable transport choices, promoting accessibility to jobs, shopping, leisure facilities

Name/ *Agent*	ID/ Type	Summary
		and services by public transport, thus reducing the need to travel by car'.
P Blewett (Somersham Parish Council)	**3280** Observations	No
Chantal Hagen (Natural England)	**3487** Other	No

Table 13 Comments on 'A Clean, 'Green', Attractive Place'

Name/ *Agent*	ID/ Type	Summary
Stephen Dartford (Fenstanton Parish Council)	**2703** Observations	Statements 14 and 15 To maximise the protection of conservation areas and listed buildings
Paul Cronk (HBF)	**2752** Object	It is stated that an assessment could be required to accompany any proposal for major development to demonstrate how the proposal would minimise its impact on climate change. The HBF does not believe that such an approach is necessary. Different options could be identified for achieving this.
Katherine Fletcher (English Heritage)	**4169** Observations	Listed buildings, conservation areas, sites of archaeological interest, historic parks and gardens are well covered here but the policy proposals are limited. Should take forward national policy and ENV6 in the Regional Spatial Strategy through a locally specific policy setting out criteria based on characterisation of the resource.

Table 14 Comments on Issue 1

Name/ *Agent*	ID/ Type	Summary
Thornhill Estates *Andrew Hodgson (Savills)*	**2082** Support with conditions	We support protection of Huntingdonshire's characteristic landscape.

Table 15 Comments on Question 4

Name/ *Agent*	ID/ Type	Summary
John Chase (Buckden Parish Council)	**1975** Object	We would wish to see the AOBL designation retained in addition to any general protection measures HDC seek to impose.
Ian Stapleton (Great & Little Gidding Parish Council)	**2035** Object	Central government should have no say on what is of value and what is not. Keep control local.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2201** Observations	Yes - It will be an improvement as all areas of landscape and the impact of development will be considered and not just those with designations.
John Chase (Buckden Parish Council)	**2400** Object	No, retain areas of best landscape to ensure protection
Chris Blackman (Cambridgeshire County Council)	**2501** Object	Agree that the criteria-based approach will provide sufficient protection if used in accordance with a rigorous landscape and townscape guidance. Reference is needed to Cambridgeshire's Landscape Guidelines and inclusion of the relevant character areas management principles should be considered.
John Blackburn (Little Paxton Parish Council)	**2658** Support	Support
Stephen Dartford (Fenstanton Parish Council)	**2689** Object	No. This does not fit with housing and business development in either objectives

Name/ *Agent*	**ID/ Type**	**Summary**
Andy Chapman (Luminus)	**2782** Support	Support
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2971** Object	Criteria based policies should be created in order to inform development proposals. Criteria used to assess development proposals in local areas of landscape character should be carefully drafted and not create rigid local designation that may unduly prevent acceptable sustainable development.
P Blewett (Somersham Parish Council)	**3281** Observations	This is impossible to answer without knowing the competence with which the criteria will be drawn up and the rigour with which they will be enforced.
Chantal Hagen (Natural England)	**3489** Support	We advocate that well-founded criteria-based approach will provide the necessary protection. Local landscape designations should not be necessary, provided robust Landscape Character Assessments for different character areas are in place to underpin criteria-based policies.
Janet Innes-Clarke (Brampton Parish Council)	**4143** Observations	The 'Area of Best Landscape' designation should be retained because it can be applied to identify areas where high thresholds need to be reached when considering wider environmental and local factors before development is approved.

Table 16 Comments on Issue 2

Name/ *Agent*	**ID/ Type**	**Summary**
Neil Ireland (Southoe and Midloe Parish Council)	**1966** Support with conditions	Isn't centralised energy efficiency more environmentally efficient?
Ian Stapleton (Great & Little Gidding Parish Council)	**2036** Observations	Pressure on the environment from transport should be considered every time a development proposal is put forward.

Table 17 Comments on Question 5

Name/ *Agent*	**ID/ Type**	**Summary**
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2202** Support with conditions	Code could go further
Stamford Homes *Jane Gardner (Smith Stuart Reynolds)*	**2339** Object	The Code for Sustainable Homes is directed at the Building Regulation system and compliance with the Code is not an area the Issues and Options Paper should address.
John Chase (Buckden Parish Council)	**2401** Support	Support
Chris Blackman (Cambridgeshire County Council)	**2504** Object	The policy should be strengthened by enforcing that all new developments must be compliant. Reference to the "Merton Rule" might be appropriate here, and whether the authority is a signatory to the policy.
Connolly Homes Plc, David Wilson Es *Stacey Rawlings (Bidwells)*	**2599** Object	The Code is presently voluntary (except on English Partnerships land). The consultation document published in 2006 made it clear that the Government is considering making assessment under Code standards mandatory from April 2008. Given that the Government wish to achieve carbon neutral housing and commercial buildings within a decade, a co-ordinated method

Name/ *Agent*	ID/ Type	Summary
		of assessment is needed and the Code offers an appropriate method.
Connolly Homes Plc, David Wilson Es *Stacey Rawlings (Bidwells)*	**2612** Support	The Code is presently voluntary (except on English Partnerships land). The consultation document published in 2006 made it clear that the Government is considering making assessment under Code standards mandatory from April 2008. Given that the Government wish to achieve carbon neutral housing and commercial buildings within a decade, a co-ordinated method of assessment is needed and the Code offers an appropriate method.
John Blackburn (Little Paxton Parish Council)	**2659** Other	No comment. National guidance
Stephen Dartford (Fenstanton Parish Council)	**2690** Support	Support
Andy Chapman (Luminus)	**2783** Support	Support
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2972** Support	Support
P Blewett (Somersham Parish Council)	**3282** Observations	Simple compliance with a standard is not enough – more definition of the level of compliance is needed.
Chantal Hagen (Natural England)	**3490** Support	Support
Ian Burns (Cambridgeshire PCT)	**3524** Support	Support

Table 18 Comments on Question 6

Name/ *Agent*	ID/ Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2203** Object	Object
John Chase (Buckden Parish Council)	**2402** Support with conditions	Yes, it should be a compulsory requirement
John Blackburn (Little Paxton Parish Council)	**2660** Other	No comment. National guidance
Stephen Dartford (Fenstanton Parish Council)	**2691** Support	Support
Andy Chapman (Luminus)	**2784** Support	Support
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2973** Observations	The Statement of Compliance should be submitted as part of the Design and Access Statement.
P Blewett (Somersham Parish Council)	**3283** Support with conditions	Yes and it should be subject to audit and measurement by planning enforcement
Chantal Hagen (Natural England)	**3491** Support	Support
Ian Burns (Cambridgeshire PCT)	**3525** Support	Support
Janet Innes-Clarke (Brampton Parish Council)	**4144** Support	Yes, builders and developers should have to state how they have complied with the code

Table 19 Comments on Option 4

Name/ *Agent*	ID/ Type	Summary
Denis Skelly (RSPB)	**2947** Support with conditions	Strongly support Option 4; however the impact on sensitive wildlife should be included in the wording of the definition of this statement to protect species and habitats of conservation importance which might not be covered by current statutory designation.
Chantal Hagen (Natural England)	**3482** Observations	Option 4 should also seek to minimise impacts upon habitats/species outside the boundaries of existing national or international designations but are none-the-less of nature conservation importance.

Table 20 Comments on Issue 4

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2037** Observations	Another cause of damage to the environment is from flooding. Sustainability should also encompass the need for water management.
Chris Blackman (Cambridgeshire County Council)	**2505** Object	The issue should encompass minimising the risk of flooding in new developments and to existing built-up areas.
Stephen Dartford (Fenstanton Parish Council)	**2692** Observations	Flood risk. All development areas should be included regardless of size. Action should be taken on the recommendation of the Environment Agency.
Paul Cronk (HBF)	**2753** Observations	To require provisions in all circumstances would frustrate development. Policies should encourage the use of SUDS but should not impose their use until other stakeholders, especially those agencies who will be responsible for their long-term maintenance, accept them.
Catherine Moreton (Broughton Parish Council)	**2925** Observations	The potential flooding impact to existing areas should also be considered when assessing the risk of flooding in new developments. There is no benefit from ensuring that flooding is minimised in a new development when the measures put in place cause flooding problems elsewhere.

Table 21 Comments on Option 5

Name/ *Agent*	ID/ Type	Summary
Cooke (Holme Parish Council)	**1953** Observations	Need for a complete overhaul of drainage systems to support extra housing development
John Chase (Buckden Parish Council)	**1977** Object	Not only proposed development but existing homes in flood plains should be the subject of retrospective mitigation measures.
Ian Burns (Cambridgeshire PCT)	**3526** Support	Support

Table 22 Comments on Issue 5

Name/ *Agent*	ID/ Type	Summary
Thornhill Estates *Andrew Hodgson (Savills)*	**2081** Support	Support
Stephen Dartford (Fenstanton Parish Council)	**2693** Object	Statement 6 should read "to protect, improve and increase wildlife habitats"

Table 23 Comments on Option 6

Name/ *Agent*	ID/ Type	Summary
Chris Blackman (Cambridgeshire County Council)	**2507** Support with conditions	Support in principle, however grassland and possibly areas of previously developed land valuable for wildlife should be included. Reference is needed to the List of Principal important habitats as listed as part of Section 74 of the CROW act.

Table 24 Comments on Question 7

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2040** Observations	Protect the environment first, provide houses second. Use brownfield sites first.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2204** Observations	More use of Tree Preservation Orders
Chris Blackman (Cambridgeshire County Council)	**2511** Observations	Criteria should be based on the principles in PPS9, PAS (Publicly Available Standard) 2010 Planning to halt the loss of biodiversity and Cambridgeshire and Peterborough's Planners and Developer's checklist.
John Blackburn (Little Paxton Parish Council)	**2661** Object	Ensure that TOP and conservation, protection and enhancement policies and measures are rigorously enforced
Stephen Dartford (Fenstanton Parish Council)	**2694** Observations	Consultation with all interested parties
Andy Chapman (Luminus)	**2787** Object	Don't agree as habitat can often be recreated or relocated
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2974** Observations	The criteria based approach set out in the East of England Plan and paragraphs 21-25 of PPS7 should form the basis to the criteria
P Blewett (Somersham Parish Council)	**3284** Observations	Historical integrity in the development; Visual impact; Sustaining biodiversity; Carbon footprint; Favourable treatment of development that restores marginal land to traditional landscape; Impact on water table; Marking and preserving of ancient archaeological sites.
Chantal Hagen (Natural England)	**3493** Observations	The no net loss principle should be applied in all development proposals.
Chantal Hagen (Natural England)	**3496** Observations	The importance of retaining in good health trees, hedgerows or other environmental features of visual, historic or nature conservation value on development sites can hardly be overstated
Janet Innes-Clarke (Brampton Parish Council)	**4145** Observations	Trees and hedgerows should consist of appropriate and varied species and be protected

Table 25 Comments on Issue 6

Name/ *Agent*	ID/ Type	Summary
Thornhill Estates *Andrew Hodgson (Savills)*	**2080** Support	Support
Chantal Hagen (Natural England)	**3481** Observations	It should be explicit within issues 6 and option 7 that 'sites of importance for biodiversity or geology' include locally

Name/ *Agent*	ID/ Type	Summary
		important sites (i.e. County Wildlife sites) and BAP Priority Habitats.

Table 26 Comments on Option 7

Name/ *Agent*	ID/ Type	Summary
Denis Skelly (RSPB)	**2948** Support with conditions	Strongly support Option 7, however need to include the protection of internationally important designations in its wording for this objective. It is important to have in place provision for adequate protection for any sites that may be designated so in the future.
Chantal Hagen (Natural England)	**3483** Object	The wording for Option 7 is not strong enough. Policies should do more than 'indicate' that development proposals should not cause harm to protected habitats and species.

Table 27 Comments on Question 8

Name/ *Agent*	ID/ Type	Summary
Rachel Pateman (The Wildlife Trust)	**1963** Observations	Development that would damage CWSs, especially those that support Biodiversity Action Plan priority habitats, should not be permitted in the same way that development that would affect SSSIs would not be permitted.
John Chase (Buckden Parish Council)	**2403** Observations	There should be no development or mitigation of development and consultation should be ensured with bodies such as English Nature & Wildlife Trust
Chris Blackman (Cambridgeshire County Council)	**2517** Observations	There should be a presumption against any development that may adversely affect sites those that have been recognised and those that meet selection criteria but have not yet gone through a process of identification e.g. sites of CWS status.
Stephen Dartford (Fenstanton Parish Council)	**2695** Observations	Consultation with all interested parties
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2975** Observations	Criteria should reflect advice in paragraphs 9-12 of PPS9, policy ENV3: Biodiversity and Earth Heritage in the East of England Plan and in addition Policy ENV3 in the SOS proposed modifications. It is important that the criterion is distinguished between local and nationally important sites.
P Blewett (Somersham Parish Council)	**3285** Observations	There should be a complete ban on development in these areas. There should be consideration of more projects (such as the Great Fen Project) which seek to restore marginal land to ancient natural habitat.
Chantal Hagen (Natural England)	**3498** Observations	The no net loss principle should be applied in all development proposals. Sites designated as County Wildlife Site (including sites meeting CWS criteria but not yet designated) or Local Nature Reserve as well as sites recorded as BAP priority habitats or as hosting BAP/protected species should be protected within LDF policies

Table 28 Comments on Issue 7

Name/ *Agent*	ID/ Type	Summary
Stephen Dartford (Fenstanton Parish Council)	**2696** Object	Statement 8 should read "to protect, improve and increase wildlife habitats"

Table 29 Comments on Option 8

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2039** Observations	Wild habitats are disregarded to a large extent. Development should avoid the destruction of trees.
Chris Blackman (Cambridgeshire County Council)	**2518** Support	Support
Chantal Hagen (Natural England)	**3484** Support with conditions	The necessity for future maintenance and management of the biodiversity resource conserved or created should be made explicit. Policies should also deal with the long term viability of conserved or created habitats. .BAP species should be included within this option.

Table 30 Comments on Question 9

Name/ *Agent*	ID/ Type	Summary
Rachel Pateman (The Wildlife Trust)	**1964** Observations	Support. All developments should have to make provision for biodiversity both within and beyond the development site.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2205** Observations	No
John Chase (Buckden Parish Council)	**2404** Support with conditions	Support provided that HDC work closely with associations such as English Nature and Wildlife trust.
Chris Blackman (Cambridgeshire County Council)	**2519** Observations	The emphasis on biodiversity within the policies needs to be supported by the new standard application form and local checklists for validation.
John Blackburn (Little Paxton Parish Council)	**2662** Support with conditions	National guidance however yes.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2976** Support with conditions	The emphasis on biodiversity should not restrict development proposals. The biodiversity action plan should also undergo a public consultation exercise prior to the adoption of this DPD.
P Blewett (Somersham Parish Council)	**3288** Observations	If there was some evidence of enhancing biodiversity through sensitive development, this would be enough.

Table 31 Comments on Issue 8

Name/ *Agent*	ID/ Type	Summary
John Chase (Buckden Parish Council)	**1978** Object	The later design guides are unwieldy and demonstrably aimed at developers. We would ask that the earlier and simple-to-understand Design Guide be resurrected (suitably amended).
Ian Stapleton (Great & Little Gidding Parish Council)	**2046** Observations	Development and restoration must be sensitive to the local vernacular of the area.
Thornhill Estates *Andrew Hodgson (Savills)*	**2079** Support	Support

Table 32 Comments on Option 9

Name/ *Agent*	ID/ Type	Summary
Landmatch Ltd & Oxford University C (Landmatch Ltd & Oxford University Chest) *Andrew Hodgson (Savills)*	**2090** Support	Support. It is important that design is brought to the forefront of the planning process.
Philip Raiswell (Sport England)	**2330** Observations	The need for good building design needs to be linked to the need for good public space design which encourages active and healthy lifestyles.
Martin Page (D H Barford + Co.)	**2424** Object	There is no need for a policy requiring applications to be accompanied by supporting information. This should be provided in the Design and Access Statement.
Chris Blackman (Cambridgeshire County Council)	**2520** Observations	The second sentence of this option appears superfluous as it repeats regional guidance.

Table 33 Comments on Question 10

Name/ *Agent*	ID/ Type	Summary
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2096** Observations	Supplementary Planning Guidance could be produced to indicate the format in which HDC wish to receive Design and Access Statements This is not a matter which needs to be included as a policy within a Development Control Policies DPD. It is not explained how policies relating to design, street scene and transport impacts relate to the obligations to provide a Design and Access Statement with each planning application.
Stamford Homes *Jane Gardner (Smith Stuart Reynolds)*	**2340** Object	It is inappropriate to set out criteria in a policy to assess the quality of design of proposals as there is a requirement for all planning applications to be accompanied by a Design and Access Statement.
John Blackburn (Little Paxton Parish Council)	**2663** Observations	Criteria as set out in option 9
Stephen Dartford (Fenstanton Parish Council)	**2697** Observations	To reflect the local environment. To maximise conservation areas and listed buildings.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2977** Observations	Design criteria should advocate the use of the sustainable building code and follow the advice produced in Manual for Streets; The Companion guide to PPG3: Better Places to Live; and By Design: The companion guide to PPG1.
P Blewett (Somersham Parish Council)	**3286** Object	This is impossible to answer as the question is highly subjective
Chantal Hagen (Natural England)	**3501** Observations	In responding to your consultation in July 2005 on the previous draft Core Strategy Preferred Options report our predecessor body, the Countryside Agency, welcomed the suggested criteria outlined in that document. We continue to believe that these represent a good basis from which to develop the policy. In addition we continue to advocate the preparation of Village and Town Design Statements.
Katherine Fletcher (English Heritage)	**4160** Support with conditions	Support, and recommend the policy include criteria to ensure that developments respect their context, both visually and through a thorough analysis and understanding of the historic interest of the area (including historic landscape features and archaeology).

Table 34 Comments on Option 10

Name/ *Agent*	ID/ Type	Summary
Chris Blackman (Cambridgeshire County Council)	**2521** Observations	Acknowledgement within the criteria of the value of 'greenery' within developments and the street scene is needed. Design issues, both at the area-wide and micro-level will also be important here.
Chris Blackman (Cambridgeshire County Council)	**2522** Observations	We recommend that Cambridgeshire Horizons Green Infrastructure Guidance should be considered when devising green space policies. This will provide guidance on the parts of Huntingdonshire within the Cambridge-Sub Region.

Table 35 Comments on Question 11

Name/ *Agent*	ID/ Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2206** Observations	Use of Village Design Statements
John Chase (Buckden Parish Council)	**2405** Observations	Based on existing criteria with enhancements such as the HDC Shop Front Design Guide
John Blackburn (Little Paxton Parish Council)	**2664** Observations	Criteria as set out in option 10
Stephen Dartford (Fenstanton Parish Council)	**2698** Observations	To reflect the local environment. To maximise conservation areas and listed buildings.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2985** Observations	Criteria should be decided on a site specific basis, and should be dependent upon the neighbouring uses. With regards to the public realm careful consideration needs to be given to the location of public spaces,
Chantal Hagen (Natural England)	**3503** Observations	We would support the criteria suggested in the previous draft Core Strategy Preferred Options report of July 2005. Please see also our response above to Question 10, concerning the preparation of Town and Village Design Guides
Ian Burns (Cambridgeshire PCT)	**3527** Observations	We suggest that design criteria developed by CABE could be used as a starting point for consideration
Katherine Fletcher (English Heritage	**4161** Support	Support. English Heritage's 'Streets for All' guidance makes recommendations on how historic streetscapes can be approached.

Table 36 Comments on Issue 10

Name/ *Agent*	ID/ Type	Summary
John Chase (Buckden Parish Council)	**1979** Support	Any development within Buckden would have a very harmful effect on the amenity and environment of our existing population.
Ian Stapleton (Great & Little Gidding Parish Council)	**2041** Observations	Transport has a massive impact on an environment. Provide a better public transport service and forget road expansion.
Colin Bambury (Highways Agency)	**2343** Observations	Recommend that paragraph 3.40 be expended to include reference to reducing the need to travel and encouraging travel by sustainable means rather that just mitigating the impact of development.
Colin Bambury (Highways Agency)	**2344** Observations	Request this option be expanded to reinforce the requirements of Department for Transport Circular 02/2007 Planning and the Strategic

Name/ *Agent*	ID/ Type	Summary
		Road Network and the "Guidance of Transport Assessment" (March 2007

Table 37 Comments on Option 11

Name/ *Agent*	ID/ Type	Summary
Stephen Dartford (Fenstanton Parish Council)	**2699** Observations	Developers must accommodate and address current transport weaknesses before submitting plans.

Table 38 Comments on Issue 11

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2042** Observations	The countryside should be protected from large scale development on the grounds that it is not sustainable, with the only exception being airfields where infrastructure is already in place.
Thornhill Estates *Andrew Hodgson (Savills)*	**2078** Support with conditions	Support. The District Council must recognise the need to provide appropriate facilities adjacent and well located to some identified environmental assets in order to ensure that the District attracts a significant number of tourists and benefit the local economy.

Table 39 Comments on Option 12

Name/ *Agent*	ID/ Type	Summary
Thornhill Estates *Andrew Hodgson (Savills)*	**2068** Object	Wording within this policy should reflect that it will be necessary to provide some developments in the countryside in order to accommodate the necessary tourism and visitor facilities adjacent to the identified environmental assets within the district.
Landmatch Ltd & Oxford University C (Landmatch Ltd & Oxford University Chest) *Andrew Hodgson (Savills)*	**2089** Support	The density of development should be assessed in order to ensure that efficient use of land is achieved through new development proposals. It is not appropriate to set single net density development proposals across the district.
P Moore *Peter Moore (Henry H Bletsoe & Son)*	**2913** Observations	The sole use of the built up framework is far too subjective, open to interpretation and would lead to protracted discussions between applicants and the Council. Settlement boundaries currently provide an acceptable solution.

Table 40 Comments on Question 12

Name/ *Agent*	ID/ Type	Summary
Andrew Pym	**1986** Object	Proposals should have full regard to the communities in rural areas and the need for the rural areas to be economically viable.
Pat Dillon (Toseland Parish Council)	**2003** Object	In relation to the vague and ill-defined category of 'Smaller Settlements' neither of the two criteria would be appropriate for communities, such as Toseland, previously defined as having neither settlement boundaries or built up frameworks.
Church Commissioners *Ian Smith (Smiths Gore)*	**2017** Observations	The use of settlement boundaries would be the most appropriate option. The certainty these provide is invaluable to both developers the general public/residents and the Local Planning Authority (LPA). The removal of settlement boundaries would result in more subjective decision making

Name/ *Agent*	ID/ Type	Summary
		about individual proposals and, probably, a greater number of appeals for smaller residential developments where the LPA findings are questionable.
Michael Palmer-Asplin *Michael Brooks (Community and Regional Planning Services)*	**2320** Other	DPD policy should not be so tight as to prevent well-designed modest sustainable extensions to rural settlements in appropriate locations.
D R Juggins *Simon Richardson (John Martin & Associates)*	**2332** Observations	In and around Smaller Settlements, the built-up framework criteria should be used. Policies to protect rural areas from inappropriate development need to be based on rational arguments and site-specific considerations rather than just vague presumptions.
Lenton Trustees (L019) *Simon Richardson (John Martin & Associates)*	**2354** Object	Policies to protect rural areas from inappropriate development need to be based on rational arguments and site-specific considerations rather than just vague presumptions.
John Chase (Buckden Parish Council)	**2406** Observations	They should be restricted to those essential; for either agriculture or countryside recreational uses, including angling
Chris Blackman (Cambridgeshire County Council)	**2524** Observations	Sustainability should still be a major factor in considering countryside development. Accessibility to jobs, education, and various other services and facilities. Need to address conversion of redundant rural buildings here.
John Blackburn (Little Paxton Parish Council)	**2665** Observations	Criteria as set out in option 12 part of national guidance
Stephen Dartford (Fenstanton Parish Council)	**2700** Observations	The defined existing settlement boundaries should be maintained and protected.
Daniel Heenan *Julia Foster (David Lock Associates)*	**2763** Observations	Support the ambition to protect the countryside, but this must not lead to a completely inflexible restriction upon any development within the countryside. Would be contrary to PPS7.
Milton (Peterborough) Estates Ltd *Martin Bagshaw (John Martin & Associates)*	**2777** Observations	Settlement boundaries should be retained and drawn around the smaller settlements. In defining settlement boundaries appropriate potential development sites can be incorporated into the settlement to provide certainty and assist in the delivery of much needed housing required in the rural community.
Andy Chapman (Luminus)	**2789** Observations	Can existing buildings be reused for a more appropriate use regardless of size
Pepys House Trustees (Pepys House Trustees) *Jenny Thomas (John Martin & Associates)*	**2825** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres in order to provide certainty and clarity to development options. Flexibility must be built in to the identification of settlement boundaries to allow for selected smaller non-strategic sites to come forward.
Pat Chater (Hemingford Abbots Parish Council)	**2939** Observations	Development Control Policies should be rigorously applied to protect the character and structure of the village and to protect it from exploitation by over-development. At present some protection is afforded by planning restrictions which limit development to infill within the existing village envelope. If these principles are to be replaced by more flexible criteria-related consideration of individual development proposals then it is important that the character and the conservation status of the village be respected.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2988** Observations	Criteria for development within the open countryside should follow the advice written in PPS1. Development outside of the settlement boundaries should be restricted (as suggested in option 12) in order to protect the character of the open countryside.

Name/ *Agent*	ID/ Type	Summary
PD & ER Burton *Martin Bagshaw (John Martin & Associates)*	**3067** Observations	Settlement boundaries should be retained and drawn around the smaller settlements. In defining settlement boundaries appropriate potential development sites can be incorporated into the settlement to provide certainty and assist in the delivery of much needed housing required in the rural community.
C Behagg *Simon Richardson (John Martin & Associates)*	**3068** Object	Policies to protect rural areas from inappropriate development need to be based on rational arguments and site-specific considerations rather than just vague presumptions.
T Pinner *Martin Bagshaw (John Martin & Associates)*	**3080** Observations	Settlement boundaries should be retained and drawn around the smaller settlements. In defining settlement boundaries appropriate potential development sites can be incorporated into the settlement to provide certainty and assist in the delivery of much needed housing required in the rural community.
A J Ward *Martin Bagshaw (John Martin & Associates)*	**3082** Observations	Settlement boundaries should be drawn around all the settlements in order to provide certainty and clarity to development options.
Elton Estates (Ref E061) *Jenny Thomas (John Martin & Associates)*	**3085** Observations	In and around Smaller Settlements, the built-up framework criteria should be used.
J Daniels *Valerie Colby (John Martin Associates)*	**3094** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres in order to provide certainty and clarity to development options. Flexibility must be built in to the identification of settlement boundaries to allow for selected smaller non-strategic sites to come forward.
C Dodson *Valerie Colby (John Martin Associates)*	**3116** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres in order to provide certainty and clarity to development options. Flexibility must be built in to the identification of settlement boundaries to allow for selected smaller non-strategic sites to come forward.
P Blewett (Somersham Parish Council)	**3290** Observations	None. The proper application of the draft objectives and the scoring of development against those objectives are sufficient to cover all areas of the county and all scales of development.
Chantal Hagen (Natural England)	**3505** Observations	It is critically important that plans and planning policies should consider not just the location of rural development but the nature of that development, too. A particular concern is the role of development in enhancing the landscape through design and setting and in improving access to the countryside. Tranquillity often gets overlooked and should be included as a legitimate consideration in rural planning policy. High quality design is important in contributing to fitting into the local distinctiveness and landscape character of an area.

Table 41 Comments on Question 13

Name/ *Agent*	ID/ Type	Summary
R N Good, S J Good, S Leck *Simon Richardson (John Martin & Associates)*	**1976** Observations	In and around Smaller Settlements, the built-up framework criteria should be used.
Andrew Pym	**1987** Object	Boundaries should take account of brown field sites and sites which can sensibly be developed if local circumstances justify it.

Name/ *Agent*	ID/ Type	Summary
Pat Dillon (Toseland Parish Council)	**2004** Object	It is not possible to answer this question because 'Smaller Settlements' is a vague and ill-defined category, and neither of the two criteria are relevant to communities, such as Toseland, that have neither settlement boundaries nor built-up frameworks.
R N Good, S J Good, S Leck *Simon Richardson (John Martin & Associates)*	**2008** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. In and around Smaller Settlements, the built-up framework criteria would be more appropriate.
Church Commissioners *Ian Smith (Smiths Gore)*	**2027** Observations	Favour the use of settlement boundaries in each of these categories of settlement.
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2097** Other	Settlement boundaries should be drawn for all settlements.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2207** Observations	Settlement boundaries for Market Towns and Key Service Centres. Built up framework for Smaller Settlements.
Michael Palmer-Asplin *Michael Brooks (Community and Regional Planning Services)*	**2327** Other	Criteria-based policies are preferred to settlement boundaries outside the Market Towns. The question is raised as to whether settlement boundaries (where used) should enclose potential development sites on the edge of settlements. We also seek clarity as to which DPD any future Representations on detailed settlement boundaries should be linked.
D R Juggins *Simon Richardson (John Martin & Associates)*	**2334** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. In and around Smaller Settlements, the built-up framework criteria would be more appropriate.
Lenton Trustees (L019) *Simon Richardson (John Martin & Associates)*	**2353** Object	Settlement boundaries should not be drawn around the Key Service Centres as such boundaries cannot be firmly established until after the overall scale of new housing and employment development required in the District has been fully assessed and determined and appropriate site allocations have been evaluated.
John Chase (Buckden Parish Council)	**2407** Observations	In all three instances boundaries should be drawn.
Martin Page (D H Barford + Co.)	**2429** Object	Settlement boundaries should be drawn around all settlements.
Helen Locke (David Lock Associates (on behalf of O&H Properties)) *Helen Locke (David Lock Associates (on behalf of O&H Properties))*	**2515** Object	A criteria-based policy would be more appropriate than applying rigid settlement boundaries across the district, allowing the merits of each proposal to be more rigorously assessed rather than adopting a policy which could be interpreted to imply the principle of all development within a settlement being acceptable, and all development outside it being unacceptable.
C M Convine (Ref C188) *Simon Richardson (John Martin & Associates)*	**2653** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres
John Blackburn (Little Paxton Parish Council)	**2666** Observations	Settlement boundaries for key service centres
Stephen Dartford (Fenstanton Parish Council)	**2701** Support	Yes. For Key Service Centres
Paul Cronk (HBF)	**2754** Observations	Drawing settlement boundaries provides much more certainty for everyone involved in the development process. Consequently, this is the best approach wherever possible.
Andy Chapman (Luminus)	**2791** Observations	Built up framework for all

Name/ *Agent*	ID/ Type	Summary
Lord De Ramsey *Jenny Thomas (John Martin & Associates)*	**2827** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. In and around Smaller Settlements, the built-up framework criteria would be more appropriate
Cambridgeshire County Council *Valerie Colby (John Martin Associates)*	**2841** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. Flexibility must be built in to the identification of settlement boundaries to allow for selected smaller non-strategic sites to come forward.
J D Stokes (ref S098) *Valerie Colby (John Martin Associates)*	**2847** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. Flexibility must be built in to the identification of settlement boundaries to allow for selected smaller non-strategic sites to come forward.
Michael Palmer-Asplin *Michael Brooks (Community and Regional Planning Services)*	**2859** Observations	Whilst our preference is for criteria-based policies rather than defined settlement boundaries, except for the Market Towns, should the Authority be minded to retain settlement boundaries for Smaller Settlements, this Representation puts forward two options for amending the settlement boundary for Needingworth
Catherine Moreton (Broughton Parish Council)	**2927** Observations	We have been happy to follow the 'settlement boundary' methodology in our village.
Michael Newman (The Stukeleys Parish Council)	**2941** Observations	Settlement boundaries must be clearly shown for all categories including the smaller settlements in order to give certainty for determining planning applications. To leave this to every planning application will not give certainty to either the developers or local residents and will simply lengthen the development control process and increase the number of appeals.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2990** Observations	Settlement boundaries should be drawn, and used to manage the growth around the market towns and key service centres. The settlement boundaries should be drawn in appropriate locations away from the existing built up areas so that adequate flexibility exists to accommodate a level of housing growth that is greater than the figure stated in Policy H1 of the EEP.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2991** Observations	Settlement boundaries should be drawn, and used to manage the growth around the market towns and key service centres. The settlement boundaries should be drawn in appropriate locations away from the existing built up areas so that adequate flexibility exists to accommodate a level of housing growth that is greater than the figure stated in Policy H1 of the EEP.
C Behagg *Simon Richardson (John Martin & Associates)*	**3070** Object	Settlement boundaries should not be drawn around the Key Service Centres as such boundaries cannot be firmly established until after the overall scale of new housing and employment development required in the District has been fully assessed and determined and appropriate site allocations have been evaluated.
Elton Estates (Ref E061) *Jenny Thomas (John Martin & Associates)*	**3087** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. In and around Smaller Settlements, the built-up framework criteria would be more appropriate.
J Daniels *Valerie Colby (John Martin Associates)*	**3097** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. Flexibility must be built in to the identification of settlement boundaries to allow for selected smaller non-strategic sites to come forward.
Edwards *Valerie Colby (John Martin Associates)*	**3104** Observations	Settlement boundaries should be drawn around the Market Towns and Key Service Centres. Flexibility must be built in to the identification

Name/ *Agent*	ID/ Type	Summary
		of settlement boundaries to allow for selected smaller non-strategic sites to come forward
P Blewett (Somersham Parish Council)	**3293** Object	None. The proper application of draft objectives and the scoring of development against those objectives are sufficient to cover all areas of the county and all scales of development.
Cracknell, Godfrey, Waterworth *John Dadge (Barker Storey Matthews)*	**3401** Observations	The use of "village envelopes" or settlement limits is well understood and provides a positive opportunity to indicate to the community and developers alike that within these defined areas development will be considered favourably.
Janet Innes-Clarke (Brampton Parish Council)	**4146** Observations	Settlement boundaries should be drawn

Table 42 Comments on Issue 12

Name/ *Agent*	ID/ Type	Summary
Neil Ireland (Southoe and Midloe Parish Council)	**1967** Observations	Is there a maximum national density? and can this be reviewed by the local planning authorities?

Table 43 Comments on Option 13

Name/ *Agent*	ID/ Type	Summary
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2098** Object	A range of densities are appropriate within the district distinguishing between different types of settlements and locations within settlements. It should be clearly set out that it is the purpose of the Design and Access Statement to indicate why a developer has selected a particular density and to justify a certain density in relation to local circumstances.
Roy Reeves (Warboys Parish Council)	**2311** Observations	The minimum national density of 30 dwellings per hectare should be supported.

Table 44 Comments on Option 14

Name/ *Agent*	ID/ Type	Summary
Landmatch Ltd & Oxford University C (Landmatch Ltd & Oxford University Chest) *Andrew Hodgson (Savills)*	**2088** Support	Support a range of densities to be applied for development proposals according to the settlement type character amenity and also location of the site within the district.
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2099** Support	A range of densities are appropriate within the district distinguishing between different types of settlements and locations within settlements. It should be clearly set out that it is the purpose of the Design and Access Statement to indicate why a developer has selected a particular density and to justify a certain density in relation to local circumstances.
Helen Locke (David Lock Associates (on behalf of O&H Properties)) *Helen Locke (David Lock Associates (on behalf of O&H Properties))*	**2516** Object	In favour of a policy approach based on Option 14, tailored to character areas and site characteristics, having regard to the overarching guidance in PPS3.
Andy Chapman (Luminus)	**2813** Observations	A more flexible approach to brownfield sites both in terms of density and alternative uses regardless of where they are located providing appropriate criteria can be addressed.

Table 45 Comments on Question 14

Name/ *Agent*	ID/ Type	Summary
Cooke (Holme Parish Council)	**1950** Other	In small settlements particularly need to employ densities sympathetic with existing environment
Andrew Pym	**1988** Object	The single minded devotion to densities promoted by ODPM and DCLG does not take account of the different densities to be found in the villages and the countryside. To focus on the 30 dwellings per hectare limit is likely to create new developments which are out of character with their locality and which will become less attractive in a short time, leading to deterioration in the character and amenity of the settlement as a whole.
R N Good, S J Good, S Leck *Simon Richardson (John Martin & Associates)*	**2006** Observations	Although ensuring that land is used efficiently will be a key aim, it must be recognised that different forms of development, and different development densities, will be more or less appropriate across different sites in Market Towns, Key Service Centres and Smaller Settlements. As such Option 14 would be more appropriate.
Church Commissioners *Ian Smith (Smiths Gore)*	**2026** Observations	Option 14 should be the preferred option. Density should be dictated by the settlement type, character, and amenities in the immediate surrounding area to a development proposal. A single density requirement across the district would lead to developments that could be wholly out of character with their immediate surroundings.
Ian Stapleton (Great & Little Gidding Parish Council)	**2043** Observations	There can be no uniform density across all sites. Housing densities need to be determined depending on site, services etc
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2208** Observations	Option 14 - a range of densities would better reflect the generally rural nature of the district.
D R Juggins *Simon Richardson (John Martin & Associates)*	**2336** Observations	Although ensuring that land is used efficiently will be a key aim, it must be recognised that different forms of development, and different development densities, will be more or less appropriate across different sites in Market Towns, Key Service Centres and Smaller Settlements. As such Option 14 would be more appropriate
Stamford Homes *Jane Gardner (Smith Stuart Reynolds)*	**2341** Observations	Applying a single net density for development proposals across the district is not appropriate and does not reflect the character and nature of the settlement, or location of the development proposal within the settlement. Option 14 should be pursued.
Lenton Trustees (L019) *Simon Richardson (John Martin & Associates)*	**2352** Observations	Although ensuring that land is used efficiently will be a key aim, it must be recognised that different forms of development, and different development densities, will be more or less appropriate across different sites in Market Towns, Key Service Centres and Smaller Settlements. As such Option 14 would be more appropriate.
John Chase (Buckden Parish Council)	**2408** Observations	Option 14 It gives flexibility depending on location.
Martin Page (D H Barford + Co.)	**2434** Support	Support Option 14
Chris Blackman (Cambridgeshire County Council)	**2525** Observations	Option 14 is the better option. Applying a single net density across the whole district, before the character of certain developments is known, could prove to be inflexible.
Connolly Homes Plc, David Wilson Es *Stacey Rawlings (Bidwells)*	**2601** Object	In terms of densities, of the two options presented, Option 13 offers a responsive approach.

Name/ *Agent*	ID/ Type	Summary
L.J.A Miers & Co Ltd (L.J.A Miers & Co Ltd) *Anoushka Knight (Bidwells)*	**2628** Object	In terms of densities, of the two options presented, Option 13 offers a responsive approach. Option 12, to set a net density for development proposals across the District, would not provide the opportunity for development proposals to respond to their local townscape context or the relative accessibility to public transport, jobs, services and facilities. In order to create the most sustainable patterns of development, a minimum density of 30 dwellings per hectare should be set with indicative ranges for specific locations (a similar approach to that contained within the present Huntingdonshire Local Plan). One approach we would support would be to set indicative density ranges similar to those set out in Annex C to the Consultation Draft of PPS3 (reproduced below). This is also a useful method of allowing the Local Planning Authority to estimate the likely contribution of particular sites to dwelling supply. Table 1: Indicative density ranges Location City Centre Urban Sub-urban Rural Density range (dwellings per hectare)Above 70 40-75 35-55 30-40
Lely (UK) Ltd *Anoushka Knight (Bidwells)*	**2645** Object	In terms of densities, of the two options presented, Option 13 offers a responsive approach. Option 12, to set a net density for development proposals across the District, would not provide the opportunity for development proposals to respond to their local townscape context or the relative accessibility to public transport, jobs, services and facilities. In order to create the most sustainable patterns of development, a minimum density of 30 dwellings per hectare should be set with indicative ranges for specific locations (a similar approach to that contained within the present Huntingdonshire Local Plan). One approach we would support would be to set indicative density ranges similar to those set out in Annex C to the Consultation Draft of PPS3 (reproduced below). This is also a useful method of allowing the Local Planning Authority to estimate the likely contribution of particular sites to dwelling supply. Table 1: Indicative density ranges Location City Centre Urban Sub-urban Rural Density range (dwellings per hectare) Above 70 40-75 35-55 30-40
C M Convine (Ref C188) *Simon Richardson (John Martin & Associates)*	**2652** Observations	Although ensuring that land is used efficiently will be a key aim, it must be recognised that different forms of development, and different development densities, will be more or less appropriate across different sites in Market Towns, Key Service Centres and Smaller Settlements. As such Option 14 would be more appropriate.
John Blackburn (Little Paxton Parish Council)	**2667** Observations	Option 14 as the density must be in keeping with the local area and amenities
Stephen Dartford (Fenstanton Parish Council)	**2702** Observations	Inclusion must be made for public open spaces and play areas
Paul Cronk (HBF)	**2755** Observations	Density policy must take full and proper account of both locality and the specific type of housing provision.
Milton (Peterborough) Estates Ltd *Martin Bagshaw (John Martin & Associates)*	**2775** Observations	Support a flexible approach to densities within Smaller Settlements which considered each development proposal on its own merits. There is a potential conflict between a policy which seeks to determine a standard density on developments within smaller settlements and the policy approach which seeks to restrict development in smaller settlements to residential infilling of up to three dwellings.
Andy Chapman (Luminus)	**2792** Observations	Option 14 is more flexible

Name/ *Agent*	ID/ Type	Summary
Lord De Ramsey *Jenny Thomas (John Martin & Associates)*	**2828** Observations	Although ensuring that land is used efficiently will be a key aim, it must be recognised that different forms of development, and different development densities, will be more or less appropriate across different sites in Market Towns, Key Service Centres and Smaller Settlements. As such Option 14 would be more appropriate.
PD & ER Burton *Martin Bagshaw (John Martin & Associates)*	**3066** Observations	Support a flexible approach to densities within Smaller Settlements which considered each development proposal on its own merits. There is a potential conflict between a policy which seeks to determine a standard density on developments within smaller settlements and the policy approach which seeks to restrict development in smaller settlements to residential infilling of up to three dwellings.
T Pinner *Martin Bagshaw (John Martin & Associates)*	**3081** Observations	Support a flexible approach to densities within Smaller Settlements which considered each development proposal on its own merits. There is a potential conflict between a policy which seeks to determine a standard density on developments within smaller settlements and the policy approach which seeks to restrict development in smaller settlements to residential infilling of up to three dwellings.
Elton Estates (Ref E061) *Jenny Thomas (John Martin & Associates)*	**3088** Observations	Although ensuring that land is used efficiently will be a key aim, it must be recognised that different forms of development, and different development densities, will be more or less appropriate across different sites in Market Towns, Key Service Centres and Smaller Settlements. As such Option 14 would be more appropriate.
Huntingdon (Two) Ltd *Edward Ledwidge (Blue Sky Planning)*	**3122** Observations	Option 14 would be preferable as it would allow appropriate development densities to be determined having regard to locational circumstances. However, it should be acknowledged that higher density development will be most appropriate in sustainable and accessible locations.
P Blewett (Somersham Parish Council)	**3294** Object	None. The proper application of the draft objectives and the scoring of development against those objectives are sufficient to cover all areas of the county and all scales of development.
Chantal Hagen (Natural England)	**3507** Observations	Support Option 14.
Janet Innes-Clarke (Brampton Parish Council)	**4147** Observations	Option 14 Housing density has to increase whether we like it or not, the number of people aspiring to big houses and plots cannot be realistically sustained. High density developments must be carefully designed to be attractive to live in and look at.
Katherine Fletcher (English Heritage)	**4162** Observations	Option 14 would be more appropriate in terms of advice in PPS1 which recommends that development should respect its context.

Table 46 Comments on Question 15

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2044** Observations	Conservation areas and buildings must also be protected. Some archaeological sites should also be protected.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2209** Observations	No
Chris Blackman (Cambridgeshire County Council)	**2528** Observations	Policies need to recognise national guidance and should include a presumption in favour of nationally important historic environment assets, whether or not they are covered by designation. Policies should also allow for appropriate

Name/ *Agent*	ID/ Type	Summary
		assessment and mitigation of damaging development proposals. Enhancement of the Historic Environment could be included in Draft Objective 5; to improve and conserve Huntingdonshire's environment.
John Blackburn (Little Paxton Parish Council)	**2668** Observations	National guidance
Stephen Dartford (Fenstanton Parish Council)	**2704** Observations	Consultations with relevant interested parties must take place
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2992** Object	No, PPG16 covers all of the issues regarding sites of archaeological interest
P Blewett (Somersham Parish Council)	**3295** Observations	No
Janet Innes-Clarke (Brampton Parish Council)	**4148** Observations	Site of archaeological interest cannot all be protected above ground but, if found during building works, should be recorded to inform future generations

Table 47 Comments on Issue 13

Name/ *Agent*	ID/ Type	Summary
Michael Newman (The Stukeleys Parish Council)	**2942** Support with conditions	There should be policies indicating the criteria which will be used to protect historic parks and gardens, but this should not be restricted to those sites on the National Register. The Council should draw up a list of locally important sites which should be similarly protected, an example of which is Stukeley Park in Great Stukeley.

Table 48 Comments on Issue 14

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2045** Observations	Local people should have their say on what is appropriate. At all times the 'Heritage' of the building should be preserved.
Thornhill Estates *Andrew Hodgson (Savills)*	**2077** Support with conditions	Support however the wording of the policy should not be too restrictive and binding on a proposed developer in order to allow them to demonstrate that a business use is not appropriate for the building.
Michael Newman (The Stukeleys Parish Council)	**2943** Observations	The criteria in any policy must take full account of the traffic implications and the cumulative impact of such developments.

Table 49 Comments on Question 16

Name and *Agent*	ID / Type	Summary
Church Commissioners *Ian Smith (Smiths Gore)*	**2024** Object	Although it seems appropriate that the redevelopment of rural buildings for business purposes is preferable, there should be some flexibility in this policy. In some cases a conversion to a residential use may be far more appropriate (surrounding area, highway matters, sustainability, attractiveness of rural buildings, rural location, market demand, viability etc).

Name and *Agent*	ID / Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2211** Observations	Important to set criteria to restrict scale of development. It should be appropriate to the location. It is too easy at present to expand sites with existing permissions in rural areas, which leads to unsympathetic and inappropriate development in the countryside.
John Chase (Buckden Parish Council)	**2409** Observations	Proposals should not be detrimental to the quality of life of nearby residents
John Blackburn (Little Paxton Parish Council)	**2669** Observations	National guidance
Stephen Dartford (Fenstanton Parish Council)	**2705** Observations	Consultations with relevant interested parties must take place
Andrew Middleditch (Henry H Bletsoe & Son)	**2907** Support with conditions	Support a policy which advocates and supports the re-use and redevelopment of rural farm buildings. Acknowledge the most preferable form of alternative use would be a business or tourist related use, but point out that there will be instances where a residential use will represent the most viable and appropriate use for some farm buildings. The policy should also allow for residential conversions in instances where business or tourism use would not be compatible with the principles of sustainable development, in terms of traffic generation.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2993** Observations	Policy wording should follow the advice in PPS7. If there is no identified need for the re-use of buildings in the countryside then an alternative /needed use should be sought.
P Blewett (Somersham Parish Council)	**3297** Observations	The business should have a low carbon footprint. Should provide jobs in an area of scarcity. Should be sympathetic to nearby properties. Should not have a negative impact on biodiversity or landscape. Should be assessed for viability and sustainability
Katherine Fletcher (English Heritage)	**4171** Observations	English Heritage has recently published 'The Conversion of Traditional Farm Buildings: A guide to good practice' and this may help in drawing up criteria for this policy.

Table 50 Comments on Option 17

Name/ *Agent*	ID/ Type	Summary
Chris Blackman (Cambridgeshire County Council)	**2530** Object	The option is superfluous – especially in light of the current Planning White Paper, which proposes less restriction than the current General Development Order.

Table 51 Comments on Question 17

Name/ *Agent*	ID/ Type	Summary
Cooke (Holme Parish Council)	**1951** Support	Provided rigorously enforced
Andrew Pym	**1989** Object	It is wrong to impose a limit on houses which could cause significant inconvenience to the residents. Care by family and in the community is an important part of the government's approach and this should not be frustrated
Church Commissioners *Ian Smith (Smiths Gore)*	**2023** Observations	Further details are required in respect of this policy with specific regard to the limitations and restrictions that will be imposed. A flexible approach is required, taking into account the specific

Name/ *Agent*	ID/ Type	Summary
		circumstances and site characteristics relevant to individual development proposals.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2212** Observations	Yes
D R Juggins *Simon Richardson (John Martin & Associates)*	**2337** Object	Policies to protect rural areas from inappropriate development need to be based on rational arguments and site-specific considerations rather than just vague presumptions
Lenton Trustees (L019) *Simon Richardson (John Martin & Associates)*	**2351** Object	Policies to protect rural areas from inappropriate development need to be based on rational arguments and site-specific considerations rather than just vague presumptions
John Chase (Buckden Parish Council)	**2410** Support	Yes
Martin Page (D H Barford + Co.)	**2439** Object	Any policy should not be a blanket approach with a specific limit for a floor increase or percentage increase.
John Blackburn (Little Paxton Parish Council)	**2670** Observations	Option 17 is supported by national guidance
Stephen Dartford (Fenstanton Parish Council)	**2706** Observations	Consultations with relevant interested parties must take place
Andy Chapman (Luminus)	**2793** Object	Think this overprotects. Why the assumption that a replacement building can't be an enhancement?
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2995** Support	Yes. Policies to limit extensions and alterations in the open countryside will protect its character.
P Blewett (Somersham Parish Council)	**3298** Support	Support

Table 52 Comments on Issue 16

Name/ *Agent*	ID/ Type	Summary
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2100** Observations	Support the creation of sustainable communities but this does not necessarily mean there needs to be an increase in one and two bedroom properties suitable for smaller households. There is changing market demand. The council's assessments of housing need and supply are not the sole considerations which should be taken into account in determining the appropriate mix of dwelling, particularly on smaller sites.
Paul Cronk (HBF)	**2757** Observations	Note with interest that a Strategic Housing Market Assessment is being undertaken.
Paul Cronk (HBF)	**2758** Object	Par 4.3 suggests that because of smaller household sizes, everyone needs small dwellings. This is nonsense - the majority of new households are not seeking very small sized accommodation. A proper Housing Market Assessment should identify the range of new types of housing provision required.

Table 53 Comments on Option 18

Name/ *Agent*	ID/ Type	Summary
Landmatch Ltd & Oxford University C (Landmatch Ltd & Oxford University Chest)	**2086** Support with conditions	Support. Developers/house builders should determine what the most appropriate mix of units should be for a residential

Name/ *Agent*	ID/ Type	Summary
Andrew Hodgson (Savills)		development site based on their knowledge of market conditions and the local housing market. Interference from Local Authorities is likely to lead to poor schemes and potentially the appearance of undeveloped sites as the permitted mix restricts the site and makes it economically unviable for a developer to take forward.
Chris Blackman (Cambridgeshire County Council)	**2533** Observations	A significant proportion of new dwellings should be designed to lifetime mobility standards.
Stephen Dartford (Fenstanton Parish Council)	**2707** Observations	Consideration must be given to bungalows allowing downsizing and thus releasing other housing

Table 54 Comments on Option 19

Name/ *Agent*	ID/ Type	Summary
Daniel Heenan *Julia Foster (David Lock Associates)*	**2766** Object	Restricting development in the countryside is not a requirement of national policy. Suggest it is appropriate to seek to build on the clear and positive objectives set out in PPS7 to guide appropriate development in the countryside. Only if it is deemed that there are specific local circumstances that warrant additional policy to control development in the countryside should it be included in the plan.

Table 55 Comments on Question 18

Name/ *Agent*	ID/ Type	Summary
Cooke (Holme Parish Council)	**1952** Observations	Visual impact, sustainability, projection of long term need, lack of other alternative, access to services
Andrew Pym	**1990** Object	Economic viability is important to the countryside and must be taken into account. Sustainability has three parts - economic, environmental and social, and government advice states that they are of equal value.
Church Commissioners *Ian Smith (Smiths Gore)*	**2022** Observations	A flexible approach is required and each development proposal must be considered individually.
John Blackburn (Little Paxton Parish Council)	**2671** Observations	Policy will be directed by national guidance
Stephen Dartford (Fenstanton Parish Council)	**2708** Support	Support
Andy Chapman (Luminus)	**2794** Observations	Not just agricultural but needs based
Andy Chapman (Luminus)	**2815** Observations	Would like to see an ACRE survey as part of any housing application in rural areas
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2996** Observations	Housing for agricultural workers should be assessed on the relative need and provided in accordance with PPS7. Criteria should assess the need with regards to the business rather than the preferences of the employee.
P Blewett (Somersham Parish Council)	**3300** Observations	Meets housing stock needs locally. Specifically should provide “affordable housing”. Where the need is identified as acute, high levels of “affordable housing” should be specified (i.e. 80/100%). Should blend in with the local street scene where relevant. Should retain traditional features in local design. No impact on biodiversity. Zero or negative carbon footprint. No impact on vistas and views

Name/ *Agent*	**ID/ Type**	**Summary**
Janet Innes-Clarke (Brampton Parish Council)	**4149** Observations	Major development (60 or more) should not be permitted except in market towns. Housing for agricultural workers – affordable houses are necessary

Table 56 Comments on Question 19

Name/ *Agent*	**ID/ Type**	**Summary**
Church Commissioners *Ian Smith (Smiths Gore)*	**2021** Support	Housing specifically for the elderly should be allowed in a wider choice of locations.
Ian Stapleton (Great & Little Gidding Parish Council)	**2051** Support with conditions	Elderly homes are a separate case in that it is all affordable! If it fulfils planning requirements then is ok.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2213** Observations	Should be judged on a case by case basis
John Chase (Buckden Parish Council)	**2411** Support with conditions	Yes providing that the location has the services and facilities to support the residents
Martin Page (D H Barford + Co.)	**2444** Object	Retirement housing should be provided in locations where general housing may not be acceptable.
Chris Blackman (Cambridgeshire County Council)	**2535** Observations	Any retirement homes should be located within areas proven to have good public transport accessibility to key services.
John Blackburn (Little Paxton Parish Council)	**2672** Support	Yes, to ensure local people remain in the local location rather than be placed in a new area when they have reached retirement. Transport links to these areas must reflect the need of the elderly residents.
Stephen Dartford (Fenstanton Parish Council)	**2709** Support with conditions	Yes. Health care, transport, social services and community support services must be provided.
Andy Chapman (Luminus)	**2795** Support	Support
Stonecheck plc *Valerie Colby (John Martin Associates)*	**2846** Observations	Policies must allow for a flexible approach to providing housing for the elderly population.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2997** Support with conditions	Yes, but where possible retirement housing should also form the basis of a mixed community as advocated in PPS1 and PPS3. The Housing should also be located close to services and facilities that people of retirement age require.
P Blewett (Somersham Parish Council)	**3302** Object	Object
Janet Innes-Clarke (Brampton Parish Council)	**4150** Observations	Needs to be small to medium in size and situated so as to be part of the community in general

Table 57 Comments on Question 20

Name/ *Agent*	**ID/ Type**	**Summary**
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2215** Observations	Shop, community facility, public transport
John Chase (Buckden Parish Council)	**2412** Observations	Health Centre, good transport links & social services.

Name/ *Agent*	**ID/ Type**	**Summary**
Martin Page (D H Barford + Co.)	**2449** Observations	Medical care, social and leisure facilities, access to public or shared transport. These can all be provided within purpose built developments.
Chris Blackman (Cambridgeshire County Council)	**2538** Observations	Regular bus services and areas, which are covered by good community transport, are crucial services that are required to support elderly residents.
John Blackburn (Little Paxton Parish Council)	**2673** Observations	Doctors, convenience store but most of all access via regular public transport to market towns and facilities such as Hospitals.
Stephen Dartford (Fenstanton Parish Council)	**2710** Observations	Health care, transport, social services and community support services.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2998** Observations	Doctors, Restaurants, Dentists, Post Offices, Cafes, Shops, Supermarkets, Efficient Public Transport – to a range of locations. Leisure Facilities/Activities all within a walkable distance.
P Blewett (Somersham Parish Council)	**3304** Observations	Local staff, Public transport, Roads of a suitable capacity, Shops, Local library

Table 58 Comments on Question 21

Name/ *Agent*	**ID/ Type**	**Summary**
Church Commissioners *Ian Smith (Smiths Gore)*	**2020** Support	Support
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2216** Observations	No should be judged on a case by case basis
John Chase (Buckden Parish Council)	**2413** Support with conditions	Support in principle
Martin Page (D H Barford + Co.)	**2446** Object	Nursing and care homes should be provided in locations where general housing may not be acceptable.
John Blackburn (Little Paxton Parish Council)	**2674** Support	Yes, to ensure local people remain in the local location rather than be placed in a new area when they have reached retirement. Transport links to these areas must reflect the need of the elderly residents.
Stephen Dartford (Fenstanton Parish Council)	**2711** Observations	Yes. Health care, transport, social services and community support services must be provided.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**2999** Support with conditions	Yes, but where possible care and nursing homes should also form the basis of a mixed community as advocated in national planning policies. These homes should be located in close proximity to facilities and services required by residents and employees.
P Blewett (Somersham Parish Council)	**3305** Object	Object
Ian Burns (Cambridgeshire PCT)	**3528** Object	No, unless supporting infrastructure and services are in place or could be put in place
Janet Innes-Clarke (Brampton Parish Council)	**4151** Observations	Needs to be small to medium in size and maybe 'attached' administratively and physically to retirement homes.

Table 59 Comments on Question 22

Name/ *Agent*	ID/ Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2217** Observations	shop, medical facilities, public transport
John Chase (Buckden Parish Council)	**2414** Observations	Health Centre, transport and social services.
Martin Page (D H Barford + Co.)	**2450** Observations	Medical care, social and leisure facilities, access to public or shared transport
John Blackburn (Little Paxton Parish Council)	**2675** Observations	Doctors, convenience store but most of all access via regular public transport to market towns and facilities such as Hospitals.
Stephen Dartford (Fenstanton Parish Council)	**2712** Observations	Health care, transport, social services and community support services.
P Blewett (Somersham Parish Council)	**3306** Observations	Local staff, Public transport, Roads of a suitable capacity, Shops, Local library
Ian Burns (Cambridgeshire PCT)	**3529** Observations	A range of health and social care services is essential.

Table 60 Comments on Question 23

Name/ *Agent*	ID/ Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2218** Observations	No
John Chase (Buckden Parish Council)	**2415** Support	Yes if para. 4.20 is given sufficient weight.
John Blackburn (Little Paxton Parish Council)	**2676** Observations	National guidance.
Stephen Dartford (Fenstanton Parish Council)	**2713** Observations	A national criteria is being developed
Andy Chapman (Luminus)	**2796** Support	Support
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**3001** Support	Yes, in order to meet the identified accommodation needs and working patterns
P Blewett (Somersham Parish Council)	**3311** Support with conditions	The criteria used can work if properly enforced. Sites should be arranged in such a way that travellers and show people do not become dominant over an environment or community.

Table 61 Comments on Question 24

Name/ *Agent*	ID/ Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2219** Observations	Location
John Blackburn (Little Paxton Parish Council)	**2677** Observations	National guidance.
Stephen Dartford (Fenstanton Parish Council)	**2714** Observations	National criteria are being developed.

Name/ *Agent*	**ID/ Type**	**Summary**
Andy Chapman (Luminus)	**2797** Observations	A strong sustainable management procedure to be approved as part of planning.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**3003** Observations	Criteria should follow advice in PPS3. Consideration should be given to the proximity to facilities, services and public transport; the proposals should not impose on the open countryside, or affect its character.
P Blewett (Somersham Parish Council)	**3312** Observations	The criteria used can work if properly enforced. Sites should be arranged in such a way that travellers and show people do not become dominant over an environment or community.

Table 62 Comments on Option 25

Name/ *Agent*	**ID/ Type**	**Summary**
Landmatch Ltd & Oxford University C (Landmatch Ltd & Oxford University Chest) *Andrew Hodgson (Savills)*	**2083** Support	Support. The provision of mixed developments which bring together residential and employment communities would seek to address the Government's aim to promote and create safely inclusive communities.
Colin Bambury (Highways Agency)	**2345** Support	Support - Mixed use development is promoted in national guidance as a way of reducing the need to travel between home, work, and services, thus helping to create a sustainable community.

Table 63 Comments on Issue 24

Name/ *Agent*	**ID/ Type**	**Summary**
Chris Blackman (Cambridgeshire County Council)	**2541** Object	Would like to see the phrase "Protect and enhance open spaces" used.

Table 64 Comments on Option 26

Name/ *Agent*	**ID/ Type**	**Summary**
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2101** Support	Support proposals to retain and expand open spaces within and accessible to settlements. We consider that the allocation of strategic scale development can better provide usable, new open spaces and recreational opportunities as part of a comprehensive development scheme.
Philip Raiswell (Sport England)	**2335** Observations	Support the proposal to protect existing sport and recreation facilities but feel that the document also requires a policy to support the provision of new facilities or the enhancement of existing facilities if appropriate.
Chris Blackman (Cambridgeshire County Council)	**2543** Observations	The text here is a little narrow in scope. It should encompass the principles behind the landscape scale habitat creation projects and GI strategy. Reference to possible mechanisms for delivery should be made. A criteria-based approach is preferable.
P Moore *Peter Moore (Henry H Bletsoe & Son)*	**2920** Observations	The current system of identifying and designating open space is preferable. A criteria-based policy would be too subjective. Where land is not currently designated as protected open space but deemed worthy of protection policies on conservation areas should provide an adequate policy framework.

Table 65 Comments on Question 25

Name/ *Agent*	ID/ Type	Summary
Rachel Pateman (The Wildlife Trust)	**1965** Observations	Those areas of open space that are known about should be identified and protected. This should be backed up with criteria-based policies
Pat Dillon (Toseland Parish Council)	**2005** Observations	Given the stated difficulties with identifying on the Proposals Map all of the possible green spaces to be protected, a criteria based approach would probably give local people more chance to protect their own small green open spaces.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2220** Observations	Criteria based policy would be better so that no important open spaces are overlooked in a mapping exercise
Philip Raiswell (Sport England)	**2333** Support	Support the criteria based approach to protecting open space, though recommend a specific policy is required to protect playing fields as they are subject to very specific guidance within PPG17 in relation to exceptions where development may be permitted on playing fields.
John Chase (Buckden Parish Council)	**2417** Observations	Would prefer all open spaces to be identified and designated.
John Blackburn (Little Paxton Parish Council)	**2678** Observations	Criteria based policy
Stephen Dartford (Fenstanton Parish Council)	**2715** Support	Yes. We prefer all open spaces to be identified and designated
Daniel Heenan *Julia Foster (David Lock Associates)*	**2768** Object	An absolute restriction on the development of open spaces is inappropriate. Other plan objectives may occasionally carry priority and justify the loss of open space. Circumstances may also arise where some open space is lost but net benefit arises as a result of re-provision elsewhere, investment in/maintenance of or improved access to other open space.
Andy Chapman (Luminus)	**2798** Observations	Criteria based
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**3008** Observations	Open spaces should be designated on the relevant proposals map. However criteria based approach prior to their designation should assess the merits, value and use of the space in order to justify its provision.
P Blewett (Somersham Parish Council)	**3314** Observations	All such spaces should be identified and designated
Chantal Hagen (Natural England)	**3480** Observations	Criteria-based policy
Janet Innes-Clarke (Brampton Parish Council)	**4152** Observations	Small open spaces within developments should be planned to promote a feeling of well-being in dense housing.

Table 66 Comments on Access to Services and Transport

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2057** Observations	Where is the public transport in villages?
Lionel Thatcher (Kimbolton & Stonely Parish Council)	**2818** Support	Strongly support the objectives in this section

Table 67 Comments on Issue 25

Name/ *Agent*	ID/ Type	Summary
Neil Ireland (Southoe and Midloe Parish Council)	**1968** Support	Why not improving or enhancing facilities in villages, not 'preventing the loss'?
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2102** Observations	Use of social and community facilities, particularly retail and leisure, evolve through time and with the availability of competing alternatives and greater accessibility. Concentration of development in key locations and more sustainable centres likely to best ensure the maintenance of a high standard of services and facilities for the majority of population.
Stephen Dartford (Fenstanton Parish Council)	**2716** Observations	It is essential all key services are maintained, specifically transport

Table 68 Comments on Option 28

Name/ *Agent*	ID/ Type	Summary
Neil Ireland (Southoe and Midloe Parish Council)	**1969** Support	The appropriate and safe location of cycle parking is fundamental.
Louise Lovegrove (DLP Planning Ltd) *Louise Lovegrove (DLP Planning Ltd)*	**2103** Support with conditions	Different standards of parking are likely to be required in different locations and for different types of housing.
Colin Bambury (Highways Agency)	**2346** Support	Support
Paul Cronk (HBF)	**2759** Object	Does not adhere with Government policy, which seeks to provide and promote alternative transportation modes to the car, but acknowledges that adequate car parking provision will still be necessary to meet homeowners' needs in respect of some journeys.

Table 69 Comments on Question 26

Name/ *Agent*	ID/ Type	Summary
R N Good, S J Good, S Leck *Simon Richardson (John Martin & Associates)*	**1974** Observations	There must sufficient flexibility within the application of car parking standards to recognise the inherent differences between 'town and country' and to avoid uncharacteristic and inappropriate 'urban' forms of development in rural areas.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2221** Observations	The standards do not account for settlements with poor public transport and therefore higher car dependency. The maximum standard should be a minimum in these cases.
D R Juggins *Simon Richardson (John Martin & Associates)*	**2331** Observations	There must sufficient flexibility within the application of car parking standards to recognise the inherent differences between 'town and country' and to avoid uncharacteristic and inappropriate 'urban' forms of development in rural areas.
Stamford Homes *Jane Gardner (Smith Stuart Reynolds)*	**2338** Object	Interim Car Parking Standards accompanying the Huntingdonshire Local Plan were produced in August 2001 they are therefore outdated and should not be used as a basis for producing new Car Parking and Cycle Parking Standards. Should follow advice in PPS3.
Lenton Trustees (L019) *Simon Richardson (John Martin & Associates)*	**2349** Observations	There must sufficient flexibility within the application of car parking standards to recognise the inherent differences between 'town and

Name/ *Agent*	ID/ Type	Summary
		country' and to avoid uncharacteristic and inappropriate 'urban' forms of development in rural areas.
John Chase (Buckden Parish Council)	**2418** Support	Support
Martin Page (D H Barford + Co.)	**2451** Object	Yes
Chris Blackman (Cambridgeshire County Council)	**2546** Support	We agree with the current approach that is used to determine car parking and cycle parking standards.
C M Convine (Ref C188) *Simon Richardson (John Martin & Associates)*	**2651** Object	There must be sufficient flexibility within the application of car parking standards to recognise the inherent differences between 'town and country' and to avoid uncharacteristic and inappropriate 'urban' forms of development in rural areas.
John Blackburn (Little Paxton Parish Council)	**2679** Support	Yes
Stephen Dartford (Fenstanton Parish Council)	**2718** Support	Yes
Andy Chapman (Luminus)	**2801** Observations	Should be looked at on a scheme by scheme basis
Lord De Ramsey *Jenny Thomas (John Martin & Associates)*	**2826** Observations	There must sufficient flexibility within the application of car parking standards to recognise the inherent differences between 'town and country' and to avoid uncharacteristic and inappropriate 'urban' forms of development in rural areas.
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**3010** Observations	Interim car parking standards should be in accordance with the guidance in PPS3 and PPS6.
C Behagg *Simon Richardson (John Martin & Associates)*	**3076** Observations	There must sufficient flexibility within the application of car parking standards to recognise the inherent differences between 'town and country' and to avoid uncharacteristic and inappropriate 'urban' forms of development in rural areas.
Elton Estates (Ref E061) *Jenny Thomas (John Martin & Associates)*	**3091** Observations	There must sufficient flexibility within the application of car parking standards to recognise the inherent differences between 'town and country' and to avoid uncharacteristic and inappropriate 'urban' forms of development in rural areas.
P Blewett (Somersham Parish Council)	**3316** Support	Yes
Janet Innes-Clarke (Brampton Parish Council)	**4154** Observations	More car parking is needed at the rail station, 2 storeys would be possible at or near present site without being visually intrusive or taking up more land. Safe cycle parking would be useful. Preserving and enhancing Rights of Way is important if we are to embrace this non-motorised way of life.

Table 70 Comments on Issue 27

Name/ *Agent*	ID/ Type	Summary
Thornhill Estates *Andrew Hodgson (Savills)*	**2066** Support	The network of footpaths and cycleways should be enhanced to provide a link between each of the major environmental enhancement schemes within the district.

Table 71 Comments on Question 27

Name/ *Agent*	**ID/ Type**	**Summary**
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2222** Observations	0.5ha or 500 sq metres
Martin Page (D H Barford + Co.)	**2452** Observations	The Council should adopt the DCLG definition for major development.
John Blackburn (Little Paxton Parish Council)	**2680** Observations	Lower threshold of 500m2
Andy Chapman (Luminus)	**2802** Observations	Lower
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**3013** Object	Threshold should be in alignment with the DCLG definition, however in smaller settlements the lower threshold would be appropriate in order to respect the local context.
R H Topham *Valerie Colby (John Martin Associates)*	**3112** Observations	Prefers the DCLG definition. Developments under this threshold would not then have to adopt the sequential approach to location.
P Blewett (Somersham Parish Council)	**3318** Object	This is a fundamentally flawed proposition. The generation of local employment must of necessity reduce average mileage and journey times. The same criteria should thus be applied to all development
Janet Innes-Clarke (Brampton Parish Council)	**4156** Observations	Huntingdonshire should retain its rural/small-town character. To reduce the need to travel long distances medium-sized offices and light industry could be in our market towns.

Table 72 Comments on Issue 29

Name/ *Agent*	**ID/ Type**	**Summary**
Ian Stapleton (Great & Little Gidding Parish Council)	**2062** Observations	Expansion of manufacturing areas is a good thing to encourage.

Table 73 Comments on Option 31

Name/ *Agent*	**ID/ Type**	**Summary**
Katherine Fletcher (English Heritage)	**4172** Observations	Tourism development should also seek to conserve the historic environment

Table 74 Comments on Question 28

Name/ *Agent*	**ID/ Type**	**Summary**
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2223** Observations	0.5 ha or 500 sq metres
Martin Page (D H Barford + Co.)	**2453** Object	The Council should adopt the DCLG definition for major development.
John Blackburn (Little Paxton Parish Council)	**2681** Observations	Lower threshold of 500m2
Andy Chapman (Luminus)	**2803** Observations	Lower

Name/ *Agent*	**ID/ Type**	**Summary**
C Behagg *Simon Richardson (John Martin & Associates)*	**2848** Observations	Prefer the DCLG definition
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**3014** Observations	Agree with option 31. Office development should not be restricted so that it becomes unattractive to international and national firms and provision should be made in the larger town in order to attract such investment.
P Blewett (Somersham Parish Council)	**3319** Object	This is a fundamentally flawed proposition. The generation of local employment must of necessity reduce average mileage and journey times. The same criteria should thus be applied to all development

Table 75 Comments on Issue 30

Name/ *Agent*	**ID/ Type**	**Summary**
Ian Stapleton (Great & Little Gidding Parish Council)	**2060** Observations	The ratio is good and as the area develops this ratio should be maintained.
Paul Cronk (HBF)	**2760** Observations	The Council will need to ensure that it balances the protection of employment sites with the need to ensure that appropriate re-development takes place where required

Table 76 Comments on Question 29

Name/ *Agent*	**ID/ Type**	**Summary**
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2224** Support	Support
L.J.A Miers & Co Ltd (L.J.A Miers & Co Ltd) *Anoushka Knight (Bidwells)*	**2632** Object	We do not object to the inclusion of a policy which seeks to prevent the loss of employment/job opportunities in an area. However, we would object to a policy which sought rigidly to protect employment areas against redevelopment for other uses. There will be instances where the nature of employment areas will change over time, responding to market demands. For example, in those instances where the market demands a greater intensity of use (primarily entailing a change from storage and distribution or industrial uses to offices), flexibility is required to allow enabling forms of development and mixed uses. The drafting of the policy relating to existing employment areas should take a criteria based approach- one which does not preclude mixed use redevelopments and focuses upon the retention of job opportunities.
Lely (UK) Ltd *Anoushka Knight (Bidwells)*	**2646** Object	We do not object to the inclusion of a policy which seeks to prevent the loss of employment/job opportunities in an area. However, we would object to a policy which sought rigidly to protect employment areas against redevelopment for other uses. There will be instances where the nature of employment areas will change over time, responding to market demands. For example, in those instances where the market demands a greater intensity of use (primarily entailing a change from storage and distribution or industrial uses to offices), flexibility is required to allow enabling forms of development and mixed uses. The drafting of the policy relating to existing employment areas should take a criteria based approach- one which does not preclude mixed use redevelopments and focuses upon the retention of job opportunities.
John Blackburn (Little Paxton Parish Council)	**2682** Support	Support

Name/ *Agent*	**ID/ Type**	**Summary**
Stephen Dartford (Fenstanton Parish Council)	**2717** Support	Support
Andy Chapman (Luminus)	**2805** Support with conditions	Yes but they should include the ability to change use if demand is not proven
Persimmon Homes Ltd *Hannah Trubshaw (Pegasus Planning Group)*	**3018** Support with conditions	Agree however long term redundant employment sites should be re-assessed and if there is need for employment the land should be revaluated in order to provide mixed use development.
P Blewett (Somersham Parish Council)	**3320** Object	This is irrational. Either there will be demands for proving employment or there will not. Policy can only determine that demand be met, cannot create demand where there is none, which underpins the rationale of this question.

Table 77 Comments on Question 30

Name/ *Agent*	**ID/ Type**	**Summary**
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2225** Observations	0.5 ha or 500 sq metres
John Blackburn (Little Paxton Parish Council)	**2683** Observations	Lower threshold
Andy Chapman (Luminus)	**2806** Observations	Lower
Persimmon Homes Ltd *HannahTrubshaw (Pegasus Planning Group)*	**3021** Observations	A range of sizes of land designated for employment should be protected in order to meet the needs of local and national and international firms. This should be dependent on the locality, dependent on the need for employment land vs. the need for housing.
P Blewett (Somersham Parish Council)	**3321** Object	This is irrational. Either there will be demands for proving employment or there will not. Policy can only determine that demand be met; it cannot create demand where there is none which underpins the rationale of this question.

Table 78 Comments on Issue 31

Name/ *Agent*	**ID/ Type**	**Summary**
Thornhill Estates *AndrewHodgson (Savills)*	**2070** Support	Support
Daniel Heenan *JuliaFoster (David Lock Associates)*	**2764** Observations	Support the broad thrust of policy but need for caution in defining a threshold for major tourism projects which are diverse in nature and the quantity of built development will rarely reflect the intensity of use. Some recreation/tourism facilities will have to be located in the countryside because they relate to fixed, natural attractions. A significant proportion of trips in the countryside are likely to be car based and offer little scope for modal shift.
Katherine Fletcher (English Heritage)	**4173** Observations	Tourism development should also seek to conserve the historic environment

Table 79 Comments on Option 33

Name/ *Agent*	ID/ Type	Summary
Thornhill Estates *AndrewHodgson (Savills)*	**2092** Support	Support
Jockey Club Racecourses (Jockey Club Racecourses) *DavidBarker (Barton Willmore)*	**2960** Object	Object to paragraph 8.15. The policy should be clear that the expansion of existing tourist businesses should not constrained by their location to the point where they cannot function, and should recognise that while facilities are located within the countryside they are often major business and tourist attractions and should be afforded more opportunity to be developed while maintaining environmental quality and countryside character than other less significant tourist facilities within the countryside.

Table 80 Comments on Question 31

Name/ *Agent*	ID/ Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2226** Observations	0.5ha or 500 sq metres
UKLI Ltd *ValerieColby (John Martin Associates)*	**2328** Object	To determine a threshold in a policy context would be inappropriate and each development should be considered on an individual basis.
John Blackburn (Little Paxton Parish Council)	**2684** Observations	500m2
Stephen Dartford (Fenstanton Parish Council)	**2719** Observations	Support option 33
Andy Chapman (Luminus)	**2807** Observations	Lower
Persimmon Homes Ltd *HannahTrubshaw (Pegasus Planning Group)*	**3024** Observations	Threshold should follow the DCLG definition dependent on the location, access to facilities and services, access to the road network, access to other attractions from the site.
P Blewett (Somersham Parish Council)	**3323** Object	No thresholds should be used - an arbitrary allocation of size to over write policy is irrational and will lead to a suboptimal decision

Table 81 Comments on Question 32

Name/ *Agent*	ID/ Type	Summary
Andrew Pym	**1991** Object	Such development of greenfield land should be permitted where a well-founded diversification proposal requires it, whether or not it includes existing buildings as well. Too strict an approach will limit many good schemes, but each should be assessed on its merits.
Church Commissioners *IanSmith (Smiths Gore)*	**2019** Support	Farm diversification should be allowed on previously undeveloped land in order to protect and enhance the viability of farm operations.
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2227** Object	Object
John Blackburn (Little Paxton Parish Council)	**2685** Object	Object
Andy Chapman (Luminus)	**2809** Support	Support

Name/ *Agent*	ID/ Type	Summary
Persimmon Homes Ltd *HannahTrubshaw (Pegasus Planning Group)*	**3027** Support	Yes, in accordance with PPS3.
P Blewett (Somersham Parish Council)	**3324** Observations	If the objectives identified in this document are identified assessed and scored and a development can be shown to meet those objectives, it should be allowed wherever the development happens to be.

Table 82 Comments on Question 33

Name/ *Agent*	ID/ Type	Summary
Sandra Mitcham (Holywell-cum-Needingworth Parish Council)	**2228** Support	Support
Martin Page (D H Barford + Co.)	**2455** Observations	Yes. However, these should be properly assessed having regard to commercial considerations such as rental values.
John Blackburn (Little Paxton Parish Council)	**2686** Support	Support
Stephen Dartford (Fenstanton Parish Council)	**2720** Support	Support
Andy Chapman (Luminus)	**2810** Support	Support
Persimmon Homes Ltd *HannahTrubshaw (Pegasus Planning Group)*	**3029** Support	Support
P Blewett (Somersham Parish Council)	**3325** Object	Policy should have nothing to do with this. That is the best way of creating an urban wasteland where policy decrees a use for a site but no one wishes to develop it that way as there is no market need.

Table 83 Comments on Issue 34

Name/ *Agent*	ID/ Type	Summary
Ian Stapleton (Great & Little Gidding Parish Council)	**2061** Support	Support

Table 84 Comments on Option 36

Name/ *Agent*	ID/ Type	Summary
Jockey Club Racecourses (Jockey Club Racecourses) *DavidBarker (Barton Willmore)*	**2961** Observations	A criterion based policy setting out a sequential approach to the location of major and minor retail and leisure development should recognise the location and business requirements of leisure facilities and should not restrict expansion or development of necessary facilities.

Table 85 Comments on Option 37

Name/ *Agent*	ID/ Type	Summary
Carolyn Wilson (Mobile Operators Association) *CarolynWilson (Mobile Operators Association)*	**2590** Support with conditions	The Mobile Operators Association would support a balanced criteria based policy for telecommunications which was in accordance with the provisions of PPG8 and which supported the growth of such development whilst safeguarding the environment from visually intrusive development.

Appendix 2 Evidence Base and Supporting Documents

2.1 National sources? - not in library list.

Table 86 Regional Planning References

Code	Title
REG1	The East of England Plan (GO-East, 2008)
REG2	EERA response to Core Strategy conformity consultation (EERA, 2008)

Table 87 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)
LOC9	Sustainability Appraisal - Scoping Report (HDC, 2005)
LOC10	Sustainability Appraisal - Scoping Report (HDC, 2007)
LOC14	Final Sustainability Appraisal on the submission Core Strategy 2008 (HDC, 2008)
LOC15	Statement of Consultation for the submission Core Strategy 2008 (HDC, 2008)
LOC16	Annex 1 to the Statement of Consultation: Audit Trail (HDC, 2008)
LOC18	Annex 2 to the Statement of Consultation: Soundness Self Assessment (HDC, 2008).
LOC19	Local Development Scheme (HDC, 2007)
LOC20	Development Management DPD: Development of Options 2009 (HDC, 2009)
LOC21	Draft Final Sustainability Appraisal for Development Management DPD: Development of Options (HDC, 2009)
LOC22	Developer Contributions Towards Affordable Housing SPD (HDC, 2007)
LOC23	Ramsey Gateway Urban Design Framework (HDC, 2004)
LOC24	A Vision for St Ives (Civic Trust, 2003)
LOC25	A Vision for St Neots (Civic Trust, 2004)
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)

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 on web – please ask for a copy
LOC40	Land Drainage Byelaws (Alconbury and Ellington Drainage Board 1993)

Table 88 Sustainable Development References

Code	Title
SUS1	Huntingdonshire Community Strategy (HDC, 2004)
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)
SUS9	Statement on behalf of MOD with regard to RAF Brampton (Defence Estates, 2009)
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 89 Housing References

Code	Title
HOU3	Huntingdonshire Housing Strategy 2006 - 2011 (HDC, 2006)
HOU4	Cambridge Housing Sub Region Strategic Housing Market Assessment (Cambridgeshire Horizons, 2008)
HOU5	Peterborough Sub-Regional Strategic Housing Market Assessment (Peterborough CC, 2008)

Code	Title
HOU7	Huntingdonshire Strategic Housing Land Availability Assessment (HDC, 2008)
HOU8	Huntingdonshire Settlement Hierarchy Background Paper Update (HDC, 2007)

Table 90 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)

Table 91 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)

Table 92 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)
SGS4	Great Fen project brochure (Great Fen Partnership, 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 on web - please ask for a copy

Table 93 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 on web – please ask for a copy
INF18	Environmental Ground Investigation and Risk Assessment (QDS Environmental, 2001) Not on web – please ask for a copy
INF19	Huntingdon West Area Action Plan Preferred Option Draft Financial Viability Study (CBRE 2008) Not on web – please ask for a copy

Appendix 3 Saved Policies

3.1 The following tables detail those policies from the Huntingdonshire Local Plan 1995 and the Huntingdonshire Local Plan Alteration 2002 which are currently saved[iii] that will be superseded by policies contained in the Development Management DPD (in line with Regulation 13(5)).

Table 94 Saved policies from the Local Plan 1995 that are superseded by Development Management Policies

Saved Policy	Superseded by
H11 'Housing in town centres'	No direct replacement
H12 'Housing redevelopment in town centres'	No direct replacement
H23 'Housing development outside environmental limits'	Homes in the Countryside
H24 'Agricultural dwellings'	Homes in the Countryside
H25 'Restrictive occupancy'	No direct replacement
H26 'Refurbishment of rural dwellings'	No direct replacement
H27 'Replacement dwellings in the countryside'	H 5 Homes in the Countryside
H28 'Replacement dwellings in the countryside (criteria for)'	H 5 Homes in the Countryside
H29 'Conversion of buildings in the countryside to dwellings'	P 8 Rural Buildings
H30 'Residential amenity protection'	H 7 Amenity
H31 'Residential privacy and amenity standards'	H 7 Amenity
H32 'Sub-division of large curtilages'	E 3 Heritage Assets
H33 'Sub-division of large curtilages (affecting protected buildings or features)'	E 3 Heritage Assets
H34 'Residential privacy and amenity for extensions'	H 7 Amenity
H35 'Tandem development'	H 7 Amenity
H37 'Housing and environmental pollution'	H 7 Amenity
H38 'Housing and noise pollution'	H 7 Amenity
H41 'Temporary use of residential caravans'	H 5 Homes in the Countryside
H43 'Hostels and homes'	H 4 Supported Housing

iii 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, that 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.

Saved Policy	Superseded by
E1 'Promotion of economic and employment growth'	P 1 Large Scale Businesses P 2 Small Businesses P 3 Safeguarding Employment Areas
E2 'Range of employment sites'	P 1 Large Scale Businesses P 2 Small Businesses P 3 Safeguarding Employment Areas
E7 'Small businesses establishment or expansion'	P 2 Small Businesses
E8 'Small scale employment in villages'	P 2 Small Businesses
E10 'Re-use of rural buildings'	P 8 Rural Buildings
E11 'Expansion of existing firms'	P 2 Small Businesses
E15 'Special and heavy industries'	P 1 Large Scale Businesses
S2 'Location and design criteria for shopping proposals'	P 5 Local Shopping and Services
S7 'Local shopping proposals in existing residential areas'	P 5 Local Shopping and Services
S10 'Protection and enhancement of town centre viability and vitality'	P 4 Town Centre Uses and Retail Designations
S12 'Retention of existing retail units in town centres'	P 4 Town Centre Uses and Retail Designations
S13 'Primary shopping frontages of market towns'	P 4 Town Centre Uses and Retail Designations
S14 'A3 uses (food and drink) assessment criteria'	H 7 Amenity
S16 'Local shopping proposals in built up areas'	P 5 Local Shopping and Services
S17 'Retention of rural shopping facilities'	P 6 Protecting Local Services and Facilities
T18 'Access requirements for new development'	E 8 Sustainable Travel
T19 'Footpath provision in new development'	E 8 Sustainable Travel
T20 'Cycleway provision in new development'	E 8 Sustainable Travel
T24 'Car park allocations in Market Towns'	No direct replacement
R1 'Promotion and monitoring of recreation and leisure'	No direct replacement
R2 'Assessment criteria for new recreation facilities'	D 1 Green Space, Play and Sports Facilities Contributions
R3 'Minimum recreation open space provision standards'	D 1 Green Space, Play and Sports Facilities Contributions
R6 'Recreation provision in new developments in market towns'	D 1 Green Space, Play and Sports Facilities Contributions
R7 'Open playspace provision standards in new housing schemes'	D 1 Green Space, Play and Sports Facilities Contributions

Saved Policy	Superseded by
R8 'Commutation of open playspace'	D 1 Green Space, Play and Sports Facilities Contributions
R11 'Recreational provision (or financial contributions) in non residential schemes'	D 1 Green Space, Play and Sports Facilities Contributions
R12 'Children's play areas'	D 1 Green Space, Play and Sports Facilities Contributions
R13 'Informal countryside recreation'	D 1 Green Space, Play and Sports Facilities Contributions
R15 'Public Rights of Way'	E 8 Sustainable Travel
R17 'Alternative development on recreation and amenity areas and school playing fields'	D 1 Green Space, Play and Sports Facilities Contributions
En1 'Demolition of listed buildings'	E 3 Heritage Assets
En2 'Character and setting of listed buildings'	E 3 Heritage Assets
En3 'Alternative uses for listed buildings'	E 3 Heritage Assets
En5 'Conservation areas character'	E 3 Heritage Assets
En6 'Design standards in conservation areas'	E 1 Development Context E 3 Heritage Assets
En7 'Outline applications in conservation areas and sites adjoining listed buildings'	E 3 Heritage Assets
En8 'Conservation area consent for demolition'	E 3 Heritage Assets
En9 'Open spaces, trees and street scenes in conservation areas'	E 5 Trees, Woodland and Hedgerows
En11 'Ancient monuments and archaeological sites'	E 3 Heritage Assets
En12 'Archaeological recording'	E 3 Heritage Assets
En13 'Archaeological potential evaluation'	E 3 Heritage Assets
En14 'Open spaces, frontages and gaps in the built up framework'	E 1 Development Context E 3 Heritage Assets
En15 'Open spaces and gaps identified for protection'	D 1 Green Space, Play and Sports Facilities Contributions
En16 'Frontages identified for protection'	E 3 Heritage Assets
En17 'Development in the countryside'	E 1 Development Context E 3 Heritage Assets P 7 Development in the Countryside
En18 'Protection of countryside features'	E 5 Trees, Woodland and Hedgerows
En19 'Tree preservation orders'	E 5 Trees, Woodland and Hedgerows

Saved Policy	Superseded by
En20 'Landscaping schemes for new development'	E 1 Development Context
En22 'Nature and wildlife conservation'	E 4 Biodiversity and Protected Habitats and Species
En23 'Sites of Special Scientific Interest and national nature reserves'	E 4 Biodiversity and Protected Habitats and Species
En24 'Access provision for the disabled'	No direct replacement
En25 'General design criteria'	E 1 Development Context
EN27 'Shopfront design'	E 1 Development Context
En28 'Advertisements on listed buildings and in conservation areas'	E 3 Heritage Assets
En30 'Advertisement control'	H 7 Amenity
En32 'Design of road signs and street furniture'	E 1 Development Context E 3 Heritage Assets
To1 'Development of tourism opportunities'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To2 'New tourist facilities'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To3 'Re-use of rural buildings for tourism'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To7 'Adaptation of existing buildings for tourist accommodation'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To8 'New accommodation and conference centre locational criteria'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To9 'Caravan and camping sites'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
To11 'Farm based tourism developments'	P 10 Tourist Facilities and Attractions P 11 Water-based Tourism and Leisure P 12 Tourist Accommodation
CS5 'Development of health and social care facilities'	P 5 Local Shopping and Services
CS6 'Improvements to library services'	P 5 Local Shopping and Services
CS8 'Water supply, sewerage, sewage disposal and surface water drainage requirements'	C 5 Flood Risk and Water Management

Saved Policy	Superseded by
CS9 'Flood water management'	C 5 Flood Risk and Water Management

Table 95 Saved policies from the Local Plan Alteration 2002 that are superseded by Development Management Policies

Saved Policy	Superseded by
HL4 'Estate-scale development at Ramsey'	No direct replacement
HL5 'Good design and layout'	E 1 Development Context
HL6 'Housing densities'	H 1 Efficient Use of Housing Land
HL10 'Meeting the range of housing needs'	H 2 Housing Mix

Saved Structure Plan

3.2 Saved Structure Plan policies can only be replaced in their entirety by policies in the relevant RSS, however the following Structure Plan policies are no longer considered to be materially relevant for Huntingdonshire. The identified policies will take precedence when considering planning applications.

Table 96 Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 that are superseded by Development Management Policies

Saved Policy	Superseded by
P2/5 Distribution, Warehousing & Manufacture	P 1 Large Scale Businesses P 3 Safeguarding Employment Areas
P4/4 Water-based Recreation	P13 Water-based Leisure

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 Development Management DPD.

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 97 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 undertaken which has allowed for the effective engagement of all interested parties. In addition to the general consultation process there has been correspondence 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 Development of Options 2009 set out how the evidence and the main findings of consultation supported the approach taken. Amendments to the approach have been documented in this Statement of Consultation, an updated list of evidence is included in Appendix 2 'Evidence Base and Supporting Documents' and detailed responses to individual representations can be found of the Council's Consultation Portal. 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?	The preparation of the Development Management DPD 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 DPD. This was achieved with adoption of the Core Strategy in September 2009. The LDF context was also relevant, and it has been assumed that other policies covering the Huntingdon West area will be set out in the Huntingdon West Area Action Plan, for which the next stage will be Submission. It has also been assumed that policies allocating sites for development will be set out in the Planning Proposals DPD, for which the next stage will be Issues and Options The Final Sustainability Appraisal also includes information about the District, the key sustainability issues facing the District and baseline data and indicators.
3. Alternatives	

Key Question	Evidence
Can it be shown that the council's chosen approach is the most appropriate given the reasonable alternatives? Have realistic alternatives been considered and is there a clear audit trail showing how and why the preferred strategy/approach was arrived at? Where a balance had to be struck in taking decisions between competing alternatives is it clear how and why these decisions were made?	This Statement of Consultation identifies the council's approach in relation to alternatives identified. The Issues and Options 2007 proposed separate objectives from those put in the Core Strategy which was not supported. For the Development of Options it was proposed to use the Vision and Objectives from the Core Strategy as the overarching strategy, which was supported. Throughout the development of the DPD the Council has endeavoured to identify reasonable alternatives. In many cases the choice has been between relying solely on national policy or drawing up a locally specific approach. Where evidence and consultation supports a locally specific approach and there are further reasonable options available these have been identified and considered. The Development of Options document set out where the Council had identified reasonable alternatives and the decisions in the relation to these. A number of policies have been developed since the Development of Options document and in those cases this Statement of Consultation sets out the considerations that went into the decisions to develop those policies.
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?	The Initial SA assessed how the original options and alternatives performed. It concluded that the selected options had different sustainability strengths but were on the whole sustainable. Where improvements were identified that would lead to more sustainable options these were included as recommendations. The Draft Final SA considered the sustainability of the draft policies put forward in the Development of Options document. It concluded that the draft policies were broadly sustainable but made recommendations for improvements. The Draft Final SA considered the sustainability of the draft policies put forward in the Development of Options document. It concluded that the policies were sustainable but made recommendations for improvements which were then incorporated into the policies before publication of the Proposed Submission plan.
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?	There is a close relationship with the East of England Plan (EEP) policies and those in the Development Management DPD. For a number of topics the EEP identifies scope for local planning authorities to set out the approach that should be taken locally. An example of this is policy ENV6: The Historic Environment of the EEP which is supported by policy E 3 Heritage Assets in the Development Management DPD. The EEP sets out the regional approach to the hierarchy of settlements (specifically through policy SS4: Towns other than Key Centres and Rural Areas of relevance to Huntingdonshire) which is expanded upon locally through the Core Strategy in policy CS3 The Settlement Hierarchy. The settlement hierarchy is in turn used in several of the Development Management DPD policies reflecting the relative sustainability of different settlements.

Table 98 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?	The vision and objectives from the Core Strategy are used as the over arching vision and objectives of the LDF. The Core Strategy was found sound and adopted in September 2009. As the Development Management DPD seeks to guide the form of development but does not allocate sites phasing and Implementation will be determined as and when planning applications are submitted in response to the requirements and criteria of the policies.
Are there any cross-boundary issues that should be addressed and, if so, have they been adequately addressed?	No cross-boundary issues have been identified at any point in the consultation process.
Does the development plan document contain clear objectives?	The objectives from the Core Strategy are used as over arching objectives of the LDF. The Core Strategy was found sound and adopted in September 2009.
Are the objectives specific to the place; as opposed to being general and applicable to anywhere? Is there a direct relationship between the identified issues and the objectives?	The objectives from the Core Strategy are used as over arching objectives of the LDF. The Core Strategy was found sound and adopted in September 2009. The objective are therefore specific to the place.
Is it clear how the policies will meet the objectives? Are there any obvious gaps in the policies, with regard to the objectives of the development plan document?	For each policy information is provide about the objectives that will be progressed through its implementation. There are no gaps as delivery of all objectives is supported by at least one policy.
Are there realistic timescales related to the objectives?	As the Development Management DPD seeks to guide the form of development but does not allocate sites timescales will be determined as and when planning applications are submitted in response to the requirements and criteria of the policies.
Are the policies internally consistent?	The policies are internally consistent.

Key Question	Evidence
Does the development plan document contain material which: is already in another plan should logically be in a different plan should not be in a plan at all?	The DPD expands upon a number of regional and strategic principles established in the EEP and the Core Strategy respectively. The policies do not repeat any content of other plans. The DPD has a clear roll within the LDF; the overall strategy is set out in the Core Strategy and the Planning Proposals DPD will set out allocations for development in accordance with that strategy, therefore the Development Management DPD is required to guide and direct the form of development proposals. There are a number of topics that consultation responses have argued should not be contained in the plan as they are adequately addressed by national or regional policy. The Council has sought to establish the basis for including policies addressing these topics where there are circumstances in Huntingdonshire that support a locally specific approach. In other circumstances the Council has resisted calls for policy coverage of topics or aspects of topics that are adequately covered by national or regional policy.
Does the development plan document explain how its key policy objectives will be achieved?	As the Development Management DPD seeks to guide the form of development but does not allocate sites the achievement of objectives is achieved incrementally through the determination of planning applications. For each policy information is provide about the objectives that will be progressed through its implementation.
If there are development management policies, are they supportive of the strategy and objectives?	The DPD expands upon the strategic principles established in the Core Strategy. For each policy information is provide about the objectives that will be progressed through its implementation.
Have the infrastructure implications of the strategy/policies clearly been identified?	The DPD contains a series of policies (D 1 to 8) that address the infrastructure implications of development.
Are the delivery mechanisms and timescales for implementation of the policies clearly identified?	As the Development Management DPD seeks to guide the form of development but does not allocate sites timescales will be determined as and when planning applications are submitted in response to the requirements and criteria of the policies.
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?	The DPD contains a series of policies (D 1 to 8) that address the infrastructure implications of development. These policies identify who is responsible for delivery and the timescales involved.
Is it clear who is intended to implement each part of the strategy/ development plan document? 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?	The implementation of the DPD will be the responsibility of the Council through determination of planning applications and developers through implementation of those permissions. In both cases there is likely to be a need to work with other organisations to ensure timely determination and delivery.

Key Question	Evidence
Does the development plan document reflect the concept of spatial planning? 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?	The DPD has been drawn up to be inconformity with the Core Strategy and the Sustainable Community Strategy and so inherently reflects the concept of spatial planning. Its policies link with implementation of a number of other plans and programmes of the Council, its partners, the Local Strategic Partnership and the Local Area Agreement. Representations from EERA, GO-East, the Highways Agency and Cambridgeshire County Council who are responsible for other strategies affecting Huntingdonshire, have been supportive.
Does the development plan document take into account matters which may be imposed by circumstance, notwithstanding the council's views about the matter?	As the Development Management DPD seeks to guide the form of development but does not allocate sites will be determined as and when planning applications are submitted in response to the requirements and criteria of the policies.
Flexible	
Is the development plan document flexible enough to respond to a variety of, or unexpected changes in, circumstances?	As the Development Management DPD seeks to guide the form of development but does not allocate sites the policies have been drawn up to be flexible and applicable to a wide range of planning applications. Several policy topics particularly with regard to Climate Change have seen are expected to continue to see changes in national policy and so have been drawn up with this in mind. The policies therefore are inherently flexible and can accommodate changes in national policy. Proposals for monitoring the effects of the DPD are contained in the Monitoring chapter of the proposed submission document. The Sustainability Appraisal sets out the proposals for monitoring and the monitoring framework: 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. This Statement of Consultation contains information on trends and baseline data on which the DPD is based.
Is the development plan document sufficiently flexible to deal with any changes to, for example, housing figures from an emerging regional special strategy?	Changes to the RSS such as revised housing figures would not affect the DPD as it does not allocate site to achieve such requirements.

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 DPD. The Council has indicated that it will consider drawing up Supplementary Planning Documents (SPD) to provide additional guidance. SPD gives the opportunity to supplement policies which may address issues with poorly performing policies.
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 DPD sets out the indicators and targets.
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 99 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 are consistent with national planning policy.
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. All policies are considered to have a local justification.

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 Preferred Approach 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

In terms of legal compliance, the main issues for the inception stage are in relation to:

- pre-planning for community engagement
- planning the sustainability appraisal (including consultation with the statutory environment consultation bodies)
- ensuring that the plan rests on a credible evidence base, including meeting the Act's requirement for keeping matters affecting the development of the area under review.

Table 100 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).	The Local Development Scheme 2010 (LDS 2010) produced in February 2010 identifies all the documents that are to be produced as part of the LDF including the Development Management DPD and an anticipated timetable for their production. The LDC 2010 updates the previous Local Development Scheme which detailed milestones for the Development Management DPD then known as the Development Control Policies DPD. The actual production timetable for the DPD is recorded in this Statement of Consultation. In summary it was: • Issues and Options May 2007

Activity	Legal Requirement/ Guidance Reference	Evidence
		• Development of Options January 2009 • Proposed Submission (anticipated March 2010)
Have you considered how community engagement is programmed into the preparation of the development plan document?	The Act section19(3), Regulation 25 PPS12 paragraphs 4.19-4.29	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.
Have you considered the appropriate bodies you should consult?	Regulation 25 PPS12 paragraphs 4.25 -4.26 Plan Making Manual – Consultee list Regulation 2 defines the general and specific consultation bodies	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.
Is baseline information being collected and evidence being gathered to keep the matters which affect the development of the area under review?	The Act, section13 PPS12 paragraphs 4.36 – 4.47	Key sources were recorded within each chapter of the Development of Options. All relevant sources have been updated and recorded in this Statement of Consultation.
Is baseline information being collected and evidence being gathered to set the framework for the sustainability appraisal?	The Act section19(5) PPS12 paragraphs 4.50; 4.39-4.43 Strategic Environmental Assessment Guide, chapter five	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.
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

The council is required to invite specific and general consultation bodies to make representations about the content of the development plan document. The New Regulation 25 section in the Plan Making Manual observes that the requirements of the regulations may be fulfilled by other activities of the council and its partners.

Information assembled during this phase contributes to:

- showing that the procedures have been complied with
- developing alternatives and options and appraising them through sustainability appraisal and against evidence.

The council should record actions taken during this phase as they will be needed to show that the plan meets the legal requirements. They will also show that a realistic and reasonable approach has been taken to plan preparation.

You can refer to the following sections of the Plan Making Manual:

- Preparation of development plan documents
- Core strategy: managing its development
- Sustainability Appraisals: challenge questions
- Developing the evidence base

Table 101 Stage 2: Plan Preparation - Frontloading (Issues and Options 2007)

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 'Initial Issues and Options' in this Statement of Consultation. All specific consultees are registered on the Council's Limehouse Database and are notified of events. 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. General consultees are registered on the Council's Limehouse Database and are notified of events.
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	Consultation events are publicised in a number of ways identified in this Statement of Consultation. General consultees are registered on the Council's Limehouse Database and are notified of events.
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	Stakeholders are registered on the Council's Limehouse Database and are notified of events. Specific stakeholders have been engaged specifically to address particular issues as detailed in this Statement of Consultation.

Activity	Legal Requirement/ Guidance Reference	Evidence
Are you taking into account representations made?	Regulation 25(5) PPS12 paragraphs 4.19-4.29; 4.37	2 'Developing the DPD' of this Statement of Consultation details how the development of the DPD has responded to the representations made. Responses to the individual representations on the Development of Options are available in Development of Options Responses 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 Development of Options consultation, the responses from which in turn helped with preparation of the the proposed submission document. An Initial SA was prepared for the Issues and Options 2007. The Draft Final SA 2009 identifies how the earlier appraisals contributed to changes in the approach.
Is the participation: • 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. The participation has focused on key stakeholders proportionate to the scale of issues involved.
Are you keeping a record of: • 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.
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	A monitoring framework is set out within the DPD using indicators in the Annual Monitoring Report.

Activity	Legal Requirement/ Guidance Reference	Evidence
	Office of the Deputy Prime Minister monitoring guide	
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

This stage has many legal matters, for process and content, to address. Paragraphs 4.26 and 4.38 of PPS12 make it clear that explicit consideration of alternatives is a key part of the plan making process.

Reasonable alternatives identified in Stage 2: Plan Preparation Frontloading are assessed against the:

- completed body of information from evidence gathering;
- results of sustainability appraisal; and
- findings from community participation.

The results of participation on the preferred approach and an accompanying sustainability report will enable the council to gauge the community's response and receive additional evidence about the options. The council can then decide whether, and how, the preferred strategy and policies should be changed for publishing the finished development plan document.

Alternatives developed from the evidence and engagement during the frontloading stage need to be appraised to decide on the preferred strategy. Participation will also need to be carried out on it.

Table 102 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 Development of Options 2009 identified alternatives for evaluation. This Statement of Consultation includes details of what alternatives were considered
Have you assessed alternatives against: • 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. GO-East and EERA have been included in consultation on the development of the DPD and so had the opportunity to identify potential problems with consistency and conformity. No such problems have been identified.

Activity	**Legal Requirement/ Guidance Reference**	**Evidence**
Are you having regard to: • adjoining regional spatial strategies	The Act section19(2), Regulation 15(1)(g)	The RSS for the East Midlands has been considered but no cross boundary issues were identified. The East Midlands Regional Assembly were included in consultation on the development of the DPD and so had the opportunity to identify potential problems. No such problems have been identified.
Are you having regard to: • the sustainable community strategy of the authority or other authorities whose area comprises part of the area of the council • any other local development documents adopted by the council?	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 Development of Options 2009 and within this Statement of Consultation in respect of each policy.
Do you have regard to other matters and strategies relating to: • resources • the regional development agencies' regional economic strategy • the local transport plan and transport facilities and services • waste strategies • hazardous substances and accidents?	The Act section19(2), Regulation 15	Relevant plans and strategies were identified and included in the production of the Sustainability Appraisal Scoping Report. Relevant plans and programmes were identified and considered in drawing up draft policies for the Development of Options consultation. Relevant plans and programmes have been identified in Appendix 2 'Evidence Base and Supporting Documents'
Are you having regard to the need to include policies on mitigating and adapting to climate change?	Annex to PPS1 on climate change	A specific chapter and policies have been included to address mitigation and adaption to climate change. This matter is covered in the Core Strategy at a strategic level, with policies in the DPD supporting delivery of Core Strategy Objectives.

Activity	**Legal Requirement/ Guidance Reference**	**Evidence**
Have you undertaken the necessary sustainability appraisal of alternatives, including consultation on the sustainability appraisal report?	The Act section19(5), Regulation 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 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	There has been an Initial SA 2007, 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.
Are you setting out clear reasons for any preferences between alternatives?	Regulation 13(1) PPS12 paragraphs 4.36 – 4.38	The development of draft policies in the Development of Options and the reasons for preferences are set out in the Development of Options document and are summarised in this Statement of Consultation.
Have you taken into account any representations made on the content of the development plan document and the sustainability appraisal? Are you keeping a record?	Regulations 24, 25(5) and 30(1)(d)(iv), Regulation 13(4) of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633 PPS12 paragraphs 4.19 – 4.29 Records on the sustainability appraisal should also include recording any assessment made under the Habitats Directive	The development of draft policies in the Development of Options including comment on particular representations and the themes of representations are set out in the Development. There have been very few comments on the sustainability appraisal. However the Final SA includes consideration of comments received at early SA stages. All comments are recorded and available through the Council's Consultation Portal.
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: • enable you to amend the currently adopted proposals map • inform the community about the location of proposals?	Regulations 9 and 14 PPS12 paragraphs 4.6 - 4.7; 8.1-8.3 A map showing changes to the adopted proposals map is part of the proposed submission documents defined in Regulation 24.	The Development of Options consultation included a series of maps identifying proposals for designations and where existing designations such as Conservation Areas had changed since the Proposals Map was produced. Plans accompany the Proposed Submission document, based on those drafted at the Preferred Approach, amended as appropriate reflecting changes from the draft policies.

Activity	Legal Requirement/ Guidance Reference	Evidence
Are the participation arrangements compliant with the statement of community involvement?	The Act, section 19(3), Regulation 25 PPS12 paragraphs 4.19-4.29	The participation has followed the arrangements set out in the SCI
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?	Plan Making Manual - New Regulation 25	The Government Office has been consulted at each stage of consultation on the DPD. The representation received from GO-East at the Development of Options stage indicated that there was no need for further discussion.

Stage 4: Publication

The 2008 Local Development Framework Regulations change the procedure for submission of development plan documents. They bring the period for formal representations forward, which now takes place before the development plan document is submitted for examination.

When moving towards publication stage, the council should consider the results of participation on the preferred strategy and sustainability appraisal report and decide whether to make any changes. In the event that changes are required, the council will need to choose either to:

- do so and progress directly to publication

OR

- produce and consult on a revised plan.

The latter may be appropriate where the changes to the development plan document bring in changed policy or proposals not previously covered in community participation and the sustainability appraisal. It avoids having to treat publication as if it were a consultation, which it is not. It also provides insurance in relation to compliance with the Strategic Environmental Assessment Regulations. Legally, during any participation on a revised plan, councils should:

- comply with the requirements of their statement of community involvement
- update the sustainability appraisal report.

The council should then produce the development plan document in the form in which it will be published. This includes removing material dealing with the evaluation of alternatives and the finalisation of the text. The council should be fully happy that it wishes to adopt the development plan document in this form, and that it considers it to be sound and fit for examination.

Councils should make it clear that publication of a development plan document is not public participation, nor a consultation. The six weeks publication period is the opportunity for those dissatisfied (or satisfied) with the development plan document to make formal representations to the inspector about its soundness and legal compliance.

The possibility of change under certain circumstances is allowed for in the new procedures, and is described in ‘stage five: Submission’.

Table 103 Stage 4: Publication

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you prepared the sustainability appraisal report?	The Act section19(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 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, is allowed for representations. Details are set out in the Statement of Representations Procedure.
Have you made copies of the following available for inspection: • 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 is available for inspection at the Council's Customer Services Centre and libraries in the same way as for consultation stages.
Have you published on your website the following: • 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 is available on the Council's website.
Have you sent to each of the specific consultation bodies invited to make representations under Regulation 25(1): • 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 has been sent to each of the specific consultation bodies.
Have you sent to each of the general consultation bodies invited to make representations under Regulation 25(1): • the statement of the representations procedure? • where and when the documents can be inspected?	Regulation 27(d) Regulations 2 and 24 give definitions	All required information has been sent to each of the general consultation bodies.

Activity	Legal Requirement/ Guidance Reference	Evidence
Have you given notice by local advertisement setting out: • the statement of the representations procedure • where and when the documents can be inspected?	Regulation 27(e) Regulation 24 gives definitions	An advertisement has been prepared for the Hunts Post and the Peterborough Evening Telegraph advising publication of the Proposed Submission, including information on where and when documents can be inspected and the procedure for making comments.
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 has been sought.

Stage 5: Submission

Stage 5 of the Legal Compliance Tool will be completed for submission of the DPD.

Stage 5 or 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 for Stage 5 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?
- 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.

This page is intentionally left blank

OVERVIEW AND SCRUTINY PANELS
(SOCIAL WELL-BEING) 2ND FEBRUARY 2010
(ECONOMIC WELL-BEING) 4TH FEBRUARY 2010
(ENVIRONMENTAL WELL-BEING) 9TH FEBRUARY 2010

WORK PLAN STUDIES
(Report by the Head of Democratic and Central Services)

1. INTRODUCTION

1.1 The purpose of this report is to allow Members of the Panel to review their programme of studies and to be informed of studies being undertaken by the other Overview and Scrutiny Panels.

2. STUDIES

2.1 The Council has a duty to improve the social, environmental and economic well-being of the District. This gives the Overview and Scrutiny Panels a wide remit to examine any issues that affect the District by conducting in-depth studies.

2.2 Studies are allocated according to the Council's service areas which have been identified as follows:-

Social Well-Being

Housing
Community
Leisure Centres
Operations (part)
Democratic and Central Services (part)
People, Performance and Partnerships (part)

Environmental Well-Being

Environmental and Technical Services
Planning Services
Environmental Health
Operations (part)

Economic Well-Being

Information Management
Finance
Customer Service and Call Centres
Revenues
Democratic and Central Services (part)
Law, Property and Governance
People, Performance and Partnerships (part)
HQ/Accommodation

2.3 On going studies have been allocated between the Panels accordingly:-

STUDY	PANEL	STATUS
The processes involved in applying for community grant aid and the effectiveness of grant schemes.	Economic Well-Being	Annual report on those organisations supported by grants to be submitted to a future Panel meeting.
Provision of play facilities for young people across the District.	Social Well-Being	Investigations ongoing with the Head of Operations and Executive Councillor for Operational and Countryside Services.
Car parking at Hinchingbrooke Hospital.	Social Well-Being	Investigations ongoing. Representatives of Hinchingbrooke NHS Trust will be in attendance at the Panel's February meeting.
Tourism.	Economic Well-Being	Panel will consider looking at the wider implications of tourism.
The process for the determination of planning applications.	Environmental Well-Being	Final report of the Working Group anticipated for submission to the Panel's February meeting.

2.4 The following have also been identified by Members as possible future studies:-

Review of the incentives contained in the Council's Travel Plan.	Environmental Well-Being
The Council's future borrowing arrangements.	Economic Well-Being
Planning enforcement.	Environmental Well-Being
Waste disposal arrangements.	Environmental Well-Being
Management of capital projects by Environmental Management Section.	Economic Well-Being
The effect and cost implications of the loss of the Huntingdon Enterprise Agency.	Economic Well-Being
The employees performance development review process.	Economic Well-Being

The Creative Exchange, St Neots.	Economic Well-Being
Annual report on organisations supported through service level agreements.	Economic Well-Being
Financial reports on the District Council's Leisure Centres.	Economic Well-Being
Lessons learned from the Headquarters and other accommodation project.	Economic Well-Being
Industrial Units at Caxton Road, St Ives.	Economic Well-Being
Night time economy study (Hospital's perspective).	Economic Well-Being

3. RECOMMENDATION

3.1 The Panel is requested to note the progress of the studies selected.

BACKGROUND DOCUMENTS

Minutes and Reports from previous meetings of the Overview and Scrutiny Panels.

Contact Officers: **Miss H Ali, Democratic Services Officer**
01480 388006

Mrs J Walker, Trainee Democratic Services Officer
01480 387049

Mrs A Jerrom, Member Development Officer
01480 388009

This page is intentionally left blank

AREA OF REVIEW	DETAILS/COMMENTS
Title of Study (name of Working Group)	Development Management Process Working Group.
Appointing Panel	Overview and Scrutiny (Environmental Well-Being) Panel.
Members Assigned (including date Working Group appointed)	Councillors M G Baker, P Godley, M F Newman and J S Watt. Appointed by the Panel on 14th July 2009.
Possible Co-Options to the Group	TBC
Interests Declared	None received.
Rapporteur	Councillor M G Baker
Officer Support	Roy Reeves, Head of Democratic and Central Services Jessica Walker, Trainee Democratic Services Officer
Purpose of Study / Objective (specify exactly what the study should achieve)	To investigate the process for the determination of planning applications and make recommendations where appropriate.
Rationale (key issues and/or reason for conducting a study)	Anecdotal evidence from Members of public concern over the pre-decision planning process.
Terms of Reference	The review will concentrate on the process leading to the determination of planning applications, not the decision making process itself or the merits of decisions. The intention will be to look at the practices and procedures from first enquiry by potential applicants to the preparation of an officer's final report and recommendations, involving pre-application advice, public consultation, plans and amendments, duration of the process and other related matters.
Links to Council Policies/Strategies	Link to Corporate Plan – To improve our systems and practices.

Methodology / Approach (what types of enquiries will be used to gather evidence)	Examination of available data; Interviews; Surveys.
External/Specialist Support	TBC
Existing Documentation	To be determined.
Evidence to be Obtained (e.g. witnesses, documents, site visits, consultation, research, etc)	Evidence to be obtained by the Democratic Services team, together with information from the Planning Division. Possible survey of sample of applicants. Consultation with Town and Parish Councils. Customer feedback & ombudsman investigations (if any). Comparison of processes with other authorities. Website Comparisons. Performance against Government Indicators. Availability of best practice advice and guidance. Cost effectiveness of process.

Reference Sites	Comparable local authorities.
Investigations	To be undertaken by officers supporting the Working Group.
Witnesses	Planning officers. Chairman of Development Management Panel.
Site Visits (if necessary) (where and when)	Likely to be unnecessary.
Meetings of the Working Group	Meetings held on Thursday August 6th 2009, Thursday September 10th 2009, Thursday 8th October 2009, Thursday 29th October 2009 and Friday 20th November 2009, Thursday 10th December 2009, Thursday, 7th January 2010 and Thursday 28th January 2010. A future meeting is scheduled for Thursday 4th February 2010.
Costs (resource requirements, additional expenditure, time)	Officer time – both to provide support and to conduct research.
Possible Barriers to the Study (potential weaknesses)	None known at this stage.
Projected Timescale (Start and end times)	Start – July 2009 Completion of study expected February 2010.

OVERVIEW AND SCRUTINY
(SOCIAL WELL-BEING)
STUDY TEMPLATE

AREA OF REVIEW	DETAILS/COMMENTS
Title of Study (name of Working Group)	Parking At Hinchingbrooke Hospital
Appointing Panel	Overview and Scrutiny Panel (Social Well-Being)
Members Assigned (including date Working Group appointed)	Date Appointed: 7th July 2009. Agreed to pursue this as a full Panel investigation, comprising Councillors P L E Bucknell, Mrs K E Cooper, S J Criswell, J W Davies, J E Garner, Mrs P A Jordan, P G Mitchell, A Monk, J M Sadler and R J West.
Possible Co-Options to the Group	None identified at present.
Interests Declared	Cllr Mrs P A Jordan – by virtue of her employment with the NHS.
Rapporteur	Councillor S J Criswell (as Chairman)
Officer Support	Miss H Ali, Democratic Services Officer, HDC Mr A Roberts, Scrutiny and Review Manager, HDC
Purpose of Study / Objective (specify exactly what the study should achieve)	To generate and raise awareness of the impact that the introduction of car parking charges has had upon the public and the consequent restrictions that it has placed upon them.
Rationale (key issues and/or reason for conducting a study)	The suggestion for the study was prompted by representations made by a number of members of the public to the District Council on the level of charges being levied for parking at the hospital, restrictions on parking in terms of the length of stay permissible and the impact of the introduction of charges on the surrounding residential area.
Terms of Reference	To investigate the causes of complaints and make recommendations on measures that will ameliorate them.
Links to Council Policies/Strategies	To Improve Our Systems and Practices - In particular, the objectives to be good at communicating and listening to people and organisations and to be clear about what we can do and aspire to achieve and to enable Councillors to carry out their leadership role effectively. A Clean, "Green" and Attractive Environment – to help mitigate climate change. Healthy Living – to promote active lifestyles. Developing Communities Sustainably – supporting opportunities to cycle, walk and use public transport.

Methodology / Approach (what types of enquiries will be used to gather evidence)	Investigations into:- • the management of the car park • the effectiveness of the hospital's Travel Plan • the availability of public transport • the impact of parking and associated charges on the surrounding area • inviting a representative of the NHS Trust to attend a future Panel meeting • consultation with local residents and users of the car park • comparisons to other hospitals, i.e Addenbrooke's • desktop research • formal request for information to the Hospital • public views sought.
External/Specialist Support	Ms E Stubbs, Mrs R Clapham and Ms B Heather – Cambridgeshire LINK. Mr C Plunkett – Facilities Business Manager, Hinchingbrooke Hospital.
Existing Documentation	Planning Permission for Hospital site. Hinchingbrooke Hospital Travel Plan. Presentation delivered by the Scrutiny and Review Manager on 1st September 2009.
Evidence to be Obtained (e.g. witnesses, documents, site visits, consultation, research, etc)	Representative from the NHS Trust. Consultation Questionnaire with local residents living within the vicinity of the site. Discussion with Ward Councillors.
Reference Sites	Hinchingbrooke Health Care NHS Trust http://www.hinchingbrooke.nhs.uk/ East of England Strategic Health Authority http://www.eoe.nhs.uk/ Cambridge University Hospitals NHS Trust (Addenbrooke's) http://www.cuh.org.uk/addenbrookes/addenbrookes_index.html NHS Cambridgeshire http://www.cambridgeshirepct.nhs.uk/ British Parking Association http://www.britishparking.co.uk/

Investigations	As outlined above; namely local parking facilities, parking practices at other Hospitals and national policies.
Witnesses	None currently identified.
Site Visits (if necessary) (where and when)	None currently identified.
Meetings of the Working Group	Panel discussions: 7th July 2009, 1st September 2009 and 3rd November 2009 and 2nd February 2010.
Costs (resource requirements, additional expenditure, time)	Officer time – both to provide support and conduct research.
Possible Barriers to the Study (potential weaknesses)	None currently identified.
Projected Timescale (Start and end times)	Start: July 2009. End: Unknown.

This page is intentionally left blank

OVERVIEW AND SCRUTINY
(ECONOMIC WELL-BEING)
STUDY TEMPLATE

AREA OF REVIEW	DETAILS/COMMENTS
Title of Study (name of Working Group)	Grant Aid Working Group
Appointing Panel	Overview and Scrutiny Panel (Economic Well-Being) Formerly Overview and Scrutiny Panel (Service Delivery)
Members Assigned (including date Working Group appointed)	Date Appointed: 3rd July 2007 Councillors Mrs M Banerjee, P G Mitchell and J S Watt. In addition, former District Councillor D A Giles was appointed on to the Working Group and assisted with the investigations up until April 2008.
Possible Co-Options to the Group	None identified.
Interests Declared	None declared.
Rapporteur	Councillor P G Mitchell.
Officer Support	Miss H Ali, Democratic Services Officer, HDC Mr A Roberts, Scrutiny and Review Manager, HDC Mr S Plant, Head of Housing Services, HDC Mr F Mastrandrea, Policy and Enabling Officer, HDC Mr K Tayler, Private Sector Housing Officer, HDC Mr S Ingram, Head of Planning Services, HDC Mr R Probyn, Planning Policy Manager, HDC Mr I Leatherbarrow, Former Head of Policy and Strategic Services Dr S Lammin – Head of Environmental and Community Health Services Mr D Smith – Community Team Manager Mrs K Shaw – External Funding Officer
Purpose of Study / Objective (specify exactly what the study should achieve)	To undertake a review of the processes involved in applying for community grant aid and the effectiveness of grant schemes.
Rationale (key issues and/or reason for conducting a study)	The suggestion for the study emerged from the Panel's previous investigations into the Small Scale Environmental Improvements Scheme, where the recommendations arising from the study had been endorsed by the Cabinet and implemented by the Council.
Terms of Reference	As above, and additionally, the following:- • To identify the purpose of each scheme having regard to the Council's priority contained in Growing Success; • To investigate the criteria for assessing applicants' eligibility under each scheme; • To investigate the methods adopted to publicise the availability of grant funding; • To investigate the application process for each scheme; • To be informed of Officer/Member involvement during

	the approval process; and • To investigate external sources of funding, specifically, the level of funding attracted by the Council and the application procedure.
Links to Council Policies/Strategies	Link to Council Aim: To Maintain Sound Finances. Link to Community Am: Developing Communities Sustainably.

ACTION BY WORKING GROUP	
Methodology / Approach (what types of enquiries will be used to gather evidence)	Discussions with all of the Officers within the Council previously identified.
External/Specialist Support	N/A
Existing Documentation	Minutes and Reports of the meeting of the Overview and Scrutiny Panel (Service Delivery) – 3rd July 2007. 2006/07 – HDC Grant Aid News Release. 2008/09 HDC Capital Grant Aid News Release. Voluntary Sector Commissioning Report – Report by the Head of Environmental and Community Health Services. HDC CAB Commissioning Agreement Document. HDC Grants Award Information – Report by the Head of Financial Services. HDC Grant Application Handbook and Application Form ~ Capital and Revenue. Listed Building / Shopmobility / Shopfront / Transportation / Home Repairs / Voluntary Grants. HDC Grant Awards Scheme. Six Month Review of Capital and Revenue Grant Aid Awards 2008/09 – Report by the Head of Environmental and Community Health Services.
Evidence to be Obtained (e.g. witnesses, documents, site visits, consultation, research, etc)	Discussions with all Officers identified above.
Reference Sites	HDC Website:- www.huntsdc.gov.uk
Investigations	As outlined above.
Witnesses	As above and in addition the following Councillors:- Councillor Mrs D C Reynolds, Executive Councillor for Housing and Public Health. Councillor T V Rogers, Executive Councillor for Finance and Environment.
Site Visits (if necessary) (where and when)	N/A
Meetings of the Working Group	24th October 2007. 1st February 2008. 20th March 2008. 26th March 2008.

OVERVIEW AND SCRUTINY
(ECONOMIC WELL-BEING)
STUDY TEMPLATE

	9th April 2008. 7th May 2008. 24th July 2008. 24th October 2008.
Costs (resource requirements, additional expenditure, time)	Officer time – both to provide support and conduct research.
Possible Barriers to the Study (potential weaknesses)	None currently identified.
Projected Timescale (Start and end times)	Start: January 2009 End: July 2009.

This page is intentionally left blank

OVERVIEW AND SCRUTINY
(SOCIAL WELL-BEING)
STUDY TEMPLATE

AREA OF REVIEW	DETAILS/COMMENTS
Title of Study (name of Working Group)	Provision of Play Facilities Across the District Working Group
Appointing Panel	Overview and Scrutiny Panel (Social Well-Being) Formerly Overview and Scrutiny Panel (Service Delivery)
Members Assigned (including date Working Group appointed)	Date Appointed: 3rd March 2009. Councillors J D Ablewhite and P G Mitchell. Councillors Mrs P A Jordan and R J West were later appointed onto the Working Group in June 2009. Councillor J D Ablewhite assisted with the study up until June 2009.
Possible Co-Options to the Group	None identified.
Interests Declared	Councillor P G Mitchell declared a personal interest into the study due to his involvement with the Stilton Skate Park Project.
Rapporteur	Councillor P G Mitchell
Officer Support	Miss H Ali, Democratic Services Officer, HDC Mr A Roberts, Scrutiny and Review Manager, HDC Mr R Ward – Head of Operations, HDC Mr J Craig, Service Development Manager, HDC
Purpose of Study / Objective (specify exactly what the study should achieve)	To investigate the provision of play facilities across the District, with a view to making recommendations on achieving an even distribution of facilities across the District and on meeting the ongoing revenue costs associated with such facilities.
Rationale (key issues and/or reason for conducting a study)	Raised as potential study area by Councillor P G Mitchell due to the current problems experienced at Stilton. Further information obtained from the Head of Operations and Panel concluded that due to the inconsistencies with the distribution of facilities across the District, a study should be undertaken.
Terms of Reference	As above.
Links to Council Policies/Strategies	Link to Community Aim: Developing Communities Sustainably. In particular, the objective to enable the provision of the social and strategic infrastructure to meet current and future needs. Link to Community Aim: Safe, Vibrant and Inclusive Communities. In particular the objective to reduce anti-social behaviour and ensure that people feel safe.

OVERVIEW AND SCRUTINY
(SOCIAL WELL-BEING)
STUDY TEMPLATE

ACTION BY WORKING GROUP	
Methodology / Approach (what types of enquiries will be used to gather evidence)	Information from the Head of Operations.
External/Specialist Support	N/A
Existing Documentation	Provision of Leisure Facilities for Young People – Report by the Head of Operations. Minutes of the meeting of the Overview and Scrutiny Panel (Service Delivery) – 3rd March 2009.
Evidence to be Obtained (e.g. witnesses, documents, site visits, consultation, research, etc)	Further discussions with the Head of Operations and Executive Councillor for Operational & Countryside Services.
Reference Sites	N/A
Investigations	As outlined above.
Witnesses	Mr R Ward, Head of Operations Mr J Craig, Service Development Manager Councillor C R Hyams, Executive Councillor for Operational and Countryside Services.
Site Visits (if necessary) (where and when)	None currently identified.
Meetings of the Working Group	First meeting held 30th April 2009. Second meeting held on 13th August 2009. Third meeting held 28th October 2009. Fourth meeting held 16th December 2009.
Costs (resource requirements, additional expenditure, time)	Officer time – both to provide support and conduct research.
Possible Barriers to the Study (potential weaknesses)	None currently identified.
Projected Timescale (Start and end times)	Start: March 2009 End: Unknown.

Panel Date	Decision	Action	Response	Date
	Heavy Goods Vehicle Parking In The District			
13/01/09	The outcome of discussions at the first meeting of the three county group to be reported.		The County Council are developing a County advisory route network for HCVs, which they will be consulting the District Council on.	
14/07/09	The Panel suggested that the problem of HCVs parking in the District had not been resolved by the re-opening of Alconbury Truck Stop.		Alconbury Truck Stop re-opened in the first-half of 2009. At present, the former Motel and associated facilities remain out of use. The Countywide HCV Advisory Route Network is now in the process of being developed, it is likely to be reported to joint lead Members by the end of 2009, and will be followed by a wider review of County HCV policy.	
	Petition By St Audrey Lane Area Residents, St Ives			
08/07/08	Representatives from Anglian Water in attendance at the Panel's July meeting. Requested that an update be provided in 6 months time and that residents be informed of the outcome of their investigations.	Email requesting update sent	CCTV survey of St Audrey Lane and Pig Lane Surface Water sewer completed. Funding now available to Jet Sewer – will be carried out shortly.	
14/07/09	The Customer Response Manager to be invited to attend a future meeting to discuss progress which has been made since Anglian Water's attendance at the Panel meeting in July 2008.	Letter sent 07/08/09		

Panel Date	Decision	Action	Response	Date
08/09/09	Response received from Anglian Water which outlines the progress made since they last attended a meeting of the Panel. The letter has been circulated by email to all Panel Members.	Email sent inviting the Customer Response Manager to attend the Panel meeting in November.	The Collection Manager has advised that he will not be attending the November Panel meeting, he has requested a list of questions which he will endeavour to respond to for the November Panel meeting.	
13/10/09	The Panel discussed Anglian Water's response.	A list of questions was sent to Anglian Water's Customer Response Manager on 26/10/09.		
8/12/09	The Panel discussed Anglian Water's response.	Members acknowledged that as Anglian Water are not prepared to attend a Panel meeting, little further could be achieved.	Officers will continue to monitor the situation.	
	<u>Cycling In Huntingdonshire</u>			
14/07/09	Members requested an update from the Transportation Team Leader.	Following the AJC report of July 2008, the top five schemes approved for further development have been progressed, based on available staff resources/funding.		
08/09/09	Members requested an update as to the current situation with the cycling review and required further information with regards to the cycle way planned alongside the St Ives guided bus way.	The cycling review is still to be undertaken. The guide way is part of the County Council Transport and Works Act consent and is outside the direct control of this Council.	The Panel may wish to direct its comments specifically to the County Council in order to gain an update and any feedback or progress on this issue.	

Panel Date	Decision	Action	Response	Date
13/10/09	Members requested an update on the Perry village cycle route.	The status of this scheme is unchanged, it is at the development stage pending further meetings with Anglian Water and other partners.		
13/10/09	Members questioned whether the dual use of footpaths for pedestrians and cyclists could be considered.	The current market town transport strategies allow for the development of cycling and walking schemes as either segregated routes or as shared/dual routes and there are many examples across Huntingdonshire where dual cycle routes have been implemented as part of agreed action plans. Such options are covered by national guidance and design standards so it is not an issue of considering this pending funding for cycleways, the delivery of these being available now.		
10/11/09	Members requested a further update as to the status of the Perry village cycle route.	Email sent to the transport team leader requesting further information.	Rural cycling priorities were reviewed across Huntingdonshire and agreed by AJC in July 2008. Perry was ranked as a top 5 scheme for further development but it is only the security of funding from the extension of Liittlehey Prison and the funds now held by the District Council as a result of the S106 agreement that is moving this scheme forward, it is only recent action since July 2008 that is making this scheme a reality.	

Panel Date	Decision	Action	Response	Date
12/01/10	The Transport Team Leader updated the Panel on progress towards the provision of cycling routes within Huntingdonshire.	A meeting has been arranged to discuss options for the Perry village cycle route with the private land owners affected, following which consultation will be undertaken with residents and the Parish Council in order to inform the Area Joint Committee of villagers' views on a preferred course of action. The scheme will depend on the sufficiency of the available budget and programming of work within the wider network programmes.	On being advised that progress was constrained by the requirement to use County Council approved contractors, the Panel undertook to question the Head of Environmental Management on the possibility of contractors being engaged directly by the District Council.	
08/09/09	**<u>Adoption of Roads and Sewers</u>** The report of the Working Group was considered by the Cabinet.		The Cabinet requested that the Panel revisit this study once the extent is known of the sewers not under the responsibility of Anglian Water and following the implementation of the government initiative referred to in paragraph of 4.10 of the report. The Scrutiny and Review Manager was requested to lobby the local government association to seek the powers of the Highways Authority with regard to the road adoption process.	

Panel Date	Decision	Action	Response	Date
	Corporate Plan – Growing Success			
13/05/09	Councillors P M D Godfrey and D Harty appointed to Corporate Plan Working Group.	Quarterly reports submitted to all Overview & Scrutiny Panels		
	Local Area Agreements			
13/05/09	Councillor P M D Godfrey appointed to Joint Accountability Committee. Substitute Members to be appointed in consultation with the Head of Democratic and Central Services.			
08/09/09	Minutes of future meeting of the Joint Accountability Committee should be circulated to all Panel Members.	The Scrutiny and Review Manager has undertaken to include future Minutes of Joint Accountability Committee meetings on the Work Plan Studies reports.		
	Great Fen Project			
14/07/09	The Great Fen Collaboration Agreement was considered by the Panel. All Scrutiny Members were invited. The comments of the panel were passed to the Cabinet for their consideration.	The Great Fen Collaboration Agreement was considered by the Cabinet on 23rd July 2009.	The Cabinet resolved that the principal of entering into a collaboration agreement in respect of the Great Fen project for a renewable five year fixed term be approved.	
08/09/09	The Great Fen Master Plan was considered by the Panel. All Scrutiny Members were invited. The comments of the Panel were passed to the Cabinet for their consideration.	The Great Fen Master Plan was considered by the Cabinet on 17th September 2009.	The Cabinet approved the Great Fen Master Plan as a basis for public consultation, and requested that Peterborough City Council and	

Panel Date	Decision	Action	Response	Date
			Cambridgeshire County Council be formally consulted on the master plan with a view to them eventually becoming partners.	
12/01/10	**<u>Overview of New Website</u>** The Panel received a presentation on the Council's new website.	Members questioned the cost of running the old website and setting up the new site.	The IT Development Team Leader agreed to report these figures to Members in due course.	

Panel Date	Decision	Action	Response	Date
	Forward Plan			
13/11/07	**Parish Plans and Local Plan Policy** Circulate report when this becomes available.			**TBA**
08/07/08	**Developer Contributions SPD** Requested that the report should be considered at a future meeting of the Panel.			**Apr 2010**
09/06/09	**Site Options Gypsy and Travellers Development Plan Document** Requested that the report should be considered at a future meeting of the Panel.			**Apr 2010**
14/07/09	**Development Management Submission Document** Requested that the report should be considered at a future meeting of the Panel.			**Feb 2010**
12/01/10	**Green ICT Strategy and Action Plan** Requested that the report should be considered at a future meeting of the Panel.			**March 2010**
12/01/10	**Site Options Planning Proposals Development Plan Document** Requested that the report should be considered at a future meeting of the Panel.			**April 2010**
12/01/10	**Masterplan for Great Fen** Requested that the report should be considered at a future meeting of the Panel.			**March 2010**
12/01/10	**Revised Local Development Scheme** Requested that the report should be considered at a future meeting of the Panel.			**Feb 2010**

This page is intentionally left blank

Huntingdonshire DISTRICT COUNCIL

Decision Digest

Edition 101

Monthly summary of the decisions taken at meetings of the Council, Cabinet, Overview & Scrutiny and other Panels for the period 4th - 29th January 2010 (the Digest also includes Cabinet Items from the meeting held on 17th December).

RURAL SETTLEMENT LIST - LOCAL GOVERNMENT FINANCE ACT 1988

The Cabinet has reviewed the boundaries of rural settlements for the purpose of the Local Government Rating Act 1997 and has approved a revised list for Huntingdonshire. The changes have been necessary because of the growth and expansion experienced in some rural areas.

TREASURY MANAGEMENT INVESTMENT PROGRAMME

The Cabinet has reviewed the respective levels of performance achieved during the period April to September 2009 by external fund managers in their investment of the Council's capital receipts.

PERFORMANCE MONITORING

The Cabinet has considered the performance of the authority against its priority objectives in the quarter to 30th September 2009.

The Overview and Scrutiny Panel (Economic Well-Being) has noted the drop in Leisure Centre income, which reflected the economic climate and changes brought about by Cambridgeshire County Council in schools' sports funding provision. A situation the Panel acknowledged was unlikely to improve in the short term. The Panel has requested a more detailed report on leisure centres' finances for a future meeting. The Panel has also been informed that the new leisure centre forums are advisory committees and any specific issues should be directed to centre Managers or the Executive Councillor for Leisure.

ST. NEOTS HEALTH CHECK

The Cabinet has noted the process involved in the St. Neots Health Check. Work undertaken to date has explored St. Neots holistically and identified what can be done to improve the town to meet the likely demands arising from its predicted growth.

REVIEW OF PARTICIPATORY BUDGETING PILOT PROJECTS UNDERTAKEN IN HUNTINGDONSHIRE

The findings of two participatory budgeting pilots undertaken in the Huntingdon North and Eynesbury Wards have been noted by the Cabinet. The Government's Community Empowerment Directions, have encouraged authorities to undertake some form of participatory budgeting by 2012. The approach is believed to give people more of a direct stake in local governance and increase levels of civic and community participation and action.

Having considered the potential for expanding participatory budgeting in the future and in particular issues

relating to the role of the neighbourhood forum/panels, the Cabinet has requested Officers to undertake a further evaluation to include a breakdown of the costs involved to expand the pilots. In the meantime, investigations with partners will continue over the level of funding they are prepared to commit to such a project.

CAMBRIDGESHIRE COUNTY COUNCIL'S COMMUNITY ENGAGEMENT - "SHAPING PLACES, SHAPING SERVICES"

The contents of Cambridgeshire County Council's Community Engagement Strategy - "Shaping Places, Shaping Services" has been considered by the Cabinet. The strategy aims to increase the potential for local people to influence the development of their communities and the services provided.

AGEING WELL IN HUNTINGDONSHIRE - OLDER PEOPLE'S HOUSING STRATEGY

The contents of the draft Older People's Housing Strategy - "Ageing Well in Huntingdonshire Housing and Healthy Ageing for Older People" has been approved by the Cabinet. The Strategy has been produced to examine the issues and identify the housing related services that the District Council and partners will need to deliver to support NHS Cambridgeshire in promoting healthy ageing and to improve the quality of life for older people.

DRAFT SIDE ROAD ORDERS FOR A14

The Cabinet has been acquainted with the proposed response to the draft side road orders for the A14 Ellington to Fen Ditton Improvements Scheme published by the Highways Agency. In supporting the response, the Cabinet have questioned levels of predicted pattern of traffic in and around Huntingdon Town Centre and have raised concerns over the proposed new interchanges at Brampton and Fen Ditton, the risk of flooding, the impact on adjoining villages and the level of mitigation for issues such as noise and landscape. This item has subsequently been considered by the Council.

PAXTON PITS NATURE RESERVE EDUCATION CENTRE

Details of a scheme to provide an education centre at Paxton Pits Nature Reserve have been reported to the Cabinet. The scheme will provide a class room and office for use by educational groups and local schools. Funding of £280,000 for the scheme has been secured by the Wildlife Trust from the Aggregate Levy Sustainability Fund. Countryside Services has obtained match funding of £70,000 from the Housing Growth Fund and a further £4,000 has been donated by the Friends of Paxton Pits. The building will be owned by the District Council and leased to the Wildlife Trust for a period of 30 years.

FINANCIAL MONITORING

The Head of Financial Services has drawn to the Cabinet's attention variations to the approved Capital Programme and spending variations in the revenue budget for the current year. Members have noted that the expected outturn of revenue expenditure was £22.2m which represented a reduction in the budget deficit of £1.2m. Having discussed the use of savings and the advantages of being able to deal with “invest to save” requirements as and when necessary, Executive Councillors have endorsed a proposal to establish a “special reserve” in the current year for this purpose.

ASSET MANAGEMENT PLAN

In noting details of the Council's management of assets, the Cabinet has been advised that the registration of all land and property with the Land Registry was nearly completed and that work was continuing to incorporate all information relating to the Council's property ownership and asset management on a new computerised database.

The Overview and Scrutiny Panel (Economic Well-Being) has endorsed the Plan and noted the Council's performance compared favourably with other authorities. The Panel has been advised that increases in energy consumption are mainly attributable to leisure centres, however this was expected to decrease with improved building techniques and it was anticipated that the implementation of the Council's Energy Efficiency Strategy would produce improvements. Members have requested more information on further energy efficiency measures taking into account the environmental costs of construction and running costs. Members have been advised that achievements during 2008/09 have included Block D, Pathfinder House and the Creative Exchange.

The Panel has been informed that the Council has no suitable projects that would qualify for grant aid from the Community Assets fund at present however applications will be made to other sources to improve Council assets.

IMPROVEMENTS TO KERBSIDE RECYCLING SERVICES

From the 29th March 2010 the current kerbside recycling service will be extended to include the collection of glass bottles and containers. The Director of Environment & Community Services has been authorised to determine the appropriate way forward for the scheme's delivery after consultation with the Executive Councillor for Operational and Countryside Services. As part of the proposals existing mini glass recycling banks called "bring sites" will be replaced by new banks and the facility extended to include the collection of a different range of recyclable materials to be managed by either the private, public or third sectors such as voluntary organisations. It is hoped to have these arrangements in place by April 2011. In the meantime recycling credits for the bring sites will be paid at the current rate per tonne during the financial year 2010/11.

The Overview and Scrutiny Panel (Social Well-Being) has not supported the proposal to charge residents for additional bins. Comments in respect of the health and safety and practical implications of introducing kerbside glass collections and the impact of the proposals on the general repair and maintenance costs associated with the Council's vehicles have been forwarded onto the Cabinet.

DEVELOPMENT BRIEF – THE OLD FIRE STATION, ST NEOTS

The Cabinet has approved the final version of a planning brief for the Old Fire Station and Depot site, Huntingdon Street, St Neots. The document has been through the public consultation process and will be used as Interim Planning Guidance to steer planning decisions.

SAPLEY EAST – PROPERTY TRANSACTIONS

The Director of Central Services, after consultation with the Executive Councillors for Resources and Policy and for Finance has been authorised by the Cabinet to approve terms for a series of property transactions required

to achieve the Master Plan for the development of land to the East of Sapley Square, Huntingdon. Although Hunts Forum have submitted a bid for grant funding towards the development of the proposed community enterprise centre referred to in the plan, there will be the need for some match funding to include the land value and possibly some S106 contributions. The Cabinet has emphasised the need to ensure that the proposals do not incur any additional costs to the Council. The Overview and Scrutiny Panel (Economic Well-Being) have indicated their support for this proposal.

OVERVIEW OF NEW WEBSITE – FEATURES AND BENEFITS

The Overview and Scrutiny (Social, Economic and Environmental Well-Being) Panels have received a presentation highlighting the improvements and enhancements that have been made to the Council's website following the completion of phase I of the project to transfer the existing system onto a new technical infrastructure. A soft launch of the system will take place in January prior to the main launch in February. Initiation of Phase II of the upgrade to include more new features and personalisation would continue through to 2011.

The Overview and Scrutiny Panel (Environmental Well-Being) have questioned whether downloadable documents can be designed so that they are both brief and legible if printed in black and white. The IT Development Team Leader has undertaken to enquire whether margins on corporate documents can be altered, and agreed to report to Members on the cost of running both the old website and the setting up of the new site.

CARE QUALITY COMMISSION

The outcome of a recent meeting held with Councillor R J West and the Care Quality Commission has been received by the Overview and Scrutiny Panel (Social Well-Being). Members were reminded that the District Council was also subject to inspection via the County Council as contributions were made towards some of their services.

DISABILITY ACCESS STUDY – UPDATE

In pursuit of their previous study into disability access, the Overview and Scrutiny Panel (Social Well-Being) was updated on progress with the actions that had arisen from the study. Brief updates were received on blue badge parking enforcement and the latest position in respect of civil parking enforcement. The next step is to advise the Town and Parish Councils of the outcome of the study and to remind the authorities of the role of the Neighbourhood Forums, who are now the most appropriate body to report such issues to.

CAMBRIDGESHIRE HEALTH AND ADULT SOCIAL CARE SCRUTINY COMMITTEE

Councillor R J West has informed the Overview and Scrutiny Panel (Social Well-Being) that the Working Group appointed by the Health and Adult Social Care Scrutiny Committee has met and has endorsed the principle that the contract for Hinchingbrooke Hospital's future governance should ensure that services were maintained at the same level as those provided in 2007. The lack of continuity in Officer attendance at meetings by the Strategic Health Authority was also noted by Members.

OVERVIEW AND SCRUTINY PANEL (SOCIAL WELL-BEING) – PROGRESS

It has been agreed that the Overview and Scrutiny Panel (Social Well-Being) would submit a response to the current NHS consultation on proposed new patient rights being included within the NHS Constitution. It was felt that the proposed rights should have already formed an integral part of the service. Clarification on the processes to be implemented and the means of assessing and benchmarking them has been requested.

LOCAL GOVERNMENT ACT 2000: FORWARD PLAN

Councillor R J West has undertaken to investigate the background to the Rural Strategy Cambridgeshire ACRE and to determine whether the Overview and Scrutiny Panel (Social Well-Being) should have sight of it prior to its consideration by the Cabinet.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

The Overview and Scrutiny Panel (Environmental Well-Being) has been acquainted with the purpose and process of the Strategic Housing Land Availability Assessment. The exercise has identified and assessed potentially suitable sites for housing development as part of the Local Development Framework. The Panel was pleased to note that the process has shown that Huntingdonshire has sufficient land supply for fifteen years and can demonstrate the achievement of a sustainable strategy for growth.

In light of flooding problems encountered in St. Ives, the Panel was assured that Anglian Water will be consulted prior to the allocation of sites in that area.

Members have noted that public consultation on the strategic housing land availability assessment will be ongoing until spring 2010.

CARBON FOOTPRINT REDUCTION

Following the discussion at the headline debate at the Council meeting in December, Councillor Downes has addressed the Overview and Scrutiny (Environmental Well-Being) Panel on actions that had been taken by other local authorities in an effort to encourage residents and businesses to reduce their carbon footprint. The Panel acknowledged that the Council is actively involved in reducing its own carbon footprint, and suggested that it was the role of the Council to incentivise local residents. Members have noted that the Executive Councillor for Environment and Information Technology and Head of Environmental Management will be attending the next meeting of the Panel to provide an update on progress made since the Council debate and to answer questions from Members.

OVERVIEW AND SCRUTINY PANEL (ENVIRONMENTAL WELL-BEING) PROGESS

The Transportation Team Leader has updated the Overview and Scrutiny (Environmental Well-Being) Panel on progress towards the provision of cycling routes in Huntingdonshire. Members have been informed that the first stage of the Yaxley to Farcet route has been completed and design options are being considered for the next stage, although development will be dependant on sufficient funding being achieved.

With regard to the St. Ives to Huntingdon route, the Panel was informed that discussions are ongoing

with the County Council on the design, although funding again will be an issue.

It was reported that a meeting has been arranged to discuss options for the Perry Village Cycle route with the private landowners affected, following which consultation will be undertaken with residents and the Parish Council in order to inform the Area Joint Committee of the villagers' views on the preferred course of action. It was reiterated that the scheme will depend on the sufficiency of the available budget and the programming of work within the wider network programmes. Having been advised that progress also is constrained by a requirement to use contractors approved by the County Council, the Panel has undertaken to question the Head of Environmental Management on the possibility of contractors being engaged directly by the District Council. Members were informed that they will be consulted on the review of cycling priorities, although it is likely that the lack of funding will result in the existing list remaining largely unchanged.

SCRUTINY OF HUNTINGDONSHIRE STRATEGIC PARTNERSHIP

The Overview and Scrutiny Panel (Economic Well-Being) Panel has been acquainted with the content of a draft protocol devised as guidance in order for the Council to fulfil its statutory duty to scrutinise the Strategic Partnership. The Panel has been reminded that the Council has allocated responsibility for scrutinising different aspects of the Strategic Partnership to the three Overview and Scrutiny Panels.

OVERVIEW AND SCRUTINY PANEL (ECONOMIC WELL-BEING) PROGRESS

Reports on both the effects of the night time economy on health services and the costs associated with Standards and the Council's management of capital projects are expected at the Panel's February and April meetings respectively.

DRAFT PROPOSED DEVELOPMENT MANAGEMENT DPD

The Development Management Panel has considered the detailed policies which comprise the Draft Proposed Development Management DPD. This now contains 5 sections relating to climate change, the environment, delivering housing, supporting prosperous communities and contributing to successful development.

Having noted that the DPD document would also be considered by the Cabinet and Council in February, Panel Members preferred to submit their comments on the draft to the Planning Service Manager (Policy) by email by 31st January. It was understood that the final submission DPD would go forward for examination thereafter. To assist Members, it was agreed to produce an index to indicate how policies contained within HIPPs 2007 had been replaced and in which documents they had been replicated.

ENFORCEMENT

The Development Management Panel has reviewed the activities of the Enforcement Team and progress achieved against those priorities identified for 2009. Priorities for 2010, which include reducing caseloads and introducing a process for monitoring the use of agricultural buildings, were endorsed together with the content of enforcement policy document.

In conveying their appreciation to the Team for their achievements in 2009, the Panel was concerned at the impact on the service and the burden placed on the remainder of a small team of 3

should any one officer be absent. The Panel recommended the Cabinet to review staffing levels in the Enforcement Team albeit in the light of advice from the Executive Councillor which suggested that the Head of Planning Services had been requested to monitor the situation.

On another enforcement matter, the Panel noted action taken to respond to a breach of conditions relating to the operation of a wood shavings line outside permitted hours at Sundown Straw Products, Station Road, Tilbrook.

This page is intentionally left blank