

A meeting of the **CABINET** will be held in the **CIVIC SUITE 0.1A THE CIVIC SUITE, ROOM CVO1A, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **THURSDAY, 8 DECEMBER 2011** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

APOLOGIES


**Contact
(01480)**

1. MINUTES (Pages 1 - 6)

To approve as a correct record the Minutes of the meeting held on 17th November 2011.

**Mrs H Taylor
388008**

2. MEMBERS' INTERESTS

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

3. DRAFT BUDGET 2012/13 AND MTP (Pages 7 - 54)

To consider a report by the Head of Financial Services.

**S Couper
388103**

4. UPDATE OF THE COUNCIL'S CORE STRATEGY - IT'S LOCAL PLAN (Pages 55 - 58)

To consider a report by the Head of Planning Services seeking approval to review the Council's Core Strategy.

**S Ingram
388400**

5. DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (Pages 59 - 160)

To receive a report by the Head of Planning Services on the consultation responses received on the Draft Developer Contributions Supplementary Planning Document.

**S Ingram
388400**

6. THE GREAT FEN MASTER PLAN PLANNING GUIDANCE (Pages 161 - 222)

To consider a report by the Head of Planning Services on the Great Fen Masterplan.

**S Ingram
388400**

7. RAF BRAMPTON URBAN DESIGN FRAMEWORK (Pages 223 - 242)

To consider a report by the Head of Planning Services on

P Bland

consultation responses received in respect of the draft Urban Design Framework for RAF Brampton.

388430

Dated this 5 day of December 2011



Head of Paid Service

Notes

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

Please contact Mrs H Taylor, Senior Democratic Services Officer, Tel No. 01480 388008/e-mail Helen.Taylor@huntingdonshire.gov.uk /e-mail: if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Cabinet.

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

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

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

If you would like a translation of
Agenda/Minutes/Reports or would like a

large text version or an audio version
please contact the Democratic Services Manager
and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the CABINET held in the Civic Suite 0.1A, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Thursday, 17 November 2011.

PRESENT: Councillor J D Ablewhite – Chairman.

Councillors B S Chapman, J A Gray,
N J Guyatt, T D Sanderson and D M Tysoe.

56. MINUTES

The Minutes of the meeting of the Cabinet held on 20th October 2011 were approved as a correct record and signed by the Chairman.

57. MEMBERS' INTERESTS

Councillor B S Chapman reminded the Cabinet that he had declared a personal interest in Minute No 52 of the Minutes by virtue of his role as advisor to the Huntingdonshire Citizens' Advice Bureaux.

Councillors J D Ablewhite, B S Chapman and T D Sanderson declared personal interests in Minute No 64 by virtue of their membership of St Ives, St Neots and Huntingdon Town Councils respectively.

58. TREASURY MANAGEMENT REVIEW OF PERFORMANCE

A report by the Head of Financial Services was submitted (a copy of which is appended in the Minute Book) which reviewed the respective levels of performance achieved during April to September 2011 by external fund managers in the matter of the investment of the Council's capital receipts.

Members' attention was drawn to the indicators which are currently used by the Council to measure certain treasury management risks. Executive Councillors were advised of a proposal to combine the indicators for "Cash flow borrowing" and "Borrowing to fund capital schemes" which would overcome the difficulty of differentiating cash flow borrowing when it is in the Council's interest to use its own funds or to borrow short to cover capital expenditure.

Having received the views of the Overview and Scrutiny Panel (Economic Well-Being) on the matter and in noting that the Executive Leader had joined the Deputy Executive Leader, Executive Councillor for Resources and the Chairman of the Overview and Scrutiny Panel (Economic Well-Being) on the Consultation on Treasury Matters Group, the Cabinet

RESOLVED

that Council be recommended to note the contents of the report and approve the revised table and targets for borrowing

set out in paragraph 7.3.

59. EMERGENCY PLANNING - MEMORANDUM OF UNDERSTANDING

Consideration was given to a report by the Head of Operations (a copy of which is appended in the Minute Book) to which was appended a copy of the Memorandum of Understanding for Emergency Management.

Members were acquainted with the background to the memorandum which had been developed by Cambridgeshire County Council and Cambridgeshire's District Councils to deliver emergency planning in accordance with the relevant legislation and to ensure the provision of mutual aid in the event of an incident.

Having considered the issues involved in responding to an emergency, the scope for mutual aid and the financial cost associated with the provision of such aid, the Cabinet

RESOLVED

- (a) that the contents of the report be noted; and
- (b) that the Managing Director (Communities, Partnerships and Projects) be authorised to sign the Memorandum of Understanding for Emergency Management.

60. ANNUAL EQUALITY PROGRESS REPORT

By way of a report by the Senior Policy Officer (a copy of which is appended in the Minute Book) the Cabinet were updated on the progress made to date on delivery of actions and targets set out in the Council's Single Equality Scheme Action Plan.

Having considered the information contained in the report, the findings from Equality Impact Assessments conducted in 2010/2011, the role of Members in a required external assessment (Diversity Peer Challenge) of the Plan and the views of the Overview and Scrutiny Panel (Social Well-Being) on the matter, the Cabinet

RESOLVED

- (a) that the progress made with the Single Equality Scheme Action Plan be noted;
- (b) that the findings from the Equality Impact Assessment conducted in 2010/2011 and summarised in the Appendices to the report be noted; and
- (c) that the undertaking of an external review (Diversity Peer Challenge) on 28th and 29th February 2012 be noted.

61. CARBON MANAGEMENT PLAN UPDATE

A report by the Head of Environment Management was submitted (a

copy of which is appended in the Minute Book) reviewing progress towards the implementation of the targets set out in the Council's Carbon Management Plan. The report which included data and narrative on energy efficiency and renewable measures being introduced during the current financial year had been considered also by the Overview and Scrutiny Panel (Environmental Well-Being) whose comments were relayed to the Cabinet.

Executive Councillors were advised that the Council was half way towards achieving its target of reducing CO² emissions by 30% over a five year period. In discussing the scope to reduce energy use further during the remaining three years of the Plan, attention was drawn to the project to install Photovoltaic (PV) solar panels at the Council's main sites. Having noted that as a result of changes to the Government's feed in tariff the extent of the proposed scheme had been significantly reduced, Members concurred with the Overview and Scrutiny Panel that further analysis as to the viability of the project should be undertaken. At the same time, Executive Councillors questioned the life expectancy of the solar panels and the cost associated with maintaining them.

Having questioned the deadline for registering a PV scheme for the Government's subsidies, the Cabinet

RESOLVED

- (a) that the progress made towards the implementation of the Council's Carbon Management Plan and the positive impact this has had on energy use and bills at the Council's main sites be noted;
- (b) that the undertaking of cross functional energy reviews as a way of maximising cost savings and the continued use of the Salix ring-fenced funding and Environment Strategy Capital Funding to implement further energy saving projects be supported; and
- (c) that the Managing Directors (Resources) and (Communities, Partnerships and Projects) be authorised, after consultation with Executive Councillors' to approve the installation of Solar PV Panels on the Council's main sites and if necessary a further report be submitted to the next meeting of the Cabinet.

62. HUNTINGDONSHIRE COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE

Further to Minute No. 11/18, the Cabinet considered a report by the Head of Planning Services (a copy of which is appended in the Minute Book) outlining the responses received to the consultation on the Huntingdonshire Community Infrastructure Levy (CIL) – Preliminary Draft Levy Charging Schedule and suggested amendments to the Schedule as a consequence thereof.

Members were reminded that the new scheme would put the Council in a more powerful position with regard to influencing where money

from the CIL is spent. However, it would bring with it additional responsibilities including the establishment of an appropriate policy outlining the charges to be imposed, the process to be employed and monitoring and accountability mechanisms to ensure sound governance arrangements.

The responses had been discussed by the Overview and Scrutiny Panel (Environmental Well-Being) arising from which the Panel were reassured that the Charging Schedule would be subject to an examination in public to ascertain whether it is sound, prior to its adoption in Spring 2012.

Having been advised that the final document would require to be reformatted in accordance with advice received from the Department of Communities and Local Government, the Cabinet

RESOLVED

- (a) that the Huntingdonshire Community Infrastructure Levy - Draft Charging Schedule be approved for a four week statutory consultation period in November/December 2011;
- (b) that prior to the statutory consultation, the Head of Planning Services be authorised, after consultation with the Executive Councillor for Planning and Housing, to make any necessary amendments to the Huntingdonshire Community Infrastructure Levy – Draft Charging Schedule following advice received from the Department of Communities and Local Government; and
- (c) that the Head of Planning Services be authorised, after consultation with the Executive Councillor for Planning and Housing, to make any minor amendments following the statutory consultation to prepare the document for submission for Examination.

63. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

that the press and public be excluded from the meeting because the business to be transacted contains exempt information relating to the financial and business affairs of any particular person (including the authority that holds that information) and to terms proposed in the course of negotiations for the acquisition or disposal of property.

64. FUNDING FOR CCTV

Consideration was given to a report by the Head of Operations (a copy of which is appended in the Annex to the Minute Book) outlining a range of options for the future operation of the CCTV service. The report had been considered by the Overview and Scrutiny Panels (Social Well-Being) and (Economic Well-Being) whose comments were relayed to the Cabinet.

In considering the options available, Executive Councillors were advised that Officers have met with local Town Councils to discuss the potential for joint working and funding and have written to the Police Authority, Environment Agency, Luminus and Parish Councils to ask for financial contributions. Although some Town Councils were reluctant to formalise any contribution until it has been determined which cameras they would have responsibility for, agreement in principle to support the CCTV service had been received from some of the Town Councils and a draft Service Level Agreement prepared. In that respect, Executive Councillors recognised the benefits of joint working and the co-location of CCTV to preserve the service.

In noting the significant costs associated with “moth balling” the CCTV system, issues surrounding out-sourcing and reducing CCTV staffing numbers and having requested that the matter be kept under review in the event that more resources become available, the Cabinet

RESOLVED

- (a) that the estimate of potential income and savings for the CCTV service for 2012/13 and beyond be noted;
- (b) that funding for CCTV for 2012/13 as outlined in the report now submitted be approved in principle subject to later consideration of the Council’s budget; and
- (c) that the proposed draft Service Level Agreement with Town Councils, appended to the report now submitted, be approved.

65. LAND AT THE WHADDONS/ THONGSLEY, HUNTINGDON

The Cabinet considered a joint report by the Head of Housing Services and Corporate Services Manager (a copy of which is appended in the Annex to the Minute Book) seeking approval for the proposed disposal of Council-owned land at the Whaddons/Thongsley.

RESOLVED

that the disposal of land at the Whaddons/Thongsley, Huntingdon to the Luminus Group be approved on the terms set out in the report now submitted, subject to the Executive Councillor for Resources being satisfied that the Councils legal costs for the sale are being met.

Chairman

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DRAFT BUDGET 2012/13 AND MTP (Report by the Head of Financial Services)

1 PURPOSE

- 1.1 This report updates the approved budget and MTP for all of the currently known changes and proposals so that Members can approve a draft 2012/13 budget and MTP. Inevitably there are still uncertainties but approval of the draft allows detailed disaggregation of costs to manager and service level, ready for the final report in February.

2 BACKGROUND

- 2.1 This report is the second stage of the process leading up to the formal approval of the 2012/13 budget and Medium Term Plan (MTP) next February.
- 2.2 The September Forecast report set the scene by considering the impact of last year's actual spending and other variations on the approved MTP. It highlighted the nature and degree of a range of uncertainties and concluded by providing a range of savings that might still need to be found.
- 2.3 This report now includes all the variations proposed to the existing MTP schemes, latest assumptions on inflation and interest rates, forecasts of what will be achieved from the identified savings proposals and highlights the continuing areas of uncertainty.

3 SUMMARY

Key Points

Strong action and a positive strategy towards growth have resulted in:

- **Higher than anticipated revenue reserves due to underspending last year and forecast for this year.**
- **Savings and efficiency improvements being higher than targeted.**
- **New Homes Bonus being significantly higher than previously forecast.**
- **The gap in our 2012/13 budget being closed with no increase in the use of reserves.**
- **Increase in minimum level of general reserves from £3M to £4M.**

Current Savings Targets

- The target for Reorganisation savings should be exceeded in 2012/13 and it is expected that future years' targets will be met.
- The Pay and Allowances target would be exceeded by the current consultation proposals.
- Leisure continues to deliver its efficiency targets.
- This report is based on CCTV being operated on a part-time basis rather than being mothballed.
- Discussion continues on the level of savings that can be achieved from Voluntary Sector Grants. The risk assumptions are based on some funding still being made available.

Further Savings Required

Last year's approved plan estimated that a further £0.8m of savings would be required in 2012/3. This draft budget shows that, due to the savings and additional income already identified, no further savings are required for 2012/3 in order to meet the plan. This is based on taking no extra funds from reserves and after providing extra funding in a limited number of areas that members have indicated as priorities.

However there is more uncertainty in later years and the Council will still need to make further savings. For example, in 2014/15 a range of £0.8M to £2.6M is forecast but this is significantly lower than the £1.2M to £4.1M range included in the September Forecast report.

Issues for Members:

The Draft Budget assumes Council Tax rises of 2.5% per year. Members will need to consider the implications of the latest Council Tax freeze grant proposal and whether 2.5% is still appropriate. Decisions will need to be made in February.

Uncertainty is likely to prevail for some years and so it continues to be important that Members resolve any outstanding uncertainties on existing proposals and agree a process for identifying further savings which can be "called off" as information emerges that confirms the need.

4 2010/11 OUTTURN

- 4.1 The Council was successful in keeping spending £1M below forecast last year, due mainly to one-off savings partially offset by lower planning fees. £1.6M was used from the Special Reserve to fund redundancies leaving a balance of £0.3M. £1.9M was taken from general reserves to fund the spending deficit leaving Revenue Reserves (including the £0.6M delayed spending reserve) of £14.2M at 1st April 2011.

5. SPENDING VARIATIONS

5.1 The following table summarises the spending variations that have been included:

SPENDING VARIATIONS	REVENUE						NET CAPITAL					
	F'Cast	Budget	MTP				F'Cast	Budget	MTP			
	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
	2012	2013	2014	2015	2016	2017	2012	2013	2014	2015	2016	2017
	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M
VARIATIONS												
Rephasing	-0.1	-0.1	0.1				-4.4	2.7	2.6	0.1	1.1	-0.7
Savings	-0.2	-0.4	-0.7	-0.9	-0.6	-0.7	-2.5	4.1	0.1	-0.2	-0.2	0.4
Extra Cost	0.3	0.5	0.7	0.7	0.7	0.7	1.6	2.0	-1.8	0.4	0.1	2.6
Capital/Revenue							0.1					
Technical	-1.3	-0.5	-0.1	-0.1	0.1	0.1	-1.1	0.1	0.1	0.1		-3.7
Low Risk Assumption		0.1	0.8	0.9	1.1	1.4						
Total Variations	-1.2	-0.4	0.8	0.6	1.3	1.4	-6.4	8.9	1.1	0.4	1.0	-1.4

5.2 Annex A1 shows a more detailed summary, Annex A2 gives the individual items in each category and is followed by cross referenced brief notes for each significant item.

5.3 There is limited opportunity for reducing extra cost items as the majority are unavoidable, required to maintain or replace assets or reflect forecasts to cover potential (contingent) costs that are likely to flow from Government proposals to change the way certain services are delivered.

5.4 One of the variations relates to the Huntingdon multi-storey car park for which the agreements need to be signed in December. Annex A3 therefore details the change and seeks formal approval.

6. FUNDING

6.1 The table below shows the funding now included in the approved MTP and the succeeding paragraphs provide details of the changes:

FUNDING	2012/13 £000	2013/14 £000	2014/15 £000	2015/16 £000	2016/17 £000
Funding in Approved MTP	-18,626	-19,394	-19,717	-20,649	-21,793
New Homes Bonus	-1,876	-2,837	-3,685	-4,826	-6,076
Formula Grant (RSG)	-9,288	-9,235	-8,630	-8,846	-9,067
Council Tax Freeze Grant 2011/12	-184	-184	-184	0	0
Council Tax					
Proceeds	-7,627	-7,878	-8,137	-8,404	-8,679
Level	£127.27	£130.46	£133.72	£137.06	£140.49
TOTAL FUNDING	-18,975	-20,135	-20,636	-22,076	-23,822
Increase	-349	-741	-919	-1,427	-2,029

6.2 New Homes Bonus

NEW HOMES BONUS	2012/13 £000	2013/14 £000	2014/15 £000	2015/16 £000	2016/17 £000
Approved MTP	-1,527	-2,129	-2,745	-3,377	-4,025
Draft Budget	-1,876	-2,837	-3,685	-4,826	-6,076
VARIATION (- = better)	-349	-708	-940	-1,449	-2,051

A clear indication of the New Homes Bonus for 2012/13 is now available and £1,876k should be received. Succeeding years are based on the planning profile but there are two risks to these sums being achieved. Firstly that growth is slower than forecast and secondly that the Government will have to reduce Formula Grant to fully fund the New Homes Bonus. The total cost of New Homes Bonus is forecast to be in the region of £1,500M but only £185M new money has been provided and so the remainder will have to be top-sliced from Formula Grant or Localised Business Rates. The impacts of these risks on this Council are not accurately calculable and so are dealt with in the Risks and Uncertainties section.

Members have expressed interest in the use of the Bonus. It is not ring-fenced for specific communities but there is ample evidence within this report that it will be used to enable the protection of services and for investment in key growth areas.

6.3 Formula Grant

FORMULA GRANT	2012/13 £000	2013/14 £000	2014/15 £000	2015/16 £000	2016/17 £000
Approved MTP	-9,288	-9,203	-8,651	-8,867	-9,089
Draft Budget	-9,288	-9,235	-8,630	-8,846	-9,067
VARIATION (- = better)		-32	+21	+21	+22

The Formula Grant assumptions have been based on illustrations produced by the LGA. However there is still an element of risk which is compounded by the Government proposal to move to Localisation of Business Rates in 2013/14 to replace Formula Grant.

This will have a major impact on all Councils but until definite proposals are confirmed post-consultation it is impossible to make a reliable assessment. Some possible assumptions are included in the Risks and Uncertainties section.

6.4 Council Tax Freeze Grant

There is no change to the 4 year Reward Grant for not increasing Council Tax Last year. However the Government have now decided to offer a one year reward grant equivalent to a 2.5%

increase to any authority that does not raise its tax level in 2012/13.

- 6.5 Such temporary reward grants for not raising the Council Tax are implicitly service cuts **unless the Government provides head room to allow higher Tax increases in future**. The table below shows the extra cuts required as a result of the rewards if this headroom is not provided. Annex B provides greater detail.

COUNCIL TAX FREEZE REWARD GRANT	2011/	2012/	2013/	2014/	2015/
	2012	2013	2014	2015	2016
February 2011 MTP with first reward <i>Extra Savings required</i>	0	-7	-13	-19	-210
February 2012 MTP IF second reward taken <i>Extra Savings required</i>	0	-7	-205	-218	-415

6.6 Council Tax

The Council currently raises £7.4m through Council Tax by charging the average band D tax payer £124.17. It is the 20th lowest of the 201 District Councils which have an average of £168 and a maximum of £310.

- 6.7 The current MTP and this report are based on keeping the annual Council Tax increase down to 2.5% per year.
- 6.8 Any consideration of higher increases will need to take account of the current legislation for limiting increases. There are suggestions that the new regulations, requiring a positive referendum result before tax increases in excess of a pre-determined level can be made, could be delayed until 2013/14. If this were to be the case then capping, at a level that might be determined retrospectively, could continue for 2012/13.
- 6.9 A number of different scenarios could be considered and all would lead to a reduction in the savings still to be identified. Some examples are given below:

Reduction in unidentified savings required if Council Tax increase is raised from 2.5% per year to:	2013/14 £M	2014/15 £M	2015/16 £M	2016/17 £M
Tax rise %	2.5%	2.5%	5.0%	2.5%
Reduction in savings required £M			0.2	0.2
<i>This compensates for the fall out of the 2011/12 Council Tax freeze reward grants</i>				
Tax rise %	3.5%	3.5%	5.0%	3.5%
Reduction in savings required £M	0.1	0.2	0.4	0.5
Tax rise %	4.5%	4.5%	5.0%	4.5%
Reduction in savings required £M	0.2	0.3	0.5	0.7

6.10 A decision does not need to finally be made on the Council Tax level until February when further information should be available on the limitation regime that will be applicable (capping or referendum) and the general reaction of Authorities to the new single year freeze grant.

6.11 Reserves

£359k remained in the Special Reserve at 1 April and it is estimated that around £190k will be required for currently expected redundancy and savings related consultancy costs leaving £169k for any further up-front costs required to achieve further savings.

6.12 Given the major levels of uncertainty that exist for local authorities it is currently considered prudent to increase the minimum level of general reserves to £4M. This will be reviewed as and when significant uncertainties are resolved.

7. ASSUMPTIONS

7.1 Annex C Provides information on some key assumptions.

8 RISKS AND UNKNOWNNS

8.1 The most fundamental issue continues to be the economic impact of the various international financial issues. There are many conflicting views on the scale of the problems ahead for the UK, the eurozone or the USA. There may be further financial impacts on the UK and, if so, there could be impacts on the Council due to:

- Lower income from planning fees, building control fees and leisure charges.
- Lower New Homes Bonus
- More applicants for housing and council tax benefit
- Higher homelessness
- Reductions in Government Grant

8.3 The final detail of the Government’s proposals resulting from the Hutton review of public sector pensions is still awaited. There are clear indications that changes will emerge that will reduce the cost from options such as introducing increases to employee contribution rates, basing pensions on career averages and altering the age at which pensions become payable. Some benefit has implicitly already been taken in the Actuary’s approach last year but it is not yet possible to gauge what further financial impact there might be and in what time-scale.

8.4 Other issues include:

- Delivery of the items contained in the savings list (Annex A2)
- Levels of pay awards, inflation and interest rates
- Ability to maintain income levels
- Grant changes for 2013/14 onwards
- Impact of growth in Business Rates
- Impact of slower home building on New Homes Bonus
- Loss of Formula Grant (or Localised Business Rates) to fund New Homes Bonus
- Costs of demographic growth
- Change in Pension Fund contributions
- Impact of changes to the benefits systems as outlined in the Forecast report
- High priority service developments not already in the MTP and any unavoidable spending requirements not referred to in this report emerging e.g. planning appeals
- The potential for costs relating to “orphan” contaminated land sites
- Repayment of past land charge fees
- Low demand for office property in Huntingdon – Sale of Castle Hill House and rental of spare capacity in Pathfinder House

8.5 Annex E attempts to quantify a lower and higher end assumption of the costs of these items. The table below highlights the results:

	Budget	MTP			
	12/13 £M	13/14 £M	14/15 £M	15/16 £M	16/17 £M
Proposed Range					
• Lower End	0.1	0.8	0.9	1.1	1.3
• Higher End	0.3	2.3	2.7	3.4	4.1

9. UNIDENTIFIED SAVINGS REQUIREMENT

9.1 Based on the items referred to in previous paragraphs including Council Tax rises of 2.5% and the Lower End risk assumptions the table below shows the forecast net spending and the unidentified savings that are required.

SHORTFALL	Budget	MTP			
	12/13 £M	13/14 £M	14/15 £M	15/16 £M	16/17 £M
Net Spending	21.7	22.7	23.6	24.2	25.2
Funded by:					
Government Grants	-11.3	-12.3	-12.5	-13.7	-15.1
Council Tax	-7.6	-7.9	-8.1	-8.4	-8.7
Reserves	-2.7	-2.1	-2.2	-0.8	-0.0
Unidentified Savings	-0.0	-0.5	-0.8	-1.3	-1.4

Savings for Higher End assumption	-0.2	-2.0	-2.6	-3.6	-4.2
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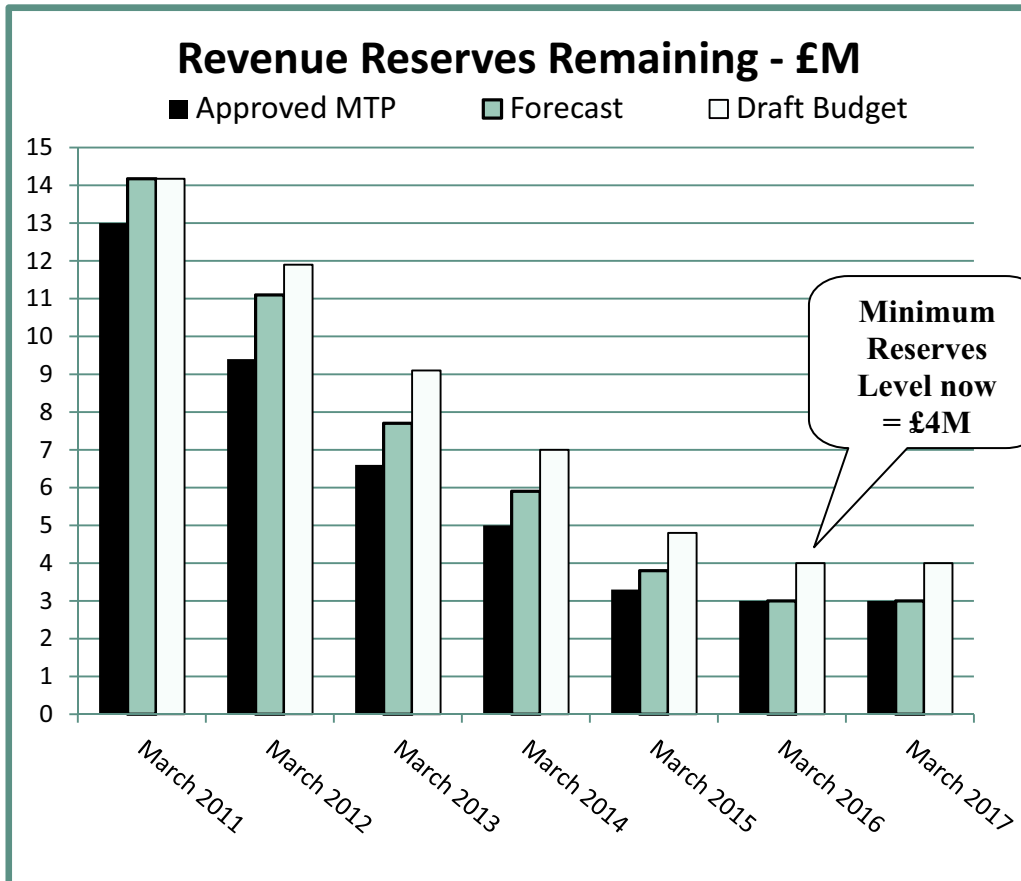
Further detail and additional years are shown in Annex D.

9.2 The following table shows how this has reduced when compared with the approved MTP and the Forecast report considered in September.

UNIDENTIFIED SAVINGS	Budget	MTP			
	12/13 £M	13/14 £M	14/15 £M	15/16 £M	16/17 £M
Approved plan (February 2011)	0.8	1.0	1.5	2.0	2.0
Forecast Report					
Lower End	0.5	1.2	1.2	1.2	1.1
Higher End	1.3	3.6	4.1	5.5	6.0
Draft Budget including risk assumptions					
Lower Risk		0.5	0.8	1.3	1.4
Higher Risk	0.2	2.0	2.6	3.6	4.2

9.3 Annex F shows the resulting controllable budgets by Manager which is the basis on which budgets are controlled on a day to day basis. It should be noted that there are a number of items that cannot be allocated to relevant services at this stage (e.g. the 2012/13 inflation provision) but this will be carried out in time for the February report which can then also provide a service based budget summary.

9.4 The Council's revenue reserves, in accordance with past practice, have been used to produce the smooth savings profile shown in the above table before they reach the new minimum recommended level of £4M. The chart below shows the total remaining each year:



10. TIMETABLE FOR BUDGET APPROVAL

10.1 The key dates in the process are shown below:

December	Draft Budget and MTP
1	Overview & Scrutiny
8	Cabinet
14	Council
February	Final Budget, MTP and Council Tax Level for 2012/13
2	Overview & Scrutiny
16	Cabinet
22	Council

11. CONCLUSIONS

- 11.1 Savings and efficiencies, together with the New Homes Bonus, allow next year's budget to be balanced, after the previously planned use of reserves, with only minor savings needing to be found.
- 11.2 Given the significance of New Homes Bonus it is critical that it is regularly reviewed.
- 11.3 Many uncertainties remain and it may be some years before they are significantly reduced.
- 11.4 It is important that the Council focuses on the items that it can influence and the most significant aspects are:
- Agreement or otherwise of any optional variations in Annex A2.
 - Clarification of any uncertain outstanding savings items as soon as possible.
 - Considering appropriate levels of Council Tax increase (taking account of the Government's latest freeze offer and the limitation mechanism) ready for debate in February.
 - Identification of a list of further acceptable savings that can be ready to introduce at short notice depending on the resolution of some of the unknown items.

12. RECOMMENDATIONS

Cabinet is requested to:

Note the contents of this report

Consider any comments from Overview & Scrutiny (Economic Well-being)

Make appropriate comments and recommendations to Council on this year's budget.

Approve a supplementary capital budget of £300k as explained in Annex A3.

ACCESS TO INFORMATION ACT 1985

Source Documents:

Working papers in Financial Services

Financial Forecast (September 2011), 2010/11 Outturn, 2011/12 Revenue Budget and the 2012/16 MTP

Project Appraisals

<http://www.huntingdonshire.gov.uk/Councils%20and%20Democracy/Council/Council%20Finance/Pages/2011MTPReview.aspx>

Contact Officer: Steve Couper, Head of Financial Services ☎ 01480 388103

ANNEXS

- A1 and A2** Spending Variations Summary and Detail
- A3** Huntingdon Multi-storey Car Park
- B** Impact of Council Tax Freeze Grants
- C** Assumptions
- D** Summary Forecast (including Lower End Risks)
- E** Risks and Unknowns
- F** Controllable Budgets by Manager

SPENDING VARIATIONS	REVENUE						NET CAPITAL					
	F'Cast	Budget	MTP			F'Cast	Budget	MTP				
	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M
Approved Net Budget/MTP												
Net Spending	22.6	21.3	21.0	21.5	20.9	21.8	11.9	3.3	3.0	2.4	2.8	4.1
Add back savings**		0.8	1.0	1.5	2.0	2.0						
Gross Spending	22.6	22.1	22.0	23.0	22.9	23.8						
VARIATIONS												
Rephasing	-0.1	-0.1	0.1				-4.4	2.7	2.6	0.1	1.1	-0.7
Savings												
Variations	0.1	0.0	-0.2	-0.1	0.1	0.0						
Other	-0.4	-0.4	-0.6	-0.7	-0.7	-0.7	-2.5	4.1	0.1	-0.2	-0.2	0.4
Extra Cost												
Unavoidable	0.1	0.1	0.2	0.2	0.2	0.2	0.7	0.7	-0.5	0.3	0.2	1.0
Assets							0.2		0.1	0.1	-0.1	1.4
Contingent		0.3	0.5	0.5	0.5	0.5						
Highly Desirable	0.2	0.1	0.1	0.1			0.6	1.3	-1.4			0.1
Other							0.1					0.1
Capital/Revenue							0.1					
Technical	-1.3	-0.5	-0.1	-0.1	0.1	0.1	-1.1	0.1	0.1	0.1		-3.7
Low Risk Assumption		0.1	0.8	0.9	1.1	1.4						
Total Variations	-1.2	-0.4	0.8	0.6	1.3	1.4	-6.5	8.9	1.1	0.4	1.0	-1.5
Draft Budget/MTP												
Gross Spending	21.4	21.7	22.7	23.6	24.2	25.2						
Less Savings			0.5	0.8	1.3	1.4						
Net Spending	21.4	21.7	22.2	22.8	22.9	23.8	5.5	12.2	4.1	2.9	3.7	2.7

PROPOSED VARIATIONS (Notes cross refer to schedule at the end of the Annex)

ANNEX A2

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS						
		BUDGET		MTP		MTP		BUDGET		MTP		BUDGET		MTP		BUDGET		MTP		
		F'CAST 2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	F'CAST 2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	F'CAST 2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	2017 £000
REPHASING																				
	Drainage & Sewers																			
978	Alconbury Householder Flood Mitigation																			
	Planning Policy and Conservation																			
903	Local Development Framework examinations	-98				120	40													
	Economic Development																			
224	Town Centre Developments																			
358	Ramsey Rural Renewal																			
509	Industrial Estate Repairs																			
850	Huntingdon West Development (Housing Growth Fund)																			
	Leisure Centres																			
896	St Ivo LC - Football Improvements	16																		
861	Future maintenance																			
22	CCTV Improvements																			
956	Replacement Fitness Equipment																			
	Community Safety																			
865	CCTV - Camera replacements																			
	Private Housing Support																			
932	Decent Homes - Thermal Efficiency and Category 1 H&S																			
869	Social Housing Grant																			
	Transportation Strategy																			
871	Safe Cycle Routes																			
351	St Neots Pedestrian Bridges																			
363	Ramsey Transport Strategy																			
977	Perry Cycle Scheme																			
	Public Transport																			
818	Railway Stations - Improvements																			
625	Huntingdon Bus Station																			
	Car Parks																			
166	St Neots - Cambridge Road Car Park																			

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP	
		2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
	Environmental Strategy																		
879	Environment Strategy Funding																		
	Democratic Representation																		
825	Members Allowances Review			4	-4														
	Offices																		
890	Headquarters																		
	IT related																		
892	Government Connect																		
495	Corporate EDM																		
900	Working Smarter																		
	Other																		
894	Replacement Equipment Document Centre																		
	TOTAL	-82	-62	123	47	-1	3	-4,438	2,740	2,633	86	1,126	-667	332	2,661	-279	-148	-1,100	1,174
	SAVINGS																		
	VARIATIONS TO PREVIOUSLY IDENTIFIED SAVINGS																		
#	Refuse and Recycling																		
#	Increased charges for bulky waste NOTE (1)	20	20	20	20	20	20												
#	Reduce refuse collection by one round (2)		18																
#	Parks and Open Spaces																		
#	Transfer Countryside to a trust (3)			100	100	100	100												
#	Leisure Centres																		
#	Transfer Leisure Centres to a Trust (4)																		
#	Community Safety																		
#	Mothball CCTV (5)		200	200	200	200	200												
#	Customer Services (6)																		
#	Customer Services - Staff savings	16	-23	-31	-31	-31	-31												
#	Reduce call centre hours	-21	-24	-24	-24	-24	-24												
#	Yaxley Customer Service Centre Savings	20	14	34	34	34	34												
#	Close St Ives Customer Service Centre	5	-2	6	6	6	6												
#	Ramsey Customer Service Centre Savings	13	20	20	15	15	15												
#	St Neots Customer Service Centre Savings	-25	-25	-25	-25	-25	-25												

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP	
		2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
	Other	5	3	3	3	3	3	5	-15										
975	Procurement Support to ECDC																		
#	Reorganisation - Senior managers (7)		-166																
#	Pay & allowances Review (8)	111	-24	-405	-488	-646	-738												
#	Small scale environmental improvements staff saving (9)		25	50	50	50	50												
	OTHER																		
	Refuse and Recycling																		
969	Recycling Gate Fees (10)	-228	-175	-124	-118	-111	-105												
971	Reduction in glass sales		-6	-6	-6	-6	-6												
	Public Conveniences																		
1003	South Street, St Neots							5	-15										15
	Planning Policy and Conservation																		
904	Community Infrastructure Levy – Preparations (11)	35	30	-25	-100	-125	-150												
	Community Initiatives																		
992	Ramsey Library Development							40											
	Leisure Centres																		
857	St Neots LC Development (12)	-146	-109	-75	-75	-135	-135	-60											-66
923	St Ivo LC Redevelopment (13)		221	-35	-134	-141	-124	-2,300	3,080										
	Additional efficiency savings (14)		-200																
1000	Ramsey Development (15)	20		-10	-10	-10	-10	-560	560										
	Housing Services																		
702	Mobile Home Park, Eynesbury (16)	3	3	3	3	3	3	-73											73
	Housing Benefits																		
813	Reduction in Benefits Admin Grant		-6	-6	-6	-6	-6												
	Highways Services																		
990	Street naming	-5	-5	-5	-5	-5	-5												
	Environmental Strategy																		
987	PV Panels - Other locations (17)	-2	-44	-62	-62	-62	-62	174	249	187									
988	PV Panels - Eastfield House (17)		-20	-20	-19	-19	-19	111											
	Democratic Representation																		
	Reduced number of cabinet posts	-25	-27	-27	-27	-27	-27												

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP	
		2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
	Twinning	-4	-4	-4	-4	-4	-4												
	IT related																		
893	VoIP Telephony for Leisure Centres							30											
959	Network and ICT Services (18)		-109	-108	-108	-38	-38												
976	ICT Replacements and Virtualisation (19)							140	130	-135	-135	-130	277						
	Customer Services (6)																		
981	Call Centre CRM Replacement		10	-41	-41	-41	-41	20	136										
983	Automated Telephone Payments		-7	-14	-14	-14	-14												
	Other																		
895	Multi-functional Devices							-35	-41	59	-45	-41	80						
	TOTAL	-208	-437	-761	-916	-689	-783	-2,508	4,099	111	-180	-237	357	73	15	0	0	0	0
	NET NIL (TRANSFERS ETC.) [Mainly transfer of funding between projects]																		
	Planning Policy and Conservation																		
#	Planning efficiencies		-95	-95	-95	-95	-95												
	Community Initiatives																		
952	Loves Farm Community Centre							-8											
	Leisure Centres																		
861	Future maintenance							-200											
956	Replacement Fitness Equipment	20	20	30	30	30	30	-360											
1000	Ramsey Development	-20	-20	-30	-30	-30	-30	360											
1000	Ramsey Development							200											
	Private Housing Support																		
932	Decent Homes - Thermal Efficiency and Category 1 H&S								64										
974	Decent Homes - Thermal Efficiency Improvements								-64										

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP	
		2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
	Housing Benefits																		
626	Wireless Working (Benefits and Revenues)																		
	Transportation Strategy																		
#	Transport efficiencies – to planning efficiencies		95	95	95	95	95												
	Environmental Improvements																		
920	East of Sapley - Preliminary Costs																		
	Environmental Strategy																		15
879	Environment Strategy Funding																		
988	PV Panels - Eastfield House																		
	IT related																		
495	Corporate EDM																		
891	Business Systems																		
891	Business Systems																		
	Customer Services																		
#	Reduce call centre system costs		10	30	30	30	30												
981	Call Centre CRM Replacement		-10	-30	-30	-30	-30												
983	Automated Telephone Payments																		
983	Automated Telephone Payments																		
	TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0	0
	EXTRA COST																		
	UNAVOIDABLE																		
	Drainage & Sewers																		
985	Internal Drainage Board Levies (20)	10	10	10	10	10	10												
	Planning Policy and Conservation																		
999	Woolley Hill Wind Farm, Appeal Costs (21)	60																	
	Economic Development																		
657	Creative Industries Centre, St Neots (22)			30	6	3	3												
	Housing Services																		
947	Loss of Mortgage Interest (23)	32	42	41	40	40	39											549	
	Private Housing Support																		
866	Disabled Facilities Grants (24)																		
866	Disabled Facilities Grants (25)																		
	TOTAL	1,229	793	324	324	174	956												400

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP	
		2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000
	Car Parks																		
480	Implementation of car park strategy (26)			14	28	52	42												
1004	St Neots and Hinchbrooke Car Park income (27)	20	20	20	20	20	20												
	Environmental Improvements																		
703	Heart of Oxmoor (28)							-1,197											
	Environmental Strategy																		
918	Building Efficiency Improvements (Salix Grant) (29)	17						19		17	9	72	37						
918	Building Effic. Imps (Potential LC prportion) (29)	-5		24	31	38	44												
	Democratic Representation																		
885	District Elections - No elections every 4th year			7															
826	Electoral Administration Act	-8	8	2	2	2	-6												
	Offices																		
890	Headquarters (30)							1,060		-830									
	Other																		
982	Reduction in NNDR administration grant	17	17	17	17	17	17												
	MAINTENANCE/REPLACEMENT OF ASSETS																		
	Refuse and Recycling																		
948	Provision for Bin Replacements (31)							19				75							
	Parks and Open Spaces																		
854	Play Equipment & Safety Surface Renewal (31)							20			20								
	Leisure Centres																		
861	Future maintenance (31)											535							
	Operations Division																		
886	Vehicle fleet replacements. (31)							191	-15	125	-117	592							
	Offices																		
986	Major repairs and replacements (32)									50									
	IT related																		
891	Business Systems (33)							-26	-10	5	-5								
891	Business Systems (31)											195							

Bid No.	Scheme	REVENUE												NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS																															
		F'CAST			BUDGET			MTP			F'CAST			BUDGET			MTP			F'CAST			BUDGET			MTP																									
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040																				
CONTINGENT ITEMS																																																			
1005	Leisure Centres																																																		
	One Leisure - Reduced price increases (34)																																																		
996	Housing Benefits																																																		
	Loss of Fraud Team Funding (35)																																																		
991	Operations Division																																																		
	Agency Worker Regulations (36)																																																		
	Other																																																		
994	Localisation of Council Tax Benefit (Reductions) (37)																																																		
995	Localisation of Council Tax Benefit (Admin Subsidy) (38)																																																		
HIGHLY DESIRABLE																																																			
997	Planning Policy and Conservation																																																		
	RAF Alconbury Development (39)																																																		
998	Economic Development																																																		
	St Neots Development (40)																																																		
867	Private Housing Support																																																		
	Repairs Assistance (41)																																																		
	Homelessness																																																		
993	Maintain Service Level (Advice and Homelessness) (42)																																																		
923	Car Parks																																																		
	Extra Car Parking, Huntingdon Town Centre (43)																																																		
	Environmental Strategy																																																		
880	Sustainable Homes Retrofit (44)																																																		
989	St Neots District Heating Scheme (45)																																																		
	Other																																																		
1002	Business Continuity Review (46)																																																		
1001	Cover for Staff Side Representatives (47)																																																		
OTHER																																																			
979	Refuse and Recycling																																																		
	Wheeled Bins for New Properties (48)																																																		
TOTAL		323	478	705	694	727	684	684		1,558	1,978	-1,751	431	61	2,610		80	485	-415	40	40																														

Bid No.	Scheme	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS					
		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP		F'CAST		BUDGET		MTP	
		2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016
£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
CAPITAL/REVENUE ADJUSTMENTS																			
	Community Facilities																		
863	Community Facilities Grants	13																	
	Housing Benefits																		
984	E Forms												52						
	TOTAL	13	0	0	0	0	0	0	0	0	0	0	52	0	0	0	0	0	0
TECHNICAL																			
	Future Capital Provision (outturn prices) (50)																		
	Rule change re Capital Overheads																		
	2011/12 Outturn (51)	-1,130																	
	Inflation/Pensions		-59	-42	111	252	216							117	117	117			
	MRP	-64	-133	-149	-254	-246	-197						0	-57	-48	-44	9	249	
	Interest	-105	-239	-177	-231	-169	-192												
	Schemes brought forward (52)																		
	Reduction of T/O allowance (53)			250	250	250	250												
	Savings to be found in February (55)		-82																
	Low End Risk Assumptions (54)																		
	Increase in pay award in 2013/14			196	198	198	201												
	Reduction in Formula Grant in 2013/14			92	92	92	92												
	Business Rates Growth				-86	-177	-272												
	Reduced New Homes Bonus (lower completions)			96	181	295	420												
	Formula Grant reduction due to New Homes Bonus		107	214	318	424	530												
	Provision for demographic growth			94	195	297	409												
	Countryside savings				-100	-100	-100												
	Community Grants (reduced saving)			100	100	100	100												
	TOTAL	-1,299	-407	674	773	1,215	1,456						-1,083	60	69	73	9	-3,702	0
	Reduction in unidentified savings			751	461	724	619												

Notes on Significant Spending Variations

SAVINGS

1	Increased charges for bulky waste Deleted – not achievable
2	Reduce refuse collection by one round Deferred start date to avoid bank holidays
3	Transfer Countryside to a trust Deleted as unlikely to result in any significant savings. Potential alternative £100k saving included in the low end risk assumption.
4	Transfer Leisure Centres to a Trust Deleted as reducing costs without transfer to a trust is regarded as the priority.
5	Mothball CCTV £100k saving assumed based on maintaining a part- time service. More accurate savings figure, potentially higher should be available for final budget report.
6	Customer Services – Range of variations that overall increase savings level
7	Reorganisation - Senior managers 2012/13 figure based on redundancies already achieved plus the proposed changes to PPP which are currently being consulted on with the relevant employees. It is assumed that further reorganisations will take place and the 2013/14 target will be achieved.
8	Pay & allowances Review Draft budget figures are based on the proposals that are currently under consultation with the staff side.
9	Small scale environmental improvements staff saving Deleted - Included in error
10	Recycling Gate Fees – Continuation of current year benefits from jointly negotiated gate fee reductions. The charge is related to various indices so may rise.
11	Community Infrastructure Levy – Preparations Net income from allowable CIL admin fee offset by start up costs and a contingency for extra admin costs.
12	St Neots LC Development – additional revenue savings
13	St Ivo LC Redevelopment – delayed start resulting in extra revenue cost initially but then an estimated increase in savings
14	Additional efficiency savings One Leisure expectation of extra savings in 2012/13
15	Ramsey Development – Proposed development that estimates a revenue surplus.
16	Mobile Home Park, Eynesbury Sale of a unit bought to allow site works.
17	PV Panels - Eastfield House and Other locations. Proposals based on existing feed-in tariff but the Government has now issued a consultation on reducing this for any scheme not commissioned by early December. This and other elements of the proposals mean that the sites and sizes of installation need to be re-assessed to identify the schemes that will give optimum savings. These bids will be adjusted accordingly in the final budget report.
18	Network and ICT Services – additional savings
19	ICT Replacements and Virtualisation – modest capital saving after providing funding for new year 5 bid.

EXTRAS Please note that new capital bids for year 5 (2016/17) replace the general provision previously provided in the MTP which is deleted at note 50.

20	Unavoidable
21	Internal Drainage Board Levies – Legislative requirement
22	Wooley Hill Wind Farm, Appeal Costs – Estimated costs of defending appeal
23	Creative Industries Centre, St Neots – Less rental income than anticipated
24	Loss of mortgage interest – Impact of a Housing Association repaying a large mortgage.
25	Disabled Facilities Grants – Legislative requirement, Cabinet determined that a temporary delay in the extra cost should not be taken because of the impact on this disadvantaged group
26	Disabled Facilities Grants – Legislative requirement, Inclusion of provision for new year 5 of plan.
27	Implementation of car park strategy – Less income from previous round of price increases than originally forecast
28	St Neots and Hinchingsbrooke Car Park income - Less income from introduction of charges at 2 St Neots car parks and Hinchingsbrooke Country Park than originally forecast
29	Heart of Oxmoor – delay in receiving capital receipt
30	Building Efficiency Improvements (Salix Grant) – rephrasing, additional bid for year 5 and higher proportion likely to be on Leisure Centres which increases

	the offset to avoid double-counting against Leisure savings target.
30	Headquarters – Reduced forecast of capital receipt for Castle Hill House
Maintenance/Replacement of Assets	
31	Various - Provision for new year 5 of MTP
32	Major repairs and replacements – New provision for Pathfinder House
33	Business Systems – Some capital savings but increased revenue costs recognising the requirement to test the market even if the likelihood of cost effective replacement is low
Contingent Items	
34	One Leisure - Reduced price increases – Current indications that the normal January price increase may be counter-productive. Situation will be kept under review.
35	Loss of Fraud Team Funding – Potential loss of government funding when benefit changes introduced.
36	Agency Worker Regulations – New legislation increases cost of agency workers but attempts will be made to rebalance use of permanent employees to reduce the impact
37	Localisation of Council Tax Benefit (Reductions) – Potential loss of government funding when benefit changes introduced. This will also have an impact on County, Police and Fire.
38	Localisation of Council Tax Benefit (Admin Subsidy) – Potential loss of government funding when benefit changes introduced.
Highly Desirable	
39	RAF Alconbury Development - Funding for assessments and specialist work projects.
40	St Neots Development – Development briefs, commercial viability assessments and traffic management studies
41	Repairs Assistance Provision for new year 5 of MTP
42	Maintain Service Level (Advice and Homelessness) – Cost of maintaining homelessness prevention support. Annual bid dependent on economic situation.
43	Extra Car Parking, Huntingdon Town Centre – See Annex A3
44	Sustainable Homes Retrofit – Deferral of sale of houses and reduced values
45	St Neots District Heating Scheme – Provision for design and project management
46	Business Continuity Review – To update and maintain the Council's plans
47	Cover for Staff Side Representatives – degree of consultation that has been and will continue to be necessary at least until forecast savings have been delivered is having a serious impact on service provision in some specific areas.
Other	
48	Wheeled Bins for New Properties – It is possible that in future some of the cost can be passed on to developers but this is likely to be a low priority within S106 provision.
TECHNICAL	
50	Future Capital Provision (outturn prices) – Deletion of year 5 provision to be replaced by various bids above
51	2011/12 Outturn – general adjustment for expected savings not identified above
52	Schemes brought forward – replaced by actual variations on individual schemes
53	Reduction of T/O allowance – Assumed that as current and future savings are achieved that turnover will fall and that it will be more difficult to cope without employing temporary staff to cover any recruitment delay
54	Low End Risk Assumptions – See annex F for more information
55	Savings to be found in February – There are some items that it was not possible to finalise in time for this report that should be sufficient to balance 2012/13 spending such that no increase in the use of revenue reserves will be required.

Extra Car Parking, Huntingdon Town Centre

	REVENUE						NET CAPITAL						CAPITAL GRANTS & CONTRIBUTIONS											
	F'CAST			BUDGET			MTP			2010			2011			2012			2013			2014		
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Approved 2011 Budget/MTP	20	150	150	57	-129	-314		380	900	2,450														
Proposed Variation	-10	-73					-107	90	1,317		-1,000													
Draft 2012 Budget/MTP	10	77	150	57	-129	-314	273	990	3,767		-1,000													

The reasons for the variations are as follows:

- Later opening date provides some revenue savings in 2011/12 and 2012/13 and rephasing of capital costs.
- A £300k overall increase in capital cost due to not needing to sell all of Trinity Place Car Park.
- Church Manor Estates now intend to transfer the Chequers way Disabled Car Park to the Council at nil cost.
- Firm costs have been received from the tenders received for the construction work

The variations proposed in this report would not normally be formally approved until the February meeting of Council. However, there is a need to sign various legal agreements in December under delegated powers, following consultation with the Executive Leader, to ensure that the car park will be completed on time.

It is therefore necessary to obtain Cabinet approval to a supplementary capital estimate of £300k.

COUNCIL TAX FREEZE REWARD GRANT - AN ILLUSTRATION	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016
	Tax base	59,460	59,924	60,388	60,852	61,316
MTP before Reward Grant Introduced						
Council Tax	£124.17	£127.27	£130.46	£133.72	£137.06	£140.49
Increase (%)		2.5%	2.5%	2.5%	2.5%	2.5%
Council Tax Income (£000)	7,568	7,817	8,075	8,340	8,614	8,614
Special Government Grant	0	0	0	0	0	0
Total Income	7,568	7,817	8,075	8,340	8,614	8,614
February 2011 MTP with first reward						
Council Tax	£124.17	£127.27	£130.46	£133.72	£137.06	£137.06
Increase (%)		0.0%	2.5%	2.5%	2.5%	2.5%
Council Tax Income (£000)	7,383	7,627	7,878	8,137	8,404	8,404
Special Government Grant	184	184	184	184	184	0
Total Income	7,567	7,811	8,062	8,321	8,404	8,404
Extra Savings required	0	-7	-13	-19	-210	-210
February 2012 MTP IF second reward taken						
Council Tax	£124.17	£124.17	£127.27	£130.46	£133.72	£133.72
Increase (%)		0.0%	0.0%	2.5%	2.5%	2.5%
Council Tax Income (£000)	7,383	7,441	7,686	7,939	8,199	8,199
Special Government Grant	184	370	184	184	184	0
Total Income	7,567	7,811	7,870	8,123	8,199	8,199
Extra Savings required	0	-7	-205	-218	-415	-415

FORECAST	BUDGET		MTP					FORECAST						
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
2009/10 BUDGET/MTP	22,615	21,348	20,998	21,452	20,949	21,793	22,027	22,647	23,284	23,937	24,610	25,301	26,010	26,740
Variations:														
Interest	-105	-239	-177	-231	-169	-192	-261	-319	-366	-407	-444	-474	-498	-517
Provision for Loan Repayments	-64	-133	-149	-254	-246	-197	-126	-290	-400	-436	-522	-787	-929	-1,067
Inflation	0	-295	-521	-607	-506	-542	-418	-229	-209	-24	-99	-197	-394	-728
Unidentified Savings	0	751	461	724	637	619	1,159	1,228	1,424	1,405	1,421	1,346	1,017	604
MTP Variations	-1,084	265	1,638	1,740	2,224	2,341	2,308	2,355	2,396	2,444	2,464	2,437	2,367	2,253
total	-1,253	348	1,251	1,372	1,940	2,029	2,662	2,746	2,846	2,983	2,821	2,325	1,563	545
NEW FORECAST	21,362	21,696	22,249	22,824	22,889	23,822	24,689	25,393	26,130	26,920	27,431	27,626	27,573	27,285
FUNDING														
Use of revenue reserves	-2,335	-2,721	-2,115	-2,188	-813	0	0	0	0	0	0	0	0	0
Remaining revenue reserves EOY	11,837	9,116	7,001	4,813	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
New Homes Bonus	-832	-1,876	-2,837	-3,685	-4,826	-6,076	-6,433	-6,611	-6,808	-7,042	-6,983	-6,591	-5,936	-5,027
Special Council Tax Grant 2011/12	-184	-184	-184	-184	0	0	0	0	0	0	0	0	0	0
Special Council Tax Grant 2012/13		0												
Formula Grant (RSG)	-10,522	-9,288	-9,235	-8,630	-8,846	-9,067	-9,294	-9,526	-9,764	-10,008	-10,259	-10,515	-10,777	-11,047
Collection Fund Deficit	-105	0	0	0	0	0	0	0	0	0	0	0	0	0
Council Tax	-7,383	-7,627	-7,878	-8,137	-8,404	-8,679	-8,963	-9,256	-9,557	-9,868	-10,189	-10,519	-10,860	-11,210
COUNCIL TAX LEVEL	£124.17	£127.27	£130.46	£133.72	£137.06	£140.49	£144.00	£147.60	£151.29	£155.07	£158.95	£162.92	£166.99	£171.17
% increase	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
£ increase	£0.00	£3.10	£3.18	£3.26	£3.34	£3.43	£3.51	£3.60	£3.69	£3.78	£3.88	£3.97	£4.07	£4.17
Forecast Capital Spending	5,506	12,198	4,067	2,851	3,736	2,699	2,757	3,272	3,417	3,566	3,718	3,875	4,035	4,200
Accumulated net "Borrowing" EOY	22,711	33,585	36,091	37,188	38,888	39,291	39,473	40,016	40,515	40,933	41,332	41,911	42,600	43,376
Net Interest and Borrowing Costs														
- total	420	944	1,566	1,969	2,374	2,669	2,956	3,120	3,321	3,563	3,744	3,734	3,799	3,896
- as % of total net spending	2%	4%	7%	9%	10%	11%	12%	12%	13%	13%	14%	14%	14%	14%
Unidentified Spending	0	0	-500	-800	-1,338	-1,409	-1,473	-1,987	-2,335	-2,666	-3,114	-3,775	-4,364	-5,172
Low End assumption														
High End Assumption	0	-200	-2,000	-2,600	-3,638	-4,209								

UNIDENTIFIED SAVINGS RANGE

Section 8 and Annex E of the Report are largely based on those issues where it is reasonably straightforward to make an assessment of the financial impact of the items.

Section 9 highlights the many items where this is not possible and the following table indicates a possible range for this uncertainty. The lower level has been included in the central assumption on a contingent basis.

LOW END ASSUMPTION	Extra savings needed (+) ##:						HIGH END ASSUMPTION						Extra savings needed (+) ##:					
	12/13	13/14	14/15	15/16	16/17	16/17	12/13	13/14	14/15	15/16	16/17	16/17	12/13	13/14	14/15	15/16	16/17	
	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	£M	
Initial level (Section 8 of the report)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Increase in pay award:																		
1% in 2013/14		0.2	0.2	0.2	0.2	0.2			2% in 2013/14 then 1% per year				0.4	0.6	0.8	1.1		
Extra reduction in Government Grant in 2013/14																		
1%		0.1	0.1	0.1	0.1	0.1			2%				0.2	0.2	0.2	0.2	0.2	
Growth per year in funding from Business Rates growth																		
1% per year			-0.1	-0.2	-0.3	-0.3			2% per year					-0.2	-0.3	-0.5		
Reduction in New Homes Bonus grant due to slower housing completions from 2013/14																		
10% lower		0.1	0.2	0.3	0.4	0.4			20% lower				0.2	0.4	0.6	0.8		
Reduction in Government Grant due to insufficient New Homes Bonus funding																		
All bodies share loss	0.1	0.2	0.3	0.4	0.5	0.5			Local Authorities share loss	0.2	0.3	0.5	0.6	0.6	0.8	0.8		
Increase in net spending every year to cover cost of increased population. There is no provision for demographic growth in the forecast.																		
0.425%		0.1	0.2	0.3	0.4	0.4			0.85%				0.2	0.4	0.6	0.8		
Cost of taking 2012/13 Council Tax Freeze Grant if Council Tax rise not increased to compensate in 2013/14													0.2	0.2	0.2	0.2	0.2	
Potential reduction in tax base from non-collectable Council Tax following localisation reductions																		
									Based on 8.4% of £900k				0.1	0.1	0.1	0.1	0.1	
Loss of income in 2012/13 and 2013/14 excluding leisure													0.2	0.2				
									2.5%									
No leisure price increase																		
									in 2013/14				0.2	0.2	0.2	0.2	0.2	
	0.1	0.7	0.9	1.1	1.3	1.3							0.4	2.0	2.4	3.0	3.7	
Savings Items																		
									Savings Items									
									CCTV – further savings				-0.1	-0.1	-0.1	-0.1	-0.1	
Countryside savings			-0.1	-0.1	-0.1	-0.1			Countryside savings					-0.1	-0.1	-0.1	-0.1	
Community Grants – less saving	0.1	0.1	0.1	0.1	0.1	0.1			Community Grants reductions – less saving				0.2	0.2	0.2	0.2	0.2	
									Less rental of space in PFH				0.1	0.1	0.1	0.1	0.1	
									Lower increase in car park charges				0.1	0.2	0.3	0.3	0.3	
	0.0	0.1	0.0	0.0	0.0	0.0							-0.1	0.3	0.3	0.4	0.4	
PROPOSED RANGE FROM . .	0.1	0.8	0.9	1.1	1.3	1.3			TO . . .	0.3	2.3	2.7	3.4	4.1	4.1	4.1	4.1	
									Extra cost of high end assumption	0.2	1.5	1.8	2.3	2.8	2.8	2.8	2.8	

\$\$ Subject to staff consultation, excludes any redundancy costs

NOT INCLUDED IN EITHER ASSUMPTION	Extra savings needed (+) ##:					
	12/13	13/14	14/15	15/16	16/17	
	£M	£M	£M	£M	£M	£M
1% increase in non-pay inflation rate if fees and charges adjusted appropriately each year&&						+0.1
2% change in Pension Fund contributions in 2013/14		+/-0.3	+/-0.3	+/-0.3	+/-0.3	+/-0.3
1% increase in all interest rates from 2012/13 onwards	+0.1	+0.1	+0.1	+0.1	+0.1	+0.1
Increase Council Tax rise to 5% in 2013/14 and 2015/16		-0.2	-0.2	-0.4	-0.4	-0.4
Increase Council Tax rise to 5% from 2013/14		-0.2	-0.4	-0.6	-0.6	-0.9

& Excludes income items where above inflation increases already assumed

SAVINGS	DRAFT BUDGET						NOTES
	2012	2013	2014	2015	2016	2017	
	£000	£000	£000	£000	£000	£000	
Rental of space in PFH	-75	-150	-150	-150	-150	-150	Problematic - no current interest
Increase in car park charges	-150	-300	-300	-500	-500	-500	This is in addition to the three yearly inflation increases of 10% this year and in 2014/15. Subject to review in the light of the car parking management plan which is being updated.
Community Grants reductions	-51	-294	-294	-294	-294	-294	Saving unlikely to be fully achieved. Modified proposals should be available for final budget report. Assumed £100k will not be achieved in the low end risk assumption.
Licensing - efficiency and higher charges	-14	-21	-28	-35	-35	-35	Later years uncertain
Document Centre - efficiency and external work	-40	-50	-60	-75	-75	-75	Later years uncertain

CONTROLLABLE BUDGET BY HEAD OF SERVICE

ANNEX F

BUDGET Controllable basis		REVENUE										NET CAPITAL						
		Actual	Budget	Forecast	Budget	MTP					Budget	Forecast	Budget	MTP				
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Managing Directors and Corporate Office																		
Corporate Services	Corporate Management																	
	TOTAL	266	158	151	158	158	158	158	158	158	158	158	158					
Management Units	Director of Central Services																	
	TOTAL	173	184	177	184	184	184	184	184	184	184	184	184					
Management Units	MD - Env. & Comm. Services																	
	TOTAL	170	178	172	178	178	178	178	178	178	178	178	178					
Management units	MD - Resources																	
	TOTAL	134	131	126	131	131	131	131	131	131	131	131	131					
Former PPP	Economic Development																	
Planning	MTP Variation				153	153	153	153	153	153	153	153	153					
	Town Centre Partnerships - reduced funding				-40	-60	-60	-60	-60	-60	-60	-60	-60					
	TOTAL	163	153	153	113	93	93	93	93	93	93	93	93					
	Community initiatives																	
	TOTAL	-29	36	68	36	36	36	36	36	36	36	36	36					
Corporate Services	Corporate Management																	
	TOTAL	104	59	55	59	59	59	59	59	59	59	59	59					
	Non-Distributed Costs (pensions)																	
	TOTAL	231	218	188	218	218	218	218	218	218	218	218	218					

BUDGET Controllable basis

	REVENUE										NET CAPITAL												
	Actual			Budget			Forecast			MTP			Budget		Forecast		MTP						
	2010	2011	2012	2010	2011	2012	2010	2011	2012	2010	2011	2012	2010	2011	2012	2010	2011	2012	2010	2011	2012		
£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Management Units																							
	Policy People & Partnerships																						
	MTP Variations																						
#	Central Services - Reorganisation																						
	1,170	1,212	959	1,162	1,112	1,112	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212
	TOTAL																						
	Human Resources																						
	172	202	219	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202
	TOTAL																						
	2,554	2,531	2,268	2,441	2,421	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371	2,371
	Internal Services																						
	TOTAL																						
	Head of Legal & Democratic Services																						
	Environmental Services																						
	Environmental Health (Licensing)																						
	MTP Variations																						
#	Licensing - efficiency and higher charges																						
	-262	-267	-267	-274	-281	-288	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267	-267
	TOTAL																						
	Economic Development (Estates)																						
	MTP Variation																						
239	New Industrial Units																						
657	Creative Industries Centre, St Neots																						
509	Industrial Estate Repairs																						
	-1,386	-1,529	-1,420	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557	-1,557
	TOTAL																						
	Corporate Services																						
	Corporate Management																						
	TOTAL																						
	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Corporate Services																						
	Democratic representation																						
	MTP Variations																						
825	Members Allowances Review																						
826	Electoral Administration Act																						
			-8	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6	-6
	Reduced number of cabinet posts																						
	Twinning																						
	501	534	491	503	497	501	497	497	497	497	497	497	497	497	497	497	497	497	497	497	497	497	497
	TOTAL																						

BUDGET Controllable basis

	REVENUE										NET CAPITAL				
	Actual	Budget	Forecast	Budget	MTP			Budget	Forecast	Budget	MTP				
	2010 £000	2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	2011 £000	2012 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	
Central services (elections/land charges)															
885	MTP Variation														
	District Council Elections - No elections every fourth year														
	-48	10	-36	10	-63	10	10	10	10	10	10	10	10	10	10
	TOTAL														
Internal Services															
	Document Centre														
	MTP Variation														
380	Replacement Printing Equip.														
894	Replacement Equipment Document Centre														
895	Multi-functional Devices														
#	Document Centre - efficiency and external work														
	489	604	535	597	587	577	562	562	562	562	562	562	562	562	562
	TOTAL														
Legal & Democratic Services															
	1,282	1,137	927	1,137	1,137	1,137	1,137	1,137	1,137	1,137	1,137	1,137	1,137	1,137	1,137
	576	491	232	418	322	382	353	353	353	353	353	353	353	353	353
Head of Housing Services															
Housing Services															
	Housing Services														
	MTP Variations														
702	Mobile Home Park, Eynesbury														
	-23	-5	-9	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2
	TOTAL														
Private housing support															
	MTP Variation														
947	Mortgage Fall-out														
866	Disabled Facilities Grants														
867	Repairs Assistance														
932	Decent Homes - Thermal Efficiency and Category 1 H&S														
869	Social Housing Grant														
	-51	29	3	72	72	72	72	72	72	72	72	72	72	72	72
	TOTAL														
	900	1,713	1,930	1,224	1,235	1,277	1,056	139	21	140	109	11	253	85	85

BUDGET Controllable basis												REVENUE						NET CAPITAL					
												Actual	Budget	Forecast	Budget	MTP			Budget	Forecast	Budget	MTP	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000		
Homelessness																							
MTP Variations																							
945			173	173	173	173	173	173															
##			31	33	33	33	33	33															
			85	85	85	85	85	85															
	TOTAL	209	173	154	204	291	291	291	291	291	291	291	291	291	291	291	291	291	291	291	291		
Management Units																							
Housing																							
MTP Variations																							
993			1,095	1,095	1,095	1,095	1,095	1,095															
#			35	-55	-55	-55	-55	-55															
			-55	-55	-55	-55	-55	-55															
	TOTAL	1,045	1,095	1,067	1,075	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040		
		1,180	1,292	1,215	1,349	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401		
Head of Environmental and Community Services																							
Environmental Services																							
Environmental Health																							
MTP Variations																							
911			176	176	176	176	176	176															
927			-30																				
			195	176	191	146	176	176	176	231	176	176	176	176	176	176	176	176	176	176	176		
	TOTAL	195	176	191	146	176	176	176	176	231	176	176	176	176	176	176	176	176	176	176	176		
Planning Policy & Conservation																							
MTP Variations																							
953			8	8	8	8	8	8															
			-7	-7	-7	-7	-7	-7															
			8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8		
	TOTAL	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8		
Community Services																							
Community initiatives																							
MTP Variation																							
423			409	409	409	409	409	409															
992																							
952																							
863			-51	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294	-294		
			407	409	387	358	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115		
	TOTAL	407	409	387	358	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115		
		900	1,640	1,930	1,224	1,235	1,277	1,056	900	1,640	1,930	1,224	1,235	1,277	1,056	900	1,640	1,930	1,224	1,235	1,277		

BUDGET Controllable basis

		REVENUE										NET CAPITAL								
		Actual			Budget			Forecast			MTP			Budget		Forecast		MTP		
		2010	2011	2012	2011	2012	2013	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Internal services																				
Grounds Maintenance																				
MTP Variations																				
#	Reduced grounds maintenance standards			917	917	917	917	917	917	917	917	917	917	917	917	917	917	917	917	917
	TOTAL	827	917	821	767	767	767	767	767	767	767	767	767	767	767	767	767	767	767	767
Other internal services (vehicles & plant)																				
MTP Variations																				
886	Vehicle fleet replacements.			14																
	TOTAL	25	14																	
		4,517	4,946	4,480	4,471	4,444	4,440	4,437	4,399	4,399	4,399	4,399	4,399	4,399	4,399	4,399	4,399	4,399	4,399	4,399
Head of Planning Services																				
Planning																				
Development control																				
MTP Variations																				
904	Community Infrastructure Levy - Preparations			-948	-948	-948	-948	-948	-948	-948	-948	-948	-948	-948	-948	-948	-948	-948	-948	-948
997	RAF Alconbury Development		50																	
999	Wooley Hill Wind Farm, Appeal Costs		60																	
	TOTAL	-556	-948	-738	-903	-1,008	-1,083	-1,108	-1,133	-1,133	-1,133	-1,133	-1,133	-1,133	-1,133	-1,133	-1,133	-1,133	-1,133	-1,133
Planning policy and conservation																				
MTP Variations																				
903	Local Development Framework examinations		410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410
358	Ramsey Rural Renewal		-62	-80	-160	-200	-200	-200	-200	-200	-200	-200	-200	-200	-200	-200	-200	-200	-200	-200
909	Great Fen Project - Governance arrangements		-2	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5
	TOTAL	141	410	388	346	325	225	185	185	185	185	185	185	185	185	185	185	185	185	185
Economic Development																				
MTP Variations																				
401	Huntingdon Town Centre Development			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
224	Town Centre Developments		210	296	80															
850	Huntingdon West Development (Housing Growth Fund)		4,723																	
998	St Neots Development			75																
	TOTAL	2	88	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		4,945	308	982	2,136	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700	-700

BUDGET Controllable basis

Head of Environmental Management

		REVENUE										NET CAPITAL								
		Actual	Budget	Forecast	Budget	MTP						Budget	Forecast	Budget	MTP					
		2010	2011	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Environmental Services																				
Drainage and sewers																				
MTP Variations					425	425	425	425	425	425										
985	Internal Drainage Board Levies			10	10	10	10	10	10	10										
	TOTAL	425	425	436	435	435	435	435	435	435										
Public conveniences																				
MTP Variations					20	20	20	20	20	20										
1003	South Street, St Neots										5	-15								
	TOTAL	31	20	20	20	20	20	20	20	20	5	-15								
Environmental Health (energy efficiency)																				
MTP Variations					83	83	83	83	83	83										
879	Environment Strategy Funding				-10	-10	-10	-10	-10	-10	55	55	55	55	55	55	55	55	55	55
880	Sustainable Homes Retrofit										-485	-415								
882	Energy and Water Efficiency																			
918	Building Efficiency Improvements (Salix Grant)			17	-33	-52	-78	-104	-124		55	74	58	77	95	71	72			
918	Building Effic. Imps (Potential LC prportion)			-5	21	37	57	78	94											
987	PV Panels - Other locations				-44	-62	-62	-62	-62		174	249	187							
988	PV Panels - Eastfield House				-20	-20	-19	-19	-19		158	40	40	40	40	40	40	40	40	40
989	St Neots District Heating Scheme																			
	TOTAL	84	83	86	-3	-44	-49	-54	-93		-375	461	392	-56	190	71	72			
Closed Churchyards																				
	TOTAL	5	5	5	5	5	5	5	5	5										
Building Control																				
	TOTAL	-456	-530	-495	-530	-530	-530	-530	-530											
Community initiatives																				
	TOTAL	6	6	6	6	6	6	6	6	6										

BUDGET Controllable basis

		REVENUE										NET CAPITAL							
		Actual	Budget	Forecast	Budget	MTP						Budget	Forecast	Budget	MTP				
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
H'ays & Transportation																			
	Public transport																		
	MTP Variations																		
625	Huntingdon Bus Station				101	101	101	101	101	101	101	101	101	40	61				
	TOTAL	126	101	92	101	101	101	101	101	101	101	101	101	40	61				
	Highways Services (street naming)																		
	MTP Variations				45	45	45	45	45	45	45	45	45						
844	Street naming and numbering				-5	-5	-5	-5	-5	-5	-5	-5	-5						
	TOTAL	25	45	25	40	40	40	40	40	40	40	40	40						
	Car parks (assets)																		
	MTP Variations				45	45	45	45	45	45	45	45	45						
461	Car Park Repairs													86	86	60	60	31	
166	St Neots - Cambridge Road Car Park													80	89				
	TOTAL	46	45	45	45	45	45	45	45	45	45	45	45	166	86	149	60	31	
	Environmental Improvements																		
	MTP Variations				42	42	42	42	42	42	42	42	42						
703	Heart of Oxmoor																		
	TOTAL	130	42	42	42	42	42	42	42	42	42	42	42						
	Environmental Management																		
	MTP Variations				1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698						
831	Technical Services Restructuring				-39	-39	-39	-39	-39	-39	-39	-39	-39						
	TOTAL	1,557	1,698	1,423	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659						
	Offices																		
	MTP Variations				1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012	1,012						
890	Headquarters													2					
986	Major repairs and replacements				-75	-150	-150	-150	-150	-150	-150	-150	-150						50
#	Rental of space in PFH																		
	TOTAL	781	1,012	946	937	862	862	862	862	862	862	862	862	2					50
	Pool Cars																		
	TOTAL	17	19	16	19	19	19	19	19	19	19	19	19						
	Internal Services																		
	TOTAL	2,777	2,971	2,641	2,776	2,660	2,655	2,650	2,611	2,611	2,611	2,611	2,611	-167	613	-1,740	-826	271	71

BUDGET Controllable basis

Head of Customer Services

		REVENUE										NET CAPITAL							
		Actual	Budget	Forecast	Budget	MTP					Budget	Forecast	Budget	MTP					
		2010 £000	2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	2017 £000	2018 £000	2019 £000	2020 £000	2021 £000	2022 £000	2023 £000	2024 £000	2025 £000	2026 £000	2027 £000
Planning																			
	Economic Development (NNDR relief)																		
	TOTAL	44	29	23	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
Housing Services																			
	Housing benefits																		
	MTP Variations																		
813	Reduction in Benefits Admin Grant (Part)																		
984	E Forms																		
996	Loss of Fraud Team Funding (Part)																		
	TOTAL	-757	-592	-701	-557	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504	-504
	Local Taxation & Benefits																		
	MTP Variations																		
996	Loss of Fraud Team Funding (Part)																		
813	Reduction in Benefits Admin Grant (Part)																		
982	Reduction in NNDR administration grant																		
994	Localisation of Council Tax Benefit (Reductions)																		
995	Localisation of Council Tax Benefit (Admin Subsidy)																		
	TOTAL	-994	-942	-967	-909	-781	-781	-781	-781	-781	-781	-781	-781	-781	-781	-781	-781	-781	-781
Internal Services																			
	Call Centre																		
	MTP Variations																		
#	Reduce call centre hours																		
981	Call Centre CRM Replacement																		
983	Automated Telephone Payments																		
	TOTAL	575	641	613	590	512	512	512	512	512	512	512	512	512	512	512	512	512	512
Internal Services																			
	Customer Service Centres																		
	MTP Variations																		
#	Yaxley Customer Service Centre Savings																		
#	Ramsey Customer Service Centre Savings																		
#	Close St Ives Customer Service Centre																		
#	Reduce hours at Huntingdon CSC																		
#	St Neots Customer Service Centre Savings																		
	TOTAL	674	622	598	617	603	596	596	596	596	596	596	596	596	596	596	596	596	596

BUDGET Controllable basis												REVENUE						NET CAPITAL							
												Actual	Budget	Forecast	Budget	MTP			Budget	Forecast	Budget	MTP			
												2010	2011	2012	2013	2014	2015	2016	2011	2012	2013	2014	2015	2016	
												£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Management units																									
Financial Services																									
MTP Variations												1,189	1,189	1,189	1,189	1,189	1,189	1,189							
975	Procurement Support to ECDC											5	5	5	5	5	5	5							
#	Further Financial Services savings											-24	-24	-24	-24	-24	-24	-24							
TOTAL												1,141	1,189	1,170	1,170	1,170	1,170	1,170							
Internal Services																									
Insurance																									
TOTAL												373	395	222	395	395	395	395							
Financial services																									
TOTAL												82	90	58	90	90	90	90	182	182	19	53	34	96	
1,602												2,434	2,905	2,999	3,857	4,489	4,925	5,219							
Head of IMD																									
Internal Services																									
Helpdesk & Network Services																									
MTP Variations												1,013	1,013	1,013	1,013	1,013	1,013	1,013							
958	Help Desk Saving																								
495	Corporate EDM											75	75	75	75	75	75	75	42						
959	Network and ICT Services											-130	-129	-129	-129	-129	-129	-129							
#	IMD Staff savings											-6	-19	-19	-19	-19	-19	-19							
#	IMD Contract Savings												-75	-75	-75	-75	-75	-75							
892	Government Connect											11	11	11	11	11	11	11	12						
970	Telephony and ICT Network Renewal																								
976	ICT Replacements and Server Virtualisation																		310	450	322	57	57	57	100
##	IMD Infrastructure savings											-15	-15	-15	-15	-15	-15	-15							
TOTAL												988	1,013	1,044	873	861	936	901	322	578	322	57	57	157	377
Web & Business Systems																									
MTP Variations												254	254	254	254	254	254	254							
913	Web Advertising income shortfall											-3	-3	-3	-3	-3	-3	-3							
#	IMD Shared Service Income											-5	-10	-10	-10	-10	-10	-10							
TOTAL												284	254	238	246	241	231	231							
Corporate Systems																									
TOTAL												264	242	237	242	242	242	242							

BUDGET Controllable basis													
REVENUE										NET CAPITAL			
Actual	Budget	Forecast	Budget	MTP			Budget	Forecast	Budget	MTP			
2010	2011	2012	2013	2014	2015	2016	2011	2012	2012	2013	2014	2015	2016
£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Business Analysis & Project Management													
MTP Variations													
891	402	402	402	402	402	402	225	159	220	195	195	195	195
Business Systems	-4	-4	-4	-28	-28	-58	40	30	23				
900	-21	-21	-21	-21	-21	-21	30	30					
Working Smarter													
893	377	421	377	377	353	323	265	219	243	195	195	195	195
VoIP Telephony for Leisure Centres													
TOTAL	391	402	421	377	353	323	265	219	243	195	195	195	195
Head of IMD													
193	192	184	192	192	192	192	587	797	565	252	252	352	572
TOTAL	2,120	2,103	2,124	1,930	1,954	1,889	587	797	565	252	252	352	572
General Manager, Leisure Community Services													
Leisure Centres													
MTP Variations													
857	820	820	820	820	820	820	60						250
St Neots LC Development	-149	-149	-149	-149	-209	-209							
858	-11	-11	-11	-11	-11	-11		173					
Huntingdon LC Development													
896	-176	-427	-541	-563	-561	-561	2,500	200	3,080				
St Ivo LC - Football Improvements													
922	-42	-42	-42	-42	-42	-42	676	-197	612	422	422	422	535
St Ivo LC Redevelopment													
861							10	15					
Future maintenance													
22							60	60					
CCTV Improvements													
957													
Reception Automation													
956	20	-22	-22	-22	-22	-22	400		77	275			
Replacement Fitness Equipment													
Leisure Savings Target not yet identified	-1	78	55	40	46	46							
Estimated need to rephase target	-25	-50	-50	-50	-50	-50							
Leisure Savings	90	-190	-300	-400	-400	-400							
Overperformance	-200												
1000	-20	-40	-40	-40	-40	-40			560				
Ramsey Development													
1005	150	150	150	150	150	150							
One Leisure - Reduced price increases													
TOTAL	681	820	344	456	117	-319	3,706	251	4,329	697	422	672	535
Leisure													
TOTAL	199	210	208	210	210	210							
Management units	880	1,030	552	666	327	-109	3,706	251	4,329	697	422	672	535

BUDGET Controllable basis

Non-Allocated Items

	REVENUE										NET CAPITAL					
	Actual	Budget	Forecast	Budget	MTP			Budget	Forecast	Budget	MTP					
	2010 £000	2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	2011 £000	2012 £000	2013 £000	2014 £000	2015 £000	2016 £000	2017 £000		
Recharges to non-revenue accounts																
MTP Variations			-848	-848	-848	-848	-848									
Revenue staff charged to capital								50	50	50	50	50	50	50		
Rule change re Capital Overheads								-117								
TOTAL		-848	-929	-848	-848	-848	-848	-67	50	50	50	50	50	50		
Low End Risk Assumptions																
MTP Variations																
Increase in pay award in 2013/14				196	198	198	201									
Reduction in Formula Grant in 2013/14				92	92	92	92									
Business Rates Growth					-86	-177	-272									
Reduced New Homes Bonus (lower completions)				96	181	295	420									
Formula Grant reduction due to New Homes Bonus			107	214	318	424	530									
Provision for demographic growth				94	195	297	409									
Countryside savings					-100	-100	-100									
Community Grants (reduced saving)				100	100	100	100									
TOTAL		107	792	897	1,129	1,379										
Other items																
MTP Variations			-563	-563	-563	-563	-563									
Reorganisation - Senior managers																
Pay & allowances Review				-306	-470	-470	-470									
Business Continuity Review				-24	-330	-463	-621									
Cover for Staff Side Representatives			10	10	50	50	25									
E-Marketplace					-25	-28	-28									
Capital Inflation				474	1,390	2,145	3,849				97	133	256	249		
Revenue Inflation				1	-500	-801	-1,409			1,500	500	500	500	500		
Spending Adjustments still to be identified																
Schemes brought forward																
Schemes carried forward																
Roundings				-3	-1	-2	-2									
Savings to be identified for February				-82												
TOTAL		-563	-10	-467	-452	-132	689	-56	-1,256	1,000	97	133	256	249		
TOTAL BUDGET	22,818	22,615	21,362	21,696	22,249	22,824	23,822	11,933	5,506	12,198	4,067	2,851	3,736	2,699		

**DRAFT BUDGET 2012/13 AND MTP
(Report by the Overview and Scrutiny Panel (Economic Well-Being))**

1. INTRODUCTION

- 1.1 At its meeting held on 1st December 2011, the Overview and Scrutiny Panel (Economic Well-Being) considered the report by the Head of Financial Services on the Draft Budget 2012/13 and MTP. The following paragraphs summarise the Panel's discussion on the report.

2. THE PANEL'S DISCUSSIONS

- 2.1 The Executive Councillor for Resources stated that there would be lean times for a number of years and many of the Council's decisions would be influenced by external events. He then presented an outline on the current situation, including:

- a. The progress that has been made towards achieving the current and next year's targets, helped in part by efficiency savings being higher than expected
- b. Some of the significant variations in the Financial Plan including the introduction of the New Homes Bonus
- c. Savings still needed to be made over the MTP period.

Subsequently, following the presentation by the Head of Financial Services, the Panel considered in detail each section of the report.

Spending Variations

- 2.2 Prior to an in depth analysis a view was expressed that the report's format could be clearer and more detail provided on explicit changes to revenue variations as the year progressed. It was agreed that a group of Members will meet with the Head of Financial Services to discuss these points and report back to the Panel in due course. **The panel accepted the proposed variations as outlined in Annexes A1 and A2** and congratulate the Cabinet and Officers on the significant progress in both the efficiency and savings measures identified for the next two Financial Years. **However, appreciating the current economic climate and the many unknown factors, it is recommended that further investigation be undertaken to determine the feasibility of achieving some savings earlier than planned.**
- 2.3 With regard to the supplementary capital estimate for Huntingdon multi-storey car park, the Panel was briefed that the project had already been approved and the only change is that Trinity Place Car Park will now not be sold thereby leaving a £300K deficit. In view of the urgency to meet the necessary legal agreements so that the project can proceed on the agreed timescale, **the proposed supplementary capital estimate of £300K is supported.** However, the Panel has requested an updated sensitivity analysis on the project and **Members will notify the Chairman of the Panel and the Executive Councillor for Resources if there are any matters they want the Cabinet to take into account when the final decision is made.**

Funding

- 2.4 New Homes Bonus (NHB) and Formula Grant (FG). The Panel noted the possible relationship between the NHB and the FG, especially the lack of sufficient government funding for the former. They sought reassurance that the planning projections for future years were accurate. It was noted that the retention of Business Rates might possibly replace the FG in future years and its possible implications.
- 2.5 **The Panel recommends that the Council should not accept the proposed Council Tax Freeze Grant.** It was noted that £210K of additional savings needed to be identified as a result of accepting the 4 Year Reward Grant and that the acceptance of the second tranche would require the Council to find further savings in excess of £200k by 2015/16. It is understood that a significant number of other local authorities are unlikely to accept the CT Freeze Grant.
- 2.6 Council Tax (CT). The Panel noted that the CT Base is £25K better than forecast, also that the Government is expected shortly to announce the Council's grant for 2012/13 and the level of Council Tax increase that would trigger a referendum. There are clear indications that the referendum legislation will replace capping and is likely to be enacted by February 2012. This will put the Council in a more informed position on which to make a decision on next year's Council Tax than has been the case in previous years. In that context, and **before the Council Tax is set for 2012/13, the Panel recommends that the Cabinet should identify those services that might be retained for a range of increases in Council Tax within the referendum limit.**
- 2.7 Reserves. The Panel noted that the paper proposed to increase the minimum level of General reserves from £3M to £4M. Several Panel members questioned whether the new proposed level was adequate in light of the unknown. For example, the NHB represents 25% of the Council's predicted income in 2015/16 and a reduction in home building is already included in the Risks and Unknowns section of the report. This could therefore be a significant risk and the Council should make greater provision to protect itself. Although in the past the Auditor has effectively required the Council to reduce its reserves the general consensus is that it is desirable for the Council in the current economic climate to hold greater reserves. However, the Panel recognised that such action would place an insurmountable burden on the savings programme in the short term. **The Panel, therefore, recommends that the minimum level of reserves should be £4M for now but that this should be reviewed in two years and if it is reasonable should be increased to £5M. This should be tested and considered in the forecast report each year and built into the draft budget if deemed necessary.**

Assumptions and Risks

- 2.8 The Panel noted that the Low End Assumptions were already built into the MTP at page 16. **However it questioned if the pay award assumptions in Annex C should be included in the paper as this raised expectations. More so as actual pay awards have been negotiated for the next few years.** As regards the Risks and Unknowns section of the report the Panel recommend that the following should be included:

- the implications of planning fees from the Enterprise Zone should be assessed and either included in the financial plan or identified as a risk / unknown;
- the Panel are concerned about the projected levels of homelessness and the increased demand for Disabled Facilities Grants. The Cabinet is requested to verify that the figures on which the respective budgets have been prepared are reliable.

3. CONCLUSION

- 3.1 The Panel supports the Conclusions and Recommendations within the report and Cabinet is invited to consider the discussions of the Overview and Scrutiny Panel (Economic Well-Being) as part of their deliberations on this item.

Contact Officer: A Roberts - Scrutiny and Review Manager - 8015

Background Documents

Report and Minutes of the meeting of the Overview and Scrutiny Panel (Economic Well-Being) held on 1st December 2011.

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COMT
OVERVIEW & SCRUTINY
CABINET

14th November 2011
5th December 2011
8th December 2011

UPDATE OF THE COUNCIL'S CORE STRATEGY – ITS LOCAL PLAN (Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 The purpose of this report is to inform Cabinet about the need for the Council to consider updating its Core Strategy - in order to provide Huntingdonshire with a suitably robust on-going local planning policy and development framework. Current emerging changes in the national planning policy position and within our local circumstances have effectively accelerated the need for the Council to pro-actively reconsider our local planning policy position.
- 1.2 The designation of the Alconbury Airfield Enterprise Zone triggers the requirement for the Council to consider undertaking a review of the District's Development Plan Documents. A review of our local planning policy position is therefore now considered to be necessary. It is anticipated that the undertaking of such an exercise, although potentially initially resource hungry, will leave the Council more appropriately placed to guide and accommodate the district's future sustainable growth needs.

2. BACKGROUND

- 2.1 The Adopted Core Strategy 2009 sets out the Council's strategic planning and sustainable development strategies for the period up to 2026. The Core Strategy is the spatial expression of the Council's aspirations for the growth, conservation and environmental enhancement of the district. It is the primary planning policy document within the Local Development Framework - and as such it effectively constitutes the approved 'local plan' for our area.
- 2.2 Huntingdonshire is one of a minority of local planning authorities that have successfully managed to adopt a Core Strategy. In September 2010, in considering the potential implications of the then intended revocation of the Regional Spatial Strategy, the Council also specifically reinforced its on-going commitment to the Core Strategy as the Council's primary planning policy document.
- 2.3 The emerging new National Planning Policy Framework, which will replace all existing national planning policy guidance, is likely to require all local planning authorities to look to revise their local planning policies and to update their local growth requirements. This revision will be required in order to address the fundamental changes in the local policy position which will be brought about by the significant reduction in national planning policy guidance.
- 2.4 The designation of the Alconbury Airfield Enterprise Zone also automatically triggers the need for the Council to consider revising and updating the Huntingdonshire Core Strategy. As Members will be aware Urban&Civic, the owners and potential developers of Alconbury airfield,

have also already commenced a consultation exercise regarding their intended development of the whole area within their ownership. This anticipates a substantial investment giving rise to the proposed creation of 8,000 new jobs, the building of up to 5,000 associated new dwellings, the potential provision of a new railway station (and other local transport improvements) and the delivery of a range of new educational and other community facilities. It is their stated intention to submit an outline planning application in the spring of 2012.

- 2.5 The Council would have had to consider updating the Core Strategy within relatively short timescales anyway - as additional housing and other sustainable growth requirements emerged – but this requirement has now been effectively accelerated by the committed and emerging proposals for the redevelopment of Alconbury airfield.

3. UPDATING THE EXISTING CORE STRATEGY

- 3.1 The Adopted Core Strategy was developed having regard to an extensive local and sub-regional evidence base. It remains an appropriately robust mechanism both to assess current planning and development proposals and to promote the positive sustainable growth of the District. Given this evidence base and the recent consideration and adoption of the Core Strategy this process of updating is not anticipated to materially alter the overall approach of the existing Core Strategy as there is no identified or justified basis for doing so. Instead it is presently contemplated that the existing Core Strategy will continue to be used as a sound basis for meeting our currently defined sustainable development needs.

- 3.2 Looking forward it is considered that the emerging National Planning Policy Framework will provide a streamlined context for developing a new local planning position. The Adopted Core Strategy is based on sound evidence of need for its scale and directions of growth. Therefore it is proposed that the Council should effectively maintain its support for them. The proposed local plan would need to develop a local strategy to incorporate the scale of new development envisaged for the extended period up to 2036. It is intended that this would be a comprehensive local plan that would incorporate both new local planning policies and identify development allocations.

- 3.3 It is considered that this approach of ‘retaining’ the development proposals contained within the Adopted Core Strategy would remove any uncertainty regarding the weight that could continue to be attached to the Council’s adopted ‘plan’. Any such uncertainty would have the clear potential to undermine prospective investment within the area, be challenged by interested parties and give rise to the promotion of a number of inappropriate and speculative alternative development proposals.

4. UPDATING THE LOCAL DEVELOPMENT PLAN

- 4.1 Planning for the district’s future needs would require an updating of the Council’s development strategy, for the period up to 2036, in order to be able to incorporate in a satisfactory and sustainable way the scale of additional new development that it is considered will need to be delivered.

- 4.2 That updated strategy for future growth would need to be based on sound evidence of the local need for additional economic growth, associated housing development and related infrastructure delivery; have regard to

the existing and potential environmental capacity of Huntingdonshire's market towns (to be able to sustainably accommodate any additional growth); and require the development of an associated local infrastructure strategy which could demonstrate how that growth could be satisfactorily accommodated. This updated local evidence base, sections of which will be produced in partnership with colleagues across Cambridgeshire and the LEP area, will effectively shape the plan going forward.

4.3 To ensure a robust strategy is in place to meet the current and future development needs of Huntingdonshire, and to ensure that a sound policy and delivery framework is in place to shape emerging major development proposals, the roll forward of the Core Strategy would need to be completed as early as possible in line with the applicable legislative and process requirements.

5. RECOMMENDATIONS

5.1 Therefore it is recommended that the Cabinet;

- a. Formally confirms the Council's intentions to review and update its Core Strategy in the manner set out in this report - and endorses the proposal for the Council to produce a new Local Plan in order to achieve this.
- b. In the interim, giving the on-going discernable growth demands on the area, maintains its support for the Adopted Core Strategy as a sound basis for making relevant planning decisions.
- c. Endorses the commencement of work, with partners as may be applicable, on compiling an updated local evidence base. That evidence base will identify what growth will be needed and how that additional growth could be appropriately and sustainably accommodated.
- d. Requires the Head of Planning Services to readily bring forward an updated Local Development Scheme (which will outline the timetable for preparing and delivering this new local plan).

Background Papers:

The Adopted Huntingdonshire Core Strategy 2009

The Draft National Planning Policy Framework CLG 2011

CONTACT OFFICER - enquiries about this report to Steve Ingram, Head of Planning Services, on 01480 388400.

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COMT
OVERVIEW & SCRUTINY
(ENVIRONMENTAL WELLBEING)
DEVELOPMENT MANAGEMENT PANEL
CABINET

31ST OCTOBER 2011
8TH NOVEMBER 2011

21ST NOVEMBER 2011
8TH DECEMBER 2011

DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT

(Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 The purpose of this report is to update Cabinet on the outcomes of the recent consultation on the 'Draft Developer Contributions Supplementary Planning Document' (SPD) and, subject to the views of the Overview and Scrutiny Panel (Environmental Wellbeing) and Development Management Panel, to recommend that Cabinet adopts the amended, finalised SPD.

2. BACKGROUND

- 2.1 The Developer Contributions SPD sets out the Council's framework for securing planning obligations from new developments that require planning permission. The SPD is supplementary to the adopted Huntingdonshire Core Strategy, particularly Policy CS10 "Contributions to Infrastructure Requirements".
- 2.2 The SPD is complementary to the 'Huntingdonshire Community Infrastructure Levy - Draft Charging Schedule' (CIL) which was subject to a preliminary consultation at the same time as the SPD, and is to be subject to a further statutory consultation process in November / December 2011 leading to an Examination in Public by Spring 2012. Three of the Government's tests for planning obligations are now statutory for developments that are capable of being charged CIL. Therefore, planning obligations in Huntingdonshire, where a CIL charge is to be introduced, must be:
1. Necessary to make a proposal acceptable in planning terms
 2. Directly related to the proposed development
 3. Fairly and reasonably related in size and type to the proposed development
- 2.3 The SPD provides policy guidance for securing Section 106 planning obligations for the following range of site related infrastructure:
- Affordable housing
 - Green space
 - Footpaths and access
 - Health
 - Community facilities
 - Library and life long learning facilities
 - Education and schools (inc Early Years and Children's Centres) provision
 - Residential wheeled bins

2.4 The SPD also outlines a range of site related infrastructure requirements for which planning obligations would be negotiated, in accordance with the three statutory tests, including:

- Social and economic inclusion projects
- Revenue services gap funding
- Indoor sports facilities
- Public realm, including art, environmental improvements and heritage initiatives
- Carbon off-setting
- Biodiversity
- Waste management
- Archaeology
- Transport and highways

3. CONSULTATION OUTCOMES

3.1 The 'Draft Developer Contributions SPD' was subject to a widespread public consultation for a 6 week period between 25th July 2011 and 9th September 2011. A total of 179 representations from 29 respondents were received. The key themes raised within the representations were:

- Impacts on development viability
- Linkages with the proposed Community Infrastructure Levy
- Clarifications on the evidence base used to inform the SPD
- Involvement of Parish Councils in considering planning obligations
- Disagreement with the justification and scale of a proposed planning obligation administration charge
- Clarifications on the scope for contributions on a range of infrastructure types including green space, informal and formal open space, sports and playing field provision, transport, affordable housing, education, sustainable drainage systems, flood risk management, biodiversity measures, health provision, police contributions, sports and physical development officer contributions, community development officer contributions
- Links with Section 278 Highways Agency projects

3.2 The detailed representations and related officer comments are contained in the Consultation Statement at Appendix A.

3.3 A range of minor amendments have been incorporated into the finalised SPD in line with the officer comments. In addition, the proposed administrative charge structures have been reviewed and reduced, and proposed contributions towards police facilities, sports and physical development officers, and community development officers have been removed. Consequently, it is considered that the amended, finalised SPD is fit for purpose. The amended, finalised SPD can be found at Appendix B.

4. NEXT STEPS

- 4.1 Following adoption of the SPD, a formal Adoption Statement and the Adopted SPD need to be published on the Council's website. The SPD will then be used within the Development Management process to ascertain the level of planning obligations required for new developments in the District. When the CIL is adopted, the SPD will be used in conjunction with the CIL Charging Schedule to ascertain developer contributions.

5. CONCLUSIONS

- 5.1 The Developer Contributions Supplementary Planning Document provides a robust basis for securing developer contributions through the Development Management system. The adopted SPD will be used in conjunction with the Huntingdonshire Community Infrastructure Levy – Charging Schedule which is likely to be subject to an Examination in Public by Spring 2012.

6. RECOMMENDATION

- 6.1 It is recommended that Cabinet adopts the 'Developer Contributions Supplementary Planning Document' (attached at Appendix B).

BACKGROUND PAPERS

Huntingdonshire Core Strategy: September 2009

CONTACT OFFICER - Enquiries about this report to Steve Ingram, Head of Planning Services, on 01480 388400

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Developer Contributions Supplementary Planning Document

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Roy Reeves Warboys Parish Council	DCspd2		Have observations	<p>Although the document (and the Draft Developer Contributions SPD) refer to the scale of the proposed CIL charge and the types of infrastructure for which it can be used, there is no indication as how decisions will be made on the spending of the receipts or to which public authority they will be allocated. The recently published Open Public Services White Paper envisages a transfer of responsibility for many local services to parish councils and it is therefore crucial that parish councils receive an equitable proportion of any CIL receipts for their respective areas. For example if a parish council has assumed responsibility for funding the library in its village, it would wrong for any element of the CIL for library services to be paid exclusively to the County Council.</p> <p>There should be an clear and distinct opportunity for dialogue between infrastructure providers, including parish councils, for an equitable distribution of funding. Given the number of town and parish councils in Huntingdonshire, it would also be appropriate for CIL funding to finance a parish council liaison officer to deal with the distribution of receipts as opposed to a Sports and Physical Activity Development Officer and Community Development Officer which would be primarily district council orientated.</p>	<p>Noted The 'meaningful proportion' regarding CIL funding to the local PC / TC will be consulted on by government later this year.</p> <p>The governance arrangements regarding CIL monies falls outside the remit of the SPD and the charging schedule. This will be considered as part of the next stages of the CIL implementation in partnership.</p>
Mr Simon Pickstone Peterborough City Council	DCspd3		Have observations	Peterborough City Council would like to thank you for providing the opportunity to comment on this document and have no specific issues they wish to raise with this document in its current form.	Noted.
John Chase Buckden Parish Council	DCspd9		Have observations	Buckden Parish Council is concerned that there is no indication as how decisions will be made on the spending of the receipts or to which public authority they will be allocated. With a potential transfer of responsibility for many local services to parish councils it is therefore crucial that parish councils receive an equitable proportion of any CIL receipts for their respective areas. For example if a parish council has assumed responsibility for funding towards the library in its village, it would wrong for any element of the CIL for library services to be paid exclusively to the County Council.	<p>Noted. The governance arrangements regarding CIL monies falls outside the remit of the SPD and the charging schedule. This will be considered as part of the next stages of the CIL implementation in partnership.</p>
Janet Innes-Clarke Brampton Parish Council	DCspd25		Have observations	This draft document is somewhat overwhelming for the lay person - Long, repetitive and difficult to understand. The finished document needs to be more user-friendly if non-professional people are to be consulted in detail over every development.	Noted. However, this is a technical document that needs to be used in negotiations so unfortunately it needs to be fit for that purpose.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Sue Bull Anglian Water Services Ltd	DCspd42			<p>Thank you for the opportunity to comment on this draft document.</p> <p>As there is no provision for water or wastewater infrastructure within this document I have no comment to make.</p> <p>Contributions towards water and wastewater infrastructure are sought through the relevant sections of the Water Industry Act 1991.</p>	Noted.
Janet Nuttall Natural England	DCspd64			<p>Natural England is the Government agency that works to conserve and enhance biodiversity and landscapes, promote access to the natural environment, and contribute to the way natural resources are managed so that they can be enjoyed now and by future generations.</p> <p>Natural England welcomes the proposed requirement for developer contributions towards 'green space' provision, including informal open space and allotments. We would recommend that allotments and community gardens should also incorporate orchards.</p> <p>We note the proposal for residential development of the provision of only 0.23ha of informal (natural and semi-natural green space) per 1000 people. Under current guidance parks, gardens, allotments, amenity space, play areas would not be included as informal open space. Natural England believes that local authorities should consider the provision of natural areas as part of a balanced policy to ensure that local communities have access to an appropriate mix of green-spaces providing for a range of recreational needs, of at least 2 hectares of accessible natural green-space per 1,000 population. This can be broken down by the following system:</p> <ul style="list-style-type: none"> • Everyone should live within 300 metres of an area of accessible natural green-space of at least 2 hectares ; • There should be at least one accessible 20 hectare site within 2 kilometres; • There should be one accessible 100 hectares site within 5 kilometres; • There should be one accessible 500 hectares site within 10 kilometres. <p>In order to identify deficiencies and opportunities in relation to local green infrastructure provision, we would recommend that you consult Natural England's Cambridgeshire and Peterborough ANGSt Analysis 2011 and the revised Cambridgeshire Green Infrastructure Strategy 2011.</p>	<p>Accepted in part.</p> <p>Support for green space requirements noted. Accept that allotments and community gardens could also incorporate orchards and this will be clarified in the document. Natural England aspirations regarding green space are noted. The policy must, however, be fair and in scale to the development and it is believed that this level and balance has been achieved.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>It should be noted that provision of adequate green infrastructure of sufficient quality can play an important role in minimising the effects of increased access, associated with new development, on sites more sensitive to access.</p> <p>Natural England welcomes the proposed requirement for developer contributions towards footpaths, cycleways and bridleways, and the recognition of the importance of these for recreation, health, sustainable transport and creating sustainable and networked communities.</p> <p>We note that Section 106 Agreements and planning conditions will continue to be used for local infrastructure requirements on development sites, such as site specific local provision of open space and ecological mitigation.</p>	
Tim Slater, 3D Planning for Persimmon Homes (East Midlands) Ltd	DCspd73		Object	<p>Persimmon Homes (EM) accepts that the Government is committed to the implementation of CIL throughout the country and that the current consultation from HDC in relation to CIL and the revisions to the Developer contributions (S106) process is a reaction to this.</p> <p>It remains a deep concern that the implementation of CIL in conjunction with the revised S106 regime is intended to secure a greater proportion of funding from new development and that in the current fragile housing and development market this will inevitably have an adverse impact on the delivery of new development. The current consultations in relation to both CIL and the S106 / Developer Contributions DPD have to be considered together for a major house builder as it is the collective impact that will influence development decisions and strategy.</p> <p>It is Persimmons view that the additional costs contained within the consultation drafts for CIL and S106 are likely to deter land owners and developers from bringing new land and development forward. This implication is apparently at odds with the wider stated aim of Government to stimulate housing development in particular to provide an increased rate of delivery.</p> <p>It is considered that the S106 requirements in conjunction with the proposed CIL rate set for new housing is excessive (at £100 per sqm) will raise viability issues and hamper the delivery of new housing which is contrary to the strategic aims of both the Government and HDC. The retained requirement within the S106 to fund affordable housing and education from S106 means that the vast majority of existing costs are</p>	<p>Noted.</p> <p>The revised legislative S106 and CIL systems provide a fairer and more balanced approach to developer contributions that have been considered in the viability testing supporting the CIL.</p> <p>The SPD clearly states when contributions will be required and the CIL Infrastructure Project List clearly identifies which infrastructure falls within CIL or S106 to ensure no double counting takes place.</p> <p>Following adoption of CIL, should any large scale major sites come forward, they will all be dealt with in the way outlined which will see development specific infrastructure being covered under S106 Agreement and phasing and payment triggers negotiated providing a flexible approach.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>retained within the system and the CIL is an additional burden. Table 11 shows an average £12k per dwelling on education with £10K+ for CIL, irrespective of other S106 costs; this is clearly a very significant cost on development (and a high percentage of the total cost of a house) that will do nothing to aid affordability.</p> <p>Critically it is considered that neither the CIL document nor the Developer Contributions document explain with certainty how the 2 systems will work in parallel. It is evident that this will not simplify the system of negotiation on S106 as on major site these will continue to be necessary but the viability issue will remain as a significant proportion of 'development value' will have been taken through CIL.</p> <p>It is apparent that the S106 process will be left to pick up the bits after CIL, but the lack of geographic control over where CIL will be spent has the potential for developers double paying for infrastructure. CIL is intended to fund infrastructure, however the important link between impact and mitigation is lost in CIL, therefore it cannot be guaranteed that the infrastructure needs for a client's site will be provided through CIL and as such this will be sought / secured by the Council through the S106 process. In principle this is considered to be wrong, and in practice this will accentuate the concerns over viability and delivery. The assurance in para 3.6 of the doc does not provide sufficient comfort in this respect.</p> <p>It is noted that at para 4.10 and table 5, an 'average housing mix' is introduced. Currently HDC has no market housing mix policy adopted and an assurance is sought that this is not an attempt to introduce one without due process and consideration.</p> <p>It is considered that the administrative fees set out in 4.16 are excessive and unjustified.</p> <p>I trust that this sets out the key concerns in relation to the Developer contribution document on behalf of Persimmon Homes EM. Fundamentally the increased costs contained within the Developer Contributions DPD and CIL will make it more difficult to deliver the housing and development sought by Government.</p>	
Philip Raiswell Sport England	DCspd88		Have observations	Thank you for consulting Sport England on the above consultation document. Sport England is the Government agency responsible for delivering the Government's sporting objectives. Maximising the investment into sport and	Support noted for green space contributions and sports development officer.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>recreation through the land use planning system is one of our national and regional priorities. You will also be aware that Sport England is a statutory consultee on planning applications affecting playing fields and a non statutory consultee on planning applications proposing major housing development.</p> <p>Sport England support the Council undertaking the Draft Developer Contributions Supplementary Planning Document in order to secure contributions for infrastructure that is or will be needed as a result of new development.</p> <ul style="list-style-type: none"> ▪ 5 Planning Obligation Requirements and Negotiated Requirements <p>Firstly, we support the Council's recognition that a Sports and Physical Activity Development Officer should be included in the list of required planning obligations.</p> <p>Furthermore, we also support the Council's recognition that Green Space (including outdoor sports facility provision within section 5 Planning Obligation Requirements - B: Green Space - Form in which contributions should be made - B.9) should be included in the list of required planning obligations.</p> <p>However, Indoor Sports Facilities are identified within the list of Negotiated Requirements. We therefore object as indoor sports facility provision should also be included in the list of required planning obligations (and as part of the list of required contributions within section 5 Planning Obligation Requirements - B: Green Space - Form in which contributions should be made - B.9). If only outdoor sports facility provision is included within the list of required planning obligations (and as part of the list of required contributions within section 5 Planning Obligation Requirements - B: Green Space - Form in which contributions should be made - B.9) there may be a lack of contributions collected towards the provision of indoor sports facilities.</p> <ul style="list-style-type: none"> ▪ 5 Planning Obligation Requirements - B: Green Space - Form in which contributions should be made - B.9 <p>Sport England support the Council's recognition that outdoor sports facility provision should be included in the list of required contributions.</p> <p>However, we would like to query why there are two references</p>	<p>Disagree. Due to 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 and so will be negotiated. They do not fall within the Green Space obligation as the land required does not come from this need, unlike for outdoor sports.</p> <p>The two references to outdoor sports are made as one is concerning the land requirements and the other is on the capital implementation cost requirements.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				made to the need outdoor sports facility provision contributions (within bullet point 4 and 8)? Do these relate to different types of sports facilities i.e. playing fields and others?	
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd91		Have observations	<p>We understand and agree to the principle for a CIL however it raises the question that a first and fundamental step is to ensure that there is good evidence based both on infrastructure needs and priorities and on the impact of charging regimes on the viability and deliverability of a site if they are to promote rather than prevent development. Our concerns raised on the CIL levy and the background evidence that it relies upon is also the starting point for commenting on the accompanying Developer Contributions SPD which is the focus of this response.</p> <p>We do not consider a good evidence base is available from which HDC can move forward its planning obligations strategy.</p>	Disagree. The evidence presented to support the SPD and the Preliminary Draft Charging Schedule is considered appropriately robust.
Joseph Whelan Cambridgeshire County Council	DCspd60		Object	<p>The Huntingdonshire Draft Developer Contributions Supplementary Planning Document (SPD) contains very little information on how transport contributions will be secured before the CIL is adopted. This is a critical point that needs to be rectified. Further discussions are needed between Officers to establish how best to present information on transport. Limited information on transport contributions in the SPD is unacceptable and would incorrectly suggest that developers would not be required to make such contributions. In addition, transport contributions will need to be sought from developments prior to the implementation of CIL. When CIL is in place, as revenue contributions are not covered by CIL, the SPD needs to state that transport revenue contributions will be sought (e.g. for Bus Services).</p>	<p>Noted.</p> <p>Transport contributions will be negotiated, as stated in the Draft SPD, taking into account the 3 statutory tests.</p>
Joseph Whelan Cambridgeshire County Council	DCspd61		Object	<p>Section 106 agreements have to date been the major tool to require travel plans to help mitigate the effect on road infrastructure of the new development. This SPD makes no mention of travel plans or the future procurement of these.</p>	<p>Noted.</p> <p>Travel plans will continue to be discussed and conditioned on appropriate developments as part of the negotiations regarding transport matters.</p>
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd136		Object	<p>The Council will be benefiting from the receipt of significant planning application fees and New Homes Bonus, which should also be factored into any calculations. The SPD makes no reference to these alternative sources of funding, particularly the New Homes Bonus which is intended to be an incentive to local authorities to ensure the benefits of growth are returned to local communities and to mitigate the impact from the increased population.</p>	<p>Noted.</p> <p>The New Homes Bonus is not likely to form part of infrastructure funding in Huntingdonshire. It is for the local council to decide how and where any money received will be subsequently spent.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd124		Have observations	The phasing of financial contributions / on-site provision is absolutely essential to viability and deliverability of major developments.	Noted. Development specific infrastructure being covered under S106 Agreement for large scale major developments will take a flexible, negotiated approach to the phasing and payment triggers.
Mark White Homes and Communities Agency	DCspd75		Have observations	<p>This is the response from the Homes & Communities Agency (HCA) to the above consultation. The HCA is a government agency; working with our local partners, we use our skills and investment in housing and regeneration to meet the needs of local communities; creating new affordable homes and thriving places. The statutory objects of the Agency as set out in the Housing and Regeneration Act 2008 are to:</p> <ul style="list-style-type: none"> • improve the supply and quality of housing in England; • secure the regeneration or development of land and infrastructure in England; • support in other ways the creation, regeneration or development of communities in England or their continued well-being; and • contribute to the achievement of sustainable development and good design in England, with a view to meeting the needs of people living in England. <p>The HCA has not been formally invited to comment on this document, but wishes to comment as follows:</p> <p>Viability</p> <p>The HCA notes that the draft SPD states that Huntingdonshire District Council (HDC) have tested the viability of development in Huntingdonshire as part of the development of the Preliminary Draft Community Infrastructure Levy Charging Schedule. The HCA notes that this is based on the 2011 report produced for HDC by Drivers Jonas Deloitte.</p> <p>The HCA notes that this document states that:</p> <p>"Until Affordable Rent can be written into policy, or a work around is created, we have to assume that Residential Providers will deliver affordable housing in line with local policy"</p> <p>The document goes on to state that:</p> <p>"We have made the following generic assumptions with regard to all of our residential appraisals:</p>	<p>Comments welcomed.</p> <p>Affordable Rent is acknowledged in the CIL Viability Report. HDC Policy is for affordable housing to be supplied 70/30 split. Following the publication of PPS3, HDC is in the process of reviewing policy in line with Affordable Rent. To ensure viability was correctly considered, AH levels at current policy was undertaken. If Affordable Rent had been used this could be seen to improve viability. This does not impact on the matter of adhering to PPS3 requirements and meets the necessary PPS 12 requirements.</p> <p>There may need to be further policy clarifications on this matter in line with emerging planning reforms (e.g. localism and the NPPF), but viability is not likely to be unduly affected.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>40% Affordable Housing - split 70/30 social and intermediate rented;"</p> <p>The HCA is therefore concerned that this draft SPD does not give sufficient weight to national policy in the form of the Technical Changes to Annex B PPS3 - Affordable Housing Definition; this change is referred to in the Drivers Jonas Deloitte report but not the SPD itself; which goes on to say when discussing Affordable Housing: "The provision of affordable housing has been incorporated into the viability testing undertaken during the production of the Preliminary Draft Community Infrastructure Levy Charge and as such, viability is not likely to be a general consideration."</p> <p>The HCA would question whether this would be the case; as under the new policy, developers can legitimately offer Affordable Rent rather than Social Rent. Furthermore it will be the case that for a local authority to insist on Social Rent they will be offered a reduced number of affordable dwellings compared to that provided through Affordable Rent given the increase in value and improved viability of the scheme to the developer resulting from offering Affordable Rent dwellings as part of the development's affordable housing provision.</p> <p>The HCA would also wish to point out that basing Developer Contribution Policy without giving proper consideration to the new national policy will result in other problems in relation to the delivery of affordable housing through these contributions; local authorities should be aware that if new Social Rent units were to be owned and managed by housing associations, some may be reluctant to do so given that their business plans have been restructured to Affordable Rent debts and repayments. There may also be banking covenant issues for housing associations in taking on new Social Rent units.</p> <p>The HCA would suggest that it will be quite possible that it may be in more than exceptional circumstances (as the draft SPD suggests) that developers may wish to reconsider the required contributions due to impact on the viability of the scheme. The HCA notes the process outlined in the draft SPD to deal with such disputes; the HCA is quite happy to assist local authorities through its enabling function in examining viabilities where these situations arise.</p> <p>The HCA notes that the SPD makes reference to a forthcoming Affordable Housing Advice Note that will seek to</p>	

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				clarify the Council's approach. The HCA would welcome the opportunity to comment on draft versions of this note and is happy to offer any assistance that the HDC may require on this matter.	
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd122		Have observations	<p>On behalf of our clients, Tesco Stores Ltd. and Santon Group Developments Ltd., we hereby make the following observations and comments on the draft Developer Contributions Supplementary Planning Document (SPD).</p> <p>Our main observation is that it is not clear within the draft document the extent to which Community Infrastructure Levy (CIL) is to be considered. This is complicated by the parallel consultation which is taking place upon the draft CIL Charging Schedule.</p> <p>The document is also heavily focussed on residential development. It would be helpful if the document could include advice regarding other types of development.</p>	<p>Noted.</p> <p>The Draft SPD clearly outlines the interaction between it and the Community Infrastructure Levy.</p>
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd133		Have observations	<p>In light of our comments above we consider that the draft SPD should be reviewed in order to provide further information regarding:</p> <ul style="list-style-type: none"> · clarification in order to avoid potential double counting between CIL and Section 106 contributions · the likely requirements for non-residential development · the administration charges be reviewed · we consider that the time limits for spending the contributions secured via planning obligations should be deleted in order to enable those to be discussed on a case-by-case basis. <p>We would therefore request that we are informed of the subsequent phases undertaken as part of this process and are afforded the opportunity to comment further (included possible future attendance at the Examination in Public).</p>	<p>Accepted in part.</p> <p>The SPD clearly states where infrastructure will be required through a S106 Agreement. The CIL Infrastructure Project List further clarifies this by identifying which infrastructure could be S106 funded and which could be CIL funded to ensure no double counting takes place.</p> <p>The Council considers that commercial, as well as housing development impacts upon existing public open space. Any provision or contributions agreed in respect of commercial development will be individually assessed or calculated dependent on the details of the development, its location and other site specific details. Any such requests must satisfy the three statutory tests and CIL Regulations.</p> <p>The administration charges will be reviewed in light of comments received.</p> <p>Time limits will not be deleted.</p> <p>Request to be kept informed and option to attend the CIL Examination noted.</p>
Janet Innes-Clarke Brampton Parish	DCspd26	1.9	Have observations	1.9 It is likely to be beneficial that monies from developers can be used in the wider area but district-wide and local	Noted.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Council				infrastructure projects MUST have some benefit for the communities near to that development. Perhaps 'near' should be defined.	
Helen Boothman	DCspd67	1.9		What say will Local communities, ie local people, have in the choice of what infrastructue will get funded?	Noted. The CIL governance arrangements, Annual Business Plan process and Regulation 123 list will cover spending on CIL monies.
Stephen Dartford Fenstanton Parish Council	DCspd11	1.10		Will funding raised from infrastructure providers be community specific i.e used for the community in which the development occurs or pooled and used anywhere District wide.	Noted. The CIL governance arrangements, Annual Business Plan process and Regulation 123 list will cover spending on CIL monies, which could be within the community where development occurs, district-wide or outside of the district.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd119	1.11	Object	<p>The introduction of CIL is intended to give certainty up-front to developers. However, in this case, developers are also required through the SPD to maintain very significant levels of financial contributions through S106 in addition to the CIL as well as other, specific on-site infrastructure. Developers will be expected to incur significant financial burdens as set out above, in addition to other regulatory requirements such as the Code for Sustainable Homes and renewable energy requirements.</p> <p>The level of contributions should not be excessive and should be proportionate to the scale and nature of development proposed, taking account of on-site infrastructure and other delivery costs, many of which are exceptionally high and many of which will also comprise community benefits in themselves. This should therefore, be fully taken into account. The delivery of a sustainable urban extension will mean future residents will draw upon facilities provided within the new development, placing less pressure on existing facilities in St Neots. The level of s106contributions sought should reflect this.</p>	<p>Noted.</p> <p>S106 obligations are based on the needs of the new development and not existing communities.</p> <p>All obligations are required to meet the 3 statutory tests and the CIL work has included viability assessments that have been undertaken by professionals in their field considering the economic viability of development across the district as a whole, whilst taking into account a range of factors such as local conditions, S106 impacts and affordable housing.</p>
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd123	1.11	Object	We do not consider that there is sufficient certainty between what would be included within CIL and what would be required through other agreements. This lack of clarity will not instil confidence for investors or businesses.	Disagree. The SPD clearly states where infrastructure will be required through a S106 Agreement. The CIL Infrastructure Project List further clarifies this by identifying which infrastructure could be S106 funded and which could be CIL funded to ensure no double counting takes place.
Stephen Dartford Fenstanton Parish Council	DCspd12	1.12		Definition of 'meaningful proportion'	The 'meaningful proportion' will be consulted on by government later this year.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Janet Innes-Clarke Brampton Parish Council	DCspd27	1.12	Have observations	1.12 What is a 'meaningful proportion'? Needs to be clearer. How is it decided and by whom?	The 'meaningful proportion' will be consulted on by government later this year.
David Abbott Highways Agency	DCspd5	1.13		<p>The term "strategic road network" has a specific definition for the HA. The use of the term here is fully consistent with this definition but nonetheless could easily be misinterpreted by readers. It is therefore suggested that the term be used with initial capital ie "Strategic Road Network" and an entry added the glossary at the end of the document. Such an entry might read:</p> <p>"The Trunk Road and Motorway network, which, in England, is managed on behalf of the Secretary of State for Transport by the Highways Agency. Within Huntingdonshire this consists of the A1, A1(M), A14 and A428."</p>	<p>Noted.</p> <p>Document amended and glossary updated.</p>
David Abbott Highways Agency	DCspd6	1.13		Reference here to private sector funding of works on the SRN through section 278 agreements is potentially contradictory to reference in section 3.8 to building "a new strategic road" using pooled contributions. The 3.8 reference appears to be correct (though its scope needs to be expanded - see below) and the HA will be keen to ensure that funding mechanism remains in place, therefore the reference here needs to be amended to cover the process of funding SRN work through the pooled CIL contributions. For instance it is possible for the local highway authority to undertake works on the SRN under section 6 of the highways act.	<p>Noted.</p> <p>Document amended</p>
Janet Innes-Clarke Brampton Parish Council	DCspd28	1.13	Support	1.13 Good. The identified mitigation works must then be actually carried out. Ensuring delivery in a timely manner is very important..How could this be enforced in the case of it not happening?	<p>Noted.</p> <p>Enforcement of Section 278 agreements not within the remit of the SPD.</p>
Garth Hanlon, Savills (L&P) Ltd for St John's College Cambridge	DCspd76	1.13	Object	<p>The draft SPD acknowledges that agreements for the private sector funding of works on the strategic road network are made under Section 278 of the Highways Act 1990. Such agreements provide a financial mechanism for ensuring delivery of mitigation works identified and determined as necessary for planning permission to be granted. Whilst it is accepted that such Section 278 Agreements are not the responsibility of the Local Planning Authority, we do think it appropriate that some more helpful reference to such issues warrant some more informative text than rather simply saying that this is not covered under the Planning Act.</p> <p>The A14 has a critical role in accommodating existing and projected new growth within the Huntingdonshire area and the pivotal role of the Highways Agency in terms of securing financial contributions towards major infrastructure will no</p>	Noted.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				doubt be a major issue in the coming months and years if Huntingdonshire is to fulfil its Core Strategy objectives. We consider that text on the position of the Highways Agency in relation to planning contributions already being sought by Huntingdonshire District Council on sites would be helpful in this context as well as further confirmation that any contributions or obligations required by the Highways Agency do not fall within the Section 106/CIL arrangements.	
Garth Hanlon, Savills (L&P) Ltd for AWG Landholdings Limited	DCspd82	1.13	Object	At paragraph 1.13 of the SPD the document acknowledges that agreements for the private sector funding of works on the strategic road network are made under the Highways Act 1990. Whilst we accept that such Section 278 Agreements are not the responsibility of the Local Planning Authority we do feel that this document would benefit from a more helpful reference to confirm that strategic matters of infrastructure such as trunk roads and main sewer networks are not addressed within the Planning Act. All of this is set within a context that the A14 plays a pivotal role for future new growth in the Huntingdon area and it is imperative for the document to acknowledge how contributions or obligations required by the Highways Agency will be affected by suggested new SPD (and CIL) arrangements.	Noted. It is not the purpose of the document to detail other legislation and agency responsibilities.
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd125	2.6	Object	As noted within our representations to the draft CIL Charging Schedule we do not consider that these comply with the CIL regulations.	Disagree. The text here clearly states the needs associated with the CIL Regulations.
Stephen Dartford Fenstanton Parish Council	DCspd13			The viability of this section of the document is somewhat undermined by the unstable nature of current Government policy	Noted. The Draft Developer Contributions SPD and the Preliminary Draft Charging Schedule have had viability assessments undertaken by professionals in the field taking into account current policy requirements and economic conditions.
Helen Boothman	DCspd68			This all seems premature and inconsistent. The local Investment Framework has been revised in light of change in circumstances like the economic situation and yet no revision has been undertaken of the Core strategy given equally important and significant changes eg Alconbury being an Enterprise Zone. The Core strategy needs to be reviewed to reflect all current and very significant changes.	The Draft Developer Contributions SPD is directly linked with the adopted Core Strategy
Sean McGrath, Indigo Planning Ltd for Sainsburys Supermarkets Ltd	DCspd90	2.13	Have observations	Whilst the SPD confirms that proposals for retail development would trigger the need for contributions to green space, public accessibility routes, police services and sports and physical activity, details regarding the calculation of these contributions have not been provided. We consider that further information	Noted. The Council considers that commercial, as well as housing development impacts upon existing public open space. Any provision or contributions agreed in respect of commercial development will be

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				clarifying how these, and any other contributions that would relate to retail development are calculated, should be provided in the SPD.	individually assessed or calculated dependent on the details of the development, its location and other site specific details. Any such requests must satisfy the three statutory tests and CIL Regulations.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd121	2.13	Object	Core Strategy Policy CS 10 states that standards and formulae for calculating contributions will be set out in separate SPD or DPD documents. Hence this SPD requires developers to comply with other future SPD/DPD requirements that are entirely unknown at this stage, which is unacceptable. As a result, the SPD and CIL combined pose a major threat to the viability and deliverability of major developments.	Disagree. The Core Strategy was adopted prior to publication of the SPD. The Draft Developer Contributions SPD is the documentation referred to in the Core Strategy. The CIL work has included viability assessments that have been undertaken by professionals in their field considering the economic viability of development across the district as a whole, whilst taking into account a range of factors such as local conditions, S106 impacts and affordable housing to ensure viability and deliverability.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd127	Table 1	Have observations	Table 2 (below paragraph 2.21) plots the anticipated changes in average household size between 2006 and 2026. The delivery of a major development site will take place over a lengthy period of time and which may, initially be submitted in outline form. It will be important that the calculation of contributions fully reflects the reductions in household size over this period from 2.40 to 2.16 to ensure the appropriate level of contributions.	Noted.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd161	2.18	Object	The Local Investment Framework 2009 (LIF) is a vital element of the evidence base behind the s106. The LIF was based around prevailing assumptions around the growth agenda as existed at the time of its publication, and the authors of the LIF were clear that the study should be updated as information on future levels of development build-out, related phasing assumptions and the availability of funding sources emerged (LIF page 152). While updating of the LIF has taken place, it would be more accurate if Paragraph 2.18 referred to the LIF detailing the 'assumed physical, social and green infrastructure needs arising'.	Noted. The LIF trajectory had an element of trajectory. The requirements were based on the needs of that.
Stephen Dartford Fenstanton Parish Council	DCspd14	2.20		Will Parish Councils be advised of these annual reviews?	The review process will be publicly communicated.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd162	2.20	Have observations	The commitment towards an annual review of the CIL Infrastructure Project Plan with stakeholders and partners is vital. With sites of a strategic scale and lengthy delivery period over numerous phases such as Alconbury it is vital that a	Noted.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				similar discipline of regular review is employed towards the payment, phasing and use of CIL and s106 contributions.	
Phil Copsey, David Lock Associates for Urban and Civic	DCspd160	3		<p>In the context of an application for a Very Large Scale Major Development which is being currently promoted, the timing for the approval of the two documents and the co-ordinated approach of the Council in negotiating the relevant contributions is essential. It is noted that 'Infrastructure needs identified as part of the CIL will not be duplicated in any s.106 Agreement' (Paragraph 3.3 Draft Developer Contributions SPD) and that 'the CIL charging schedule differentiates between these infrastructure projects [on Large Scale Major Developments] to ensure no double counting takes place between calculating the district wide CIL rate for funding infrastructure projects and determining Section 106 agreements for funding other development site specific infrastructure projects.' (Paragraph 3.14) but this should not prevent the conclusion of a s106 agreement if the CIL charging schedule is delayed or does not currently address the infrastructure requirements generated by the development. Both the CIL Charging Schedule and Developer Contributions SPD should identify the need for a bespoke flexible approach to be adopted with respect to Very Large Scale Major Development. This flexible approach should include early pre-application discussion of heads of terms, the nature of direct provision of social infrastructure and how this is to be taken account of, relief from CIL if appropriate, or the off-setting of CIL within a s106 to avoid double counting, etc. This will allow the local planning authority to take an early strategic decision as to how to approach the issue of contributions and the extent to which CIL will be applied, and will ensure that the heads of terms submitted alongside the application will be soundly based.</p> <p>It will also avoid abortive work for both the local planning authority and applicant in preparing heads of terms and the associated costs and delays. Guidance on the implementation of the twin tracked process would be helpful in order to resolve any interim issues. Furthermore, whilst there are a number of sections that deal specifically with Large Scale Major Developments (e.g. 3.14) it is noted that there are a number which do not. Depending on whether the Council adopt a flexible approach to implementing this policy, the absence of specific reference to Large Scale Major Developments on all issues may create future difficulties.</p>	<p>Noted.</p> <p>Developments over 200 residential units will continue to have S106 Agreements to cover development specific infrastructure and will be negotiated as appropriate. Detail on this is clearly noted throughout the SPD.</p>

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Ramune Mimiene Brampton Parish Council	DCspd153	3		Financial When are contributions made over to HDC? What happens if the developer goes bust in the interim? When are they made over to the parish? Are contributions to the parish uplifted for inflation? Will the parish have to demonstrate that contributions were spent on the identified services? What happens if council policy changes during the maintenance period (e.g. libraries)?	Noted. This appears to be in reference to CIL. Contributions are handed over to HDC as the Local Planning Authority. Any 'meaningful proportion' to go to the local parish will be determined as part of the government consultation on this matter. Any money spent will need to be shown to be spent on infrastructure. Future policy / provider changes would need to take such matters into account.
Stephen Dartford Fenstanton Parish Council	DCspd15	3.3		Consultation should be held with smaller satellite communities when District wide and local infrastructure projects are being determined	Noted.
Helen Boothman	DCspd69	3.3		What consultation was carried out with local communities in preparing the revised local investment framework? Local communities need to have their voice listened to about what they consider their needs to be, through parish and town councils.	Noted. The revised Infrastructure Project List is part of the Preliminary Draft Charging Schedule process and involved a range of infrastructure partners to cover infrastructure need. The governance arrangements regarding CIL monies falls outside the remit of this SPD. This will be considered further as part of the next stages of the CIL implementation in partnership.
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd126	3.3	Object	As noted above we are not convinced that the documents provide sufficient clarity as to which contributions would fall under CIL and which would come under Planning Obligations. This could result in duplication of contributions.	Disagree. The SPD clearly states when contributions will be required and the CIL Infrastructure Project List clearly identifies which infrastructure falls within CIL or S106 to ensure no double counting takes place.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd118	3.6	Have observations	Whilst there is acknowledgement within paragraph 3.6 of the draft that developers should not be double charged it seems to be many headings for contributions for large scale development is being charged twice. (See comments at D9, E6, F7, G7, I8)	Disagree. The SPD clearly states when contributions will be required and the CIL Infrastructure Project List clearly identifies which infrastructure falls within CIL or S106 to ensure no double counting takes place.
Garth Hanlon, Savills (L&P) Ltd for St John's College Cambridge	DCspd77	3.6	Object	Accepting that the District Council's Preliminary Draft Community Infrastructure Levy Charging Schedule is being consulted at the same time as the Draft SPD on Developer Contributions, it is worth referring to the text within paragraph 3.6 of the latter which states that the introduction of the Community Infrastructure Levy is meant to restrict the use of planning obligations in order that they meet three statutory tests. The overall assumption is that the emerging planning obligations system is one that is more streamlined and	Disagree. The SPD clarifies the need to meet new legal requirements. The SPD is the first document of its kind for HDC and aims to clarify requirements and provide a fairer and more transparent process for all.

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				transparent and yet in circumstances where a new residential development of 10 dwellings or more which would come forward, it would appear that there are potentially 11 topics which would be the subject of specific reference in any Section 106 Agreement. It would appear that the District Council has taken the opportunity to review its Obligations strategy and expand upon its adopted position to seek contributions from the developer to a wide range of other "service providers" which by definition is likely to make the Section 106 Agreement more onerous and potentially more complex, notwithstanding the very real concerns we have about non-compliance of some contributions being sought - we have made individual representations on those matters. We also note that the Council is also looking at potential contributions to "negotiated requirements" listed in paragraph 5.4 which are additional to the planning obligation particularly to major developments.	
Garth Hanlon, Savills (L&P) Ltd for AWG Landholdings Limited	DCspd83	3.6	Object	We acknowledge that the Preliminary Draft Community Infrastructure Levy Charging Schedule is the subject of consultation along with the draft SPD on Developer Contributions. Whilst we understand that the two consultations are running at slightly different timescales it is important to acknowledge that the original concepts of CIL were to restrict the use of planning obligations and that those that do apply meet the statutory tests. If it is accepted that the overall intention is to streamline the process and help to deliver the document then it appears unnecessary to be simply adding in further topics of planning obligations within any Section 106 Agreement. From our understanding of the document we note that there are some 11 topics which are the subject of specific reference and which could form part of any Section 106 Agreement dependent upon the development coming forward. Collectively, you will appreciate that AWG Landholdings Ltd is concerned about the viability of new development alongside the appropriateness of contributions being sought where the tests to seek such applications is flawed.	Disagree. The SPD clarifies the need to meet new legal requirements. The SPD is the first document of its kind for HDC and aims to clarify requirements and provide a fairer and more transparent process for all.
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd128	3.7	Object	Again it is unclear why planning obligations would be used to secure community infrastructure. This again could lead to double counting.	Disagree. Following the adoption of CIL, the securing of community infrastructure through S106 will only apply to large scale major developments. The SPD clearly states when contributions will be required and the CIL Infrastructure Project List clearly identifies which infrastructure falls within CIL or S106 to ensure no double counting takes place.
Paul Davies	DCspd1	3.8	Have observations	When a Developer makes a financial or in-kind contribution (whether CIL or S106) can you guarantee that this will be used	Noted. Payments made through S106 Agreements can only be for matters that are directly related to the

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				in its entirety on that specific development and not hived off for other purposes?	needs of that development. CIL contributions are not part of the SPD and use of money collected could be but does not have to be related to the development.
David Abbott Highways Agency	DCspd7	3.8		The potential conflict with 1.13 is referred to above. Reference is made here to funding a "new strategic road" using pooled contributions. While technically this is correct it implies that it excludes improvements to existing strategic roads. Such measures might include corridor-type improvements to facilitate a range of developments as opposed to site specific measures to facilitate a single development's first point of access onto the SRN. We would recommend therefore that the scope of this section be expanded accordingly.	Accept. Document to be amended to reflect Highways Agency comments.
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd129	3.8	Object	There is reference here to pooled contributions which would appear to be contrary to the CIL regulations as noted in paragraph 2.6 of the document.	Disagree. Clear reference is made to the limitations of pooling under the CIL Regulations.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd158		Have observations	This SPD is sign posted within the Core Strategy and is intended to be considered alongside the Preliminary Draft Community Infrastructure Levy Charging Schedule 2011 or any successor document (Section 1.1). There is the anticipation that the CIL charging schedule will be adopted in Spring 2012; however there is no indication whether the two documents are intended to become policy simultaneously or whether one precedes the other. As such, the wording of particular Planning Obligation Requirements within the Draft Developer Contributions SPD seeks to cover two scenarios - one where CIL has been implemented and one where it has not. It is assumed that the two documents will come forward in parallel as this will be the most logical approach and will avoid confusion. However, confirmation of this approach would be helpful.	Noted. The SPD clarifies the need to meet new legal requirements. The SPD is the first document of its kind for HDC and aims to clarify requirements and provide a fairer and more transparent process for all. It notes the change in requirements for when CIL has been adopted but this will be at a later stage due to the consultation and Examination in Public that it is required to complete.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd163		Have observations	There is a need for greater clarity regarding the relationship between the two especially in the context of large and very large scale major developments. The current overlap that exists for example in open space provision, contributions to education has the potential to be confusing. Worked examples of typical developments would be helpful in showing how CIL and s106 would work in practice and what should happen in the interim until the CIL payment schedule is adopted.	Noted. The SPD clearly states when contributions will be required and the CIL Infrastructure Project List clearly identifies which infrastructure falls within CIL or S106 to ensure no double counting takes place. The potential for infrastructure to be provided by developers is noted. Text will be updated to enable this possibility to be considered at the LPAs discretion.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>There is also a need to reflect the fact that alternative approaches might need to be taken in strategic very large scale major developments where direct developer provision may be the most efficient way of delivering social infrastructure such as strategic open space etc that may have a catchment and benefit extending to the broader community beyond the site boundary.</p> <p>The SPD needs to explicitly identify this possibility and indicate flexibility in taking this into account, whilst ensuring that no double counting occurs.</p>	
Phil Copsey, David Lock Associates for Urban and Civic	DCspd159	3.14	Object	<p>The document seeks to differentiate between Large Scale Major Developments and other smaller developments (at a 200 residential unit threshold) in terms of the blend and mix between s.106 contributions and CIL payments. While we recognise the need for clarity in terms of how these small and medium size developments will come forward, the document does not seek to set any specific guidance for what might be described as Very Large Scale Development of over 1000 units. Very Large Scale Major Development, such as that being promoted at Alconbury, raise different issues in terms of the quantum and timing of supporting infrastructure, the delivery of infrastructure and the timing of contributions that differ from normal or large scale development proposals to which the approach set out in the CIL Charging Schedule and Draft Developer Contributions SPD apply.</p> <p>Developments of this scale create a range of impacts and opportunities which should be the subject of a bespoke early discussion between the developer, the Council and a range of other key stakeholders. This approach is reflected in the statement at paragraph 5.17 of the Viability Testing of CIL Charges that accompanies the consultation which states 'if there is a conflict between Levy charges, required s106 and affordable housing in terms of viability then the authority has the opportunity to take a site specific approach to ensure that a deliverable and realistic package can be provided that best meets the need of the specific scheme'.</p>	<p>Disagree.</p> <p>Note recognition of clarity brought by large scale major and smaller developments approach.</p> <p>The requirements of a development of 1000 units would be considered in the same flexible manner as proposed by the large scale major approach.</p>
Ramune Mimiene Brampton Parish Council	DCspd145	3.14	Have observations	Bands. Many charges vary above and below the 200 unit watershed. Is there a risk of developers arranging developments sizes to the detriment of the Authority?	Noted.
Ramune Mimiene Brampton Parish Council	DCspd147	3.15	Have observations	Alconbury Could be included in the list of major sites, (3.15).	<p>Noted.</p> <p>The Alconbury site referred to is not within the adopted Core Strategy directions of growth. Should it come forward it would be classified as a large scale major site for the purposes of CIL and developer contributions.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Phil Copsey, David Lock Associates for Urban and Civic	DCspd164	3.16	Support	We welcome the recognition that new large scale developments may come forward over and above those identified in paragraph 3.15.	Noted.
M. Newman, Clerk Stukeleys Parish Council	DCspd74	3.18	Support	It is noted that, unlike CIL, developer contributions will continue to be directly related to the proposed development, and will vary from site to site according to circumstances. The Parish Council supports the approach taken in this document and has no reason or evidence to suggest any changes to the formulae set out in it. We consider it essential that the Parish Council is involved in the drafting of S106 Agreements which will be based on this document.	Support welcomed. Partners engagement will continue in this process.
Ian Burns NHS Cambridgeshire	DCspd10	3.19	Support	It is important that the need for new or improved Health infrastructure and services is recognised as a result of new housing and that there is scope to apply S106 and CIL contributions for this purpose.	Noted.
Janet Innes-Clarke Brampton Parish Council	DCspd30	3.19	Object	3.19 Why are The Arts not included in developer contributions list? Physical activities seem to take precedence over intellectual pursuits eg facilities suitable for music, theatre, lectures which are just as important for community well-being.	Disagree. Facilities for the arts would be considered as part of multi-purpose community facilities, as appropriate.
Joseph Whelan Cambridgeshire County Council	DCspd45	3.19	Have observations	Please add 'Transport/Highways' and 'Archaeology' - The County Council has in the past secured archaeology contributions through S106.	These are noted as negotiated requirements and/or conditions.
Adam Ireland Environment Agency	DCspd65	3.19	Object	This is an ideal opportunity to incorporate Flood Risk Management Infrastructure (flood defences, Sustainable Drainage Systems {SuDS}, etc) within the range of community infrastructure projects that are able to benefit from Planning Contributions. With reduced Central Government funding available for flood defences / asset management there will be greater emphasis on Local Authority having to provide a percentage of capital required for either the installation of new defences or increasing the Standard of Protection afforded to settlements by existing defences. In addition, the transfer of responsibility for SuDS to the Lead Local Flood Authority {LLFA} (Cambridgeshire County Council) may result in changes to the adoption process for any SUDS. The LLFA should be consulted in relation to this issue, particularly if they intend to incorporate charging for the adoption and/or maintenance of SuDS within new developments.	Accepted. Document will be amended to note flood risk management solutions as potential negotiated requirements.
Helen Boothman	DCspd70	3.19	Have	With an aging population in the county why is there no	Noted. Supported housing is covered by affordable

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			observations	obligations for accomodation for the elderly, be it care homes, wardened accommodation etc?	housing requirements.
Helen Boothman	DCspd71	3.21		And what about houghton and wyton projects to account for teh masive increase of popualtion within the parish?	Noted. The section noted refers to regeneration projects. The development referred to in the response will be considered through the usual process in order to comply with the legislative requirements.
Ramune Mimiene Brampton Parish Council	DCspd143	4	Have observations	Consultation: Are local councillors and/or parishes to be consulted on the size of contributions and their allocation to projects?	Noted. Partners engagement will continue in this process.
Ramune Mimiene Brampton Parish Council	DCspd144	4.8	Have observations	Population. Most of the costs associated with developments are specified in terms of new units of housing or population numbers. However for some areas (e.g. police, accident and emergency provision under health, footpaths and access) the inclusion of contributions based on commercial industrial new development would seem to be appropriate. How is this incorporated?	Noted. The Council considers that commercial, as well as housing development impacts upon existing public open space. Any provision or contributions agreed in respect of commercial development will be individually assessed or calculated dependent on the details of the development, its location and other site specific details. Any such requests must satisfy the three statutory tests and CIL Regulations.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd165	Table 6	Object	We observe that Step 1 & 2 requires the submission of a draft Heads of Terms prior to the validation of the planning application by the Council. . This suggests that the local planning authority will vet the extent of heads of terms before declaring an application valid. This would be an extension of the current validation process - Guidance on information requirements and validation published by the Department for Communities and Local Government makes clear at paragraph 34 'In some circumstances the supporting information may be inadequate or its quality may be a concern. These are not grounds for invalidating applications,' While it is perfectly appropriate to expect draft heads of terms to be submitted, the validation process should not be used as a means of agreeing in principle heads of terms otherwise there is a risk that the Council could be exposed to a potential legal challenge. Furthermore, in the context of applications submitted prior to the CIL charging schedule being adopted this is a difficult requirement to comply with accurately.	Accepted in part. Text amended to clarify position.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd166	4.13	Have observations	We observe that Step 1 & 2 requires the submission of a draft Heads of Terms prior to the validation of the planning application by the Council. . This suggests that the local planning	Accepted in part. Text amended to clarify position.

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				authority will vet the extent of heads of terms before declaring an application valid. This would be an extension of the current validation process - Guidance on information requirements and validation published by the Department for Communities and Local Government makes clear at paragraph 34 'In some circumstances the supporting information may be inadequate or its quality may be a concern. These are not grounds for invalidating applications,' While it is perfectly appropriate to expect draft heads of terms to be submitted, the validation process should not be used as a means of agreeing in principle heads of terms otherwise there is a risk that the Council could be exposed to a potential legal challenge. Furthermore, in the context of applications submitted prior to the CIL charging schedule being adopted this is a difficult requirement to comply with accurately.	
Joseph Whelan Cambridgeshire County Council	DCspd46	4.15	Support	The BCIS All-In Tender Price Index is published quarterly although it is proposed that an annual update is applied. It is suggested also that RPI isn't used if the All-In Tender Price Index is abolished.	Noted. The RPI is noted to tie in with index linking for CIL.
Joseph Whelan Cambridgeshire County Council	DCspd47	4.16	Have observations	The CIL Levy admin charge of 5% needs further discussion as to whether this is the right amount and further detail is needed on the scope of how the money will be spent.	Noted. The CIL levy administration charge at 5% is stated in the CIL Regulations 2010 and is not part of the SPD process.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd92	4.16	Object	A S.106 management fee should not be charged by the Council. Such a payment is not in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 ("CIL Regs"), since it is a payment towards the Council performing its general statutory duty of ensuring compliance with planning controls. An appeal decision relating to land at 21-25 South Lambeth Road and 1 Langley Lane, London (reference APP/N5660/A/10/2129558) ("Appeal Decision") looked at s.106 contributions, including a contribution towards the monitoring of a Travel Plan in the light of regulation 122 of the Community Infrastructure Levy Regulations 2010 ("CIL Regulations"). Paragraph 30 of the appeal decision refers to such a payment to fund the Council's performance of its statutory duty as being unlawful in the light of Regulation 122.	Noted. The Council believes that it is within its statutory powers to impose the management fee. The fees noted have been reviewed in light of comments received and the document will be updated to reflect this.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd134	4.16	Object	The proposed s106 management costs of 5% of the total value of financial contributions, as set out at Paragraph 4.16 is completely disproportionate and without justification to meet the administration, monitoring and management costs identified at Paragraph 4.17. A 5% levy on major strategic development such as St Neots would be unreasonable and unacceptable. This excessive cost is in addition to further charges, including a fixed charge to manage non-monetary obligations of £359 per head of term, a separate on-off fee of	Noted. The Council believes that it is within its statutory powers to impose the management fee. The fees noted have been reviewed in light of comments received and the document will be updated to reflect this.

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				£250 for a deed of variation, and additional legal costs on an hourly charge. The Council must properly explain its charges and establish a management cost that accurately reflects the cost of providing the service.	
Phil Copsey, David Lock Associates for Urban and Civic	DCspd167	4.16	Object	<p>The wording of this paragraph might be reviewed to make clear that those with an interest in a development site in terms of the legal meaning of 'interested' (paragraph B54 of Circular 05/05) must be party to a s106 agreement. Furthermore, the current wording provides the Council with no option to conclude a s.106 agreement over a large site which can accommodate the inclusion of land owners within it at a later date by use of restrictive</p> <p>obligations until such land owners have entered into the agreement.</p>	<p>Agree in terms of defining interested parties: "an interested person is someone who needs to be involved in directly complying with the provisions e.g. all those with a material interest in the land."</p> <p>In exceptional circumstances, Agreements may be entered into with parties who do not have an interest at the relevant time, but this does not need to be reflected in the policy document.</p>
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd130	4.16	Object	We do not consider that the administration charges are sufficiently justified.	<p>Noted.</p> <p>The fees noted have been reviewed in light of comments received and the document will be updated to reflect this.</p>
Ramune Mimiene Brampton Parish Council	DCspd149	4.16		Administration Charges. 4.16 "...non-monetary obligations of £350 per head of term." Could "Head of Term" be added to the glossary?	<p>Noted.</p> <p>Head of Term to be defined in the glossary "A definition of the proposed terms of a S106 Agreement"</p> <p>Wording of document to also be amended to make reference to non-monetary obligation fee of £350 per type of obligation.</p>
Phil Copsey, David Lock Associates for Urban and Civic	DCspd168	4.18	Have observations	<p>The administration fees quoted should be referred to as a guideline for negotiation as there may be circumstances with Large and especially Very Large Scale Major Developments that</p> <p>might lead to these charges being reduced or dispensed with. For example U&C is funding an Alconbury project officer to progress the consideration of the proposal, and this arrangement might endure to beyond the s106 where a direct payment in kind might be made</p> <p>to manage contributions. It is also considered that an administration charge of 5% on a large s106 could lead to unrealistically large administration charges being sought which might in</p> <p>turn impact on viability.</p>	<p>Noted.</p> <p>The fees noted have been reviewed in light of comments received and the document will be updated to reflect this.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd93	4.19	Object	There is no justification for late interest payments to be 4% above base rate. 2% above base rate would be a more reasonable provision.	Disagree. Payments should be made on time. The type of figure for late contractual payments is not exceptional.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd135	4.19	Object	No justification is provided how the 4% above National Westminster Bank Plc lending rate has been arrived at.	Disagree. Payments should be made on time. The type of figure for late contractual payments is not exceptional.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd169	4.20	Object	The triggers for planning obligations can in some cases precede the commencement of development on a site (such as a requirement for off-site works prior to commencement of development or even the payment of the Council's legal fees). This paragraph should be reworded to reflect this.	Accepted. Document to be reworded to insert 'normally' before triggered and add 'but may be earlier or later e.g. first occupation.'
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd94	4.21	Support	We welcome the acknowledgement that payments may be phased on significant major development.	Noted.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd95	4.22	Object	<p>In addition to our detailed comments to items listed in Section 5 of the SPD, we restate that the viability testing is fundamentally flawed. The underlying assumptions for the CIL approach and planning obligations strategy depend upon the landowner accepting a land value that would prevent development occurring. The land receipts need to be sufficiently high to seek planning permission for an alternative use over and above that generated by its current use. The examples quoted in the Drivers Jonas Deloitte ("DJD") report 'Huntingdonshire District Council Viability Testing of Community Infrastructure Levy Charges' that suggest a landowner with strategic development identified would trade at 4 times its agricultural land value is not generally acceptable or realistic and the longer term 'do nothing' strategy may be more cost-effective where the land is being actively farmed and let under agricultural tenancies. No account of this typical scenario is taken by DJD and we are not aware of any transactional evidence that would support such a generalisation.</p> <p>The methodology adopted by Newark and Sherwood regarding valuation is clearly defined as the Valuation Standards as published by the Royal Institution of Chartered Surveyors as:</p> <p>"The estimated amount for which a property should exchange from the date between a willing buyer and a willing seller"</p>	<p>Disagree. The viability assessments that have been undertaken regarding the Preliminary Draft Charging Schedule have been undertaken by professionals in their field considering the economic viability of development across the district as a whole, whilst taking into account a range of factors such as local conditions, S106 impacts and affordable housing.</p> <p>The text at 5.14 in the viability report is explanatory as to rationale not actual figures, and comments here in the report are general in nature. Market research was carried out to reflect local market conditions in viability testing. Estimate base values for the different sites tested are as set out in Appendix 3 of the report, and are not at the levels discussed in the rationale in paragraph 2.14 or 5.14 of the viability report. These do reflect the approach within the RICS Valuation Standards and the assumptions made in respect of costs included are identified.</p>

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				<p>Additionally the approach taken by DJD and the Council appears not to consider or comply paragraph 39 of the NPPF, which states;</p> <p>"Ensuring viability and deliverability</p> <p>39. To enable a plan to be deliverable, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, local standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and on-site mitigation, provide acceptable returns to a willing land owner and willing developer to enable the development to be deliverable."</p> <p>The DJD approach in dictating an "Acceptable" land owner return is fundamentally flawed both as an approach to testing the viability of CIL's and also it has the potential to create a development "Black Hole" within Huntingdonshire as neither developer's or land owners will wish to trade at these levels of financial return.</p> <p>On the basis that the viability is based on unreliable evidence and testing, hence the 'exceptional circumstance' procedure for both CIL and S106 is likely to be the norm, we object to the procedure for considering alternative provision - in the event that the Council do not change any details contained in the SPD or preliminary charging schedule as a result of other representations made.</p> <p>In assessing s.106 obligations, the Council have accepted the Three Dragons Model as the recognised industry standard. The model assumes a level of profit on GVD of 20%, which is considered to be a reasonable profit margin and also includes a fair land value base. This model should be used on a site by site basis where viability needs to be considered in relation to both the contributions being requested and the amount of CIL payable, to ensure that viability is addressed in a fair and reasonable manner and that development is able to proceed.</p>	
Phil Copsey, David Lock Associates for Urban and Civic	DCspd170	4.23	Object	The Viability Testing of CIL Charges undertaken by Drivers Jonas Deloitte assumes for residential development up to £15,000 s106 contributions per dwelling, 40% affordable housing and CIL payment of £100 per sq m (assuming an average size of 92 sq m this would	Disagree. The viability assessments that have been undertaken regarding the Preliminary Draft Charging Schedule have been undertaken by professionals in their field considering the economic viability of development across the district as a whole, whilst

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				<p>be £9,200) - a total contribution of up to £24,200 per dwelling plus affordable housing.</p> <p>While the CIL schedule excludes affordable housing, the s106 requirements do not appear to. If one accepts the assumption of s106 contributions of up to £15,000 per dwelling applies</p> <p>equally to affordable housing, the burden of these contributions also needs to be taken account of. Thus a theoretical scheme for 100 dwellings could generate the following contributions:</p> <p>60 market dwellings at £24,200 per dwelling = £1,452,000</p> <p>40 affordable dwellings at £15,000 per dwelling = £600,000</p> <p>Total = £2,052,000</p> <p>The notional s106 costs of the affordable dwellings would be borne by the market dwellings.</p> <p>This would give a theoretical contribution of £2,052,000 divided by 60 = £34,200 per dwelling. We assume the notional s106 contribution required for affordable housing is reflected in the assumptions underpinning the viability testing, but clarification is requested.</p> <p>The viability testing also notes that small previously developed sites are marginal in terms of viability for CIL (see page 21). While the SPD considers that site clearance costs should be included in the value of land acquired, the implications of previously developed land are clearly a consideration that should be reflected in the overall consideration of viability with respect to the phasing of works and contributions and payment of CIL. The provisions for reviewing viability should also make reference to reviewing the scale and phasing of contributions for sites with extensive up front costs.</p>	<p>taking into account a range of factors such as local conditions, S106 impacts and affordable housing. The contributions assumed are discussed in the viability report and included in the testing.</p> <p>The viability of Site 1 as tested is affected by a number of issues, as discussed in paragraph 4.4 of the viability report; it is not simply the fact that the site is previously developed land. Demolition costs have been included in the testing where appropriate and the proposed levy rate has been made at a level that recognises additional costs may affect individual sites in reality.</p>
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd96	4.28	Object	<p>Paragraph 4.28 states "Some development may simply need to wait until development values improve, land values can be renegotiated or alternative funding sources lined up." This is contrary to government advice on delivering development; delivery should be encouraged. We would refer you to the written ministerial statement: 'Planning for Growth (23 March 2011)' made by Greg Clark. This statement urges local planning authorities to "support enterprise and facilitate housing, economic and other forms of sustainable development". Further, local planning authorities are required to "be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggests that prior assessment of</p>	<p>Disagree. This should be read in context of the full statement rather than just an extract. The government policies are not to permit development at any cost. A positive approach to planning is taken but this has to be considered in terms of sustainability and the impacts of development.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>needs are no longer up-to-date"; and "ensure that they do not impose unnecessary burdens on developments". This statement underlines that the fact that local authorities need to consider whether Section 106 obligations are making schemes unviable and ensure the development is able to proceed, the intention expressed at the end of paragraph 4.28 to make some development wait until values improve is contrary to this. Paragraph 4.28 is also in clear opposition to paragraph's 107 and 109 of the NPPF, which state</p> <p>107. The Government's key housing objective is to increase significantly the delivery of new homes. Everyone should have the opportunity to live in high quality, well designed homes, which they can afford, in a community where they want to live. This means:</p> <ul style="list-style-type: none"> • increasing the supply of housing • delivering a wide choice of high quality homes that people want and need • widening opportunities for home ownership; and • creating sustainable, inclusive and mixed communities, including through the regeneration and renewal of areas of poor housing. <p>109. To boost the supply of housing, local planning authorities should: use an evidence-base to ensure that their Local Plan meets the full requirements for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.</p> <p>The development at St Neots East is one such "Key Site" which is critical to the delivery of 2,500 new homes within the core strategy period to 2026.</p> <p>The HCA paper, "Investment and planning obligations: Responding to the Downturn" places emphasis on the need for delivery of development to continue using approaches to ensure that development can remain viable. Paragraph 6 of this document states "Planning policies and practice for securing planning obligations need to accommodate both the current realities and the future dynamic of the land and property markets." One method endorsed by the HCA is to provide for reduced levels of affordable housing or contributions early on during the development. In a large scale development, being undertaken on a phased basis allowance could be made for a later uplift in land values, which would</p>	

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				similarly enable an uplift in contributions or provision of affordable housing.	
Joseph Whelan Cambridgeshire County Council	DCspd48	4.32	Have observations	A 5 year time limit is generally acceptable for smaller residential schemes for education and libraries. For the major developments of 200 units plus, the County Council would be seeking to have a 10 year clawback period. This is what has been negotiated on all of the Cambridge Southern Fringe applications for example. 10 years is what we seek on all transport contributions.	Accepted. Document to be amended to show 10 year time limit for transport obligations.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd97	4.32	Have observations	The time limit for spending financial contributions needs to be 5 years from payment, regardless of the size of the proposed development. In the case of large scale major developments, the contributions are likely to be made on a phased basis anyway, which would then enable them to be spent on a phased basis.	Disagree. Large scale developments permit phased payments for key obligations to assist viability for developer.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd171	4.32	Object	In response to the administration charges being sought, this SPD should include a commitment to providing feedback to landowners regarding the expenditure of contributions within the 5, 10 and 15 year time limits identified at paragraph 4.32.	Noted. An annual monitoring report will be produced that will be made available to the public. It is common practice for S106 Agreements to include a clause on the requirement for feedback on whether an obligation funded has been satisfied or not upon written request.
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd131	4.32	Object	We consider that the suggested time limits should be deleted from the document. These should be agreed on a case-by-case basis.	Disagree. Appropriate time limits are necessary.
Ramune Mimiene Brampton Parish Council	DCspd148	4.32	Have observations	Time limits. 4.32 Sets out time limits of 5 years (10 years for major sites) in which financial contributions for infrastructure are to be spent. If the clock starts with the initial planning approval then this might prove unrealistic, especially if significant time is spent on partitioning the site, or if, for commercial reasons, on-site facilities build is delayed. Urban and Civic are contemplating a 25 year roll out.	Noted. The time limit is linked to receipt of financial contribution not signing of S106 Agreement.
Janet Innes-Clarke Brampton Parish Council	DCspd31	5	Have observations	It could be difficult at times to decide if a project should be 106 or CIL - potential conflict?	Disagree. The SPD clearly states when contributions will be required and the CIL Infrastructure Project List clearly identifies which infrastructure falls within CIL or S106 to ensure no double counting takes place.
Ramune Mimiene Brampton Parish Council	DCspd151	5	Have observations	Affordability. What happens if adding up the bits the site is not viable, or if they accumulate to more than £100 per square metre. ?	Noted. The viability assessments that have been undertaken regarding the Preliminary Draft Charging Schedule have been undertaken by professionals in

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				How would the Authority deal with a change in standards/legislation after the initial purchase of the land where it was claimed that the new requirements made the site non viable?	their field considering the economic viability of development across the district as a whole, whilst taking into account a range of factors such as local conditions, S106 impacts and affordable housing. Any viability issues would need to be raised with the LPA using the procedure noted in section 4.
David Abbott Highways Agency	DCspd8	5.1		The bullet points here refer to "Footpaths and Access" whereas the CIL Draft Charging Schedule refers in Para 2.29 to "Roads and other transport facilities". This is a clear inconsistency between the two documents, the former being noticeably more restrictive than the latter. This inconsistency should be removed, preferably with the more flexible description of the two prevailing. Furthermore, both documents should be made clearer as to what types of transport measures would be appropriate for CIL funding. This will also affect section C later in the document.	Noted. The section noted is specifically for Footpaths and access within a site. Wider transport issues are noted under negotiated requirements.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd172	5.1	Object	The wording of paragraph 5.1 could more appropriately refer to policy guidance for negotiating rather than requiring planning obligations. Not all of the topics listed will be relevant to each proposal, and all s106 agreements are negotiated, a fact borne out by paragraph B3 of Circular 05/05 and reflected in the wording of following sections 'Types of Facilities / Services for which provision may be required'.	Disagree. The SPD clearly states where obligations would be required and at what trigger point.
Stephen Wheatley Anglian (Central) Regional Flood and Coastal Committee	DCspd43	5.4	Have observations	The opportunity should be taken to include developer contributions towards flood risk management, including surface water management. As the Local Planning Authority, Huntingdonshire District Council is best placed to obtain these contributions. Flood risk is expected to increase with climate change. New development can also often increase the risk of flooding which will impact upon the local area. Developer contributions would be important to help mitigate any increase in flood risk to the local community or they could be used towards part funding of partnership projects to reduce flood risk. In May 2011 the Government introduced a new approach to funding flood risk management, called Flood and Coastal Resilience Partnership Funding, which enables locally raised funding to attract additional national funding for projects. For example, a project to reduce the current flood risk to over 500 homes in Godmanchester could receive £3m of national funding if this could be matched by locally raised contributions.	Accepted. Document will be amended to note flood risk management solutions as potential negotiated requirements.
Stephen Wheatley Anglian (Central)	DCspd44	5.4	Have observations	The opportunity should be taken to include developer contributions towards flood risk management, including	Accepted.

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Regional Flood and Coastal Committee				surface water management. As the Local Planning Authority, Huntingdonshire District Council is best placed to obtain these contributions. Flood risk is expected to increase with climate change. New development can also often increase the risk of flooding which will impact upon the local area. Developer contributions would be important to help mitigate any increase in flood risk to the local community or they could be used towards part funding of partnership projects to reduce flood risk. In May 2011 the Government introduced a new approach to funding flood risk management, called Flood and Coastal Resilience Partnership Funding, which enables locally raised funding to attract additional national funding for projects. For example, a project to reduce the current flood risk to over 500 homes in Godmanchester could receive £3m of national funding if this could be matched by locally raised contributions.	Document will be amended to note flood risk management solutions as potential negotiated requirements.
Adam Ireland Environment Agency	DCspd66	5.4	Have observations	This is an ideal opportunity to incorporate Flood Risk Management Infrastructure (flood defences, Sustainable Drainage Systems, etc) within the range of community infrastructure projects that are able to benefit from Planning Contributions. With reduced Central Government funding available for flood defences / asset management there will be greater emphasis on Local Authority having to provide a percentage of capital required for either the installation of new defences or increasing the Standard of Protection afforded to settlements by existing defences. The Flood and Coastal Resilience Partnership Funding, as described by Stephen Wheatley (ID 558515 - Anglian Central Regional Flood and Coastal Committee) is a means through which localised funding can be matched by National funds. In addition, the transfer of responsibility for SuDS to the Lead Local Flood Authority {LLFA} (Cambridgeshire County Council) may result in changes to the adoption process for any SUDS. The LLFA should be consulted in relation to this issue, particularly if they intend to incorporate charging for the adoption and/or maintenance of SuDS within new developments.	Accepted. Document will be amended to note flood risk management solutions as potential negotiated requirements.
Tom Gilbert- Wooldridge English Heritage	DCspd89	5.4	Have observations	In addition to archaeology, planning obligations should be able to cover other historic environment issues where relevant. Funding towards the enhancement and restoration of historic buildings, structures and landscapes, as well as public realm improvements, should be sought where possible on a case by case basis. There are opportunities to link S106 contributions into area grant schemes such as Townscape Heritage Initiatives to generate further monies for townscape and public realm improvements. Contributions could also be used for	Noted. Historic environment issues will be captured within the negotiated requirements, taking into account the 3 statutory tests. Document will be amended to clarify.

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				educational and interpretation purposes relating to the historic environment (e.g. signage and information panels). It would be helpful if the SPD could make reference to the historic environment as a whole.	
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd120	5.4		We are seriously concerned that in addition to the list of 'planning obligation requirements' as listed at Paragraph 5.1, there is also a "non-exhaustive" list of 'negotiated requirements' included within the SPD at Paragraph 5.4, which opens up the potential for additional costs to a developer that are not set out within the SPD and which are impossible to predict, thereby removing any certainty for the developer upfront. If there is no certainty for the developer, how can they properly take into account the full costs of S106 and CIL from the outset? The non-exhaustive list is supported by no evidence or justification and must be removed from the SPD.	Noted. The negotiated requirements will be considered on a case-by-case basis taking into account the 3 statutory tests.
Andy Brand, DPP for Tesco Stores & Santon Group Devts Ltd	DCspd132	5.6	Have observations	We would note that there is reference here to a number of strategies and plans. Some of those are dated and should be updated.	Noted.
Janet Innes-Clarke Brampton Parish Council	DCspd32	A:	Object	Affordable Housing: I see no reason that CIL should not apply. Any facilities provided would be beneficial to these residents as well as the whole community.	Noted. This comment relates to the Preliminary Draft Charging Schedule and not the SPD. Affordable housing is exempt under the CIL Regulations from paying levy.
Ramune Mimiene Brampton Parish Council	DCspd150	A:	Have observations	Affordable Housing. Is it stated anywhere that the limit of 15 applies to the overall site and not to an entirely coincidental multiplicity of sub-sites each of 14 units?	Noted. The adopted Core Strategy states that affordable housing obligations will apply to residential developments of 15 or more dwellings or sites of 0.5 hectares irrespective of the number of dwellings.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd173	A.3	Have observations	Paragraph A3 and following paragraphs for other contribution categories states that 'Policy CS10 sets out the contributions that for infrastructure may be required and will be applied to all housing and commercial developments....' To avoid any confusion we note that Policy CS10 does not make direct reference to commercial development and rather seeks contributions from 'development proposals'.	Accepted. Document amended to reflect wording of Policy CS10.
Stephen Dartford Fenstanton Parish Council	DCspd16	A.5		In the 'proposed reforms to social housing' have bungalows and supported accommodation for the elderly been considered	Noted. Supported housing is covered by affordable housing requirements.
Stacey Rawlings, Bidwells for Connolly Homes	DCspd98	A.11	Object	Paragraph A.11 requires affordable housing provision of 40%. This should not be a required figure, but a target figure. PPS 3 at paragraph 29 states "In Local Development Documents,	Accepted. Document amended to reflect Core Strategy wording to seek to secure 40% affordable housing.

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D.Wilson Oxford Uni				<p>Local Planning Authorities should set an overall (i.e. plan-wide) target for the amount of affordable housing to be provided." This has already been enshrined in the Council's adopted Core Strategy, policy CS4.</p> <p>Further, it is important that affordable housing provision is expressed as a target so that development is viable and continues to be able to come forward (see comments at paragraph 4 above); and that a confirmed need for affordable housing is met.</p> <p>Paragraph A.11 also sets out the size of clusters of affordable housing units which should be provided. The size of clusters should not be set within an SPD. The 15 unit cluster size is inefficient for strategic scale development and this is evidenced in the delivery of Loves Farm which included land parcels of up to 30-50 units across the individual phases.</p>	The document refers to what should, as an ideal, be provided ie 15 unit cluster size for affordable housing.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd137	A.11	Object	Bullet 1 of paragraph A.11 of the SPD requires amendment to ensure it is consistent with Core Strategy Policy CS4 'to achieve a target of 40% affordable housing.' There is no justification for the departure to 'wish to secure 40% affordable homes.'	Accepted. Document amended to reflect Core Strategy wording to seek to secure 40% affordable housing.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd99	A.13	Object	Paragraph A.13 refers to the fact that viability is not likely to be a general consideration. This does not follow current government guidance, such as that contained in the HCA document "Responding to the Downturn" and Greg Clark's speech.	Disagree. A positive approach to planning is taken but this has to be considered in terms of sustainability and the impacts of development.
Janet Innes-Clarke Brampton Parish Council	DCspd33	B:	Support	Green Space: Agree with most items	Support noted.
Joseph Whelan Cambridgeshire County Council	DCspd49	B:	Object	<p>The document does not make provision to secure planning obligations from developers for biodiversity in order to compensate for loss or damage created by a development and/or to mitigate the impact of development.</p> <p>Developer contributions are required for ecology and biodiversity. These may apply to any scale of development depending on the specific characteristics of a site and the potential direct and indirect impacts of the development on the site and its linked areas (e.g. water corridors, green corridors, foraging areas).</p> <p>Guidance on the form in which contributions will be required should be provided within this document e.g.</p> <ul style="list-style-type: none"> Restricting development so as not to harm existing protected 	<p>Accepted in part. Ecology and wildlife areas are incorporated within the policy standard for natural and semi natural green space and their importance is recognised within the Development management DPD.</p> <p>There will also be occasions when biodiversity compensatory measures and/or mitigation will need to be secured by condition or obligation and the document will be amended to clarify this.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				habitats/species <ul style="list-style-type: none"> • Specific measures to meet the individual requirements of an identified species and / or habitat • On-site works required to enhance existing features, e.g. woodlands, hedgerows, ponds, grassland, bird nesting boxes, bat roosting boxes • Creation of new features within the site, e.g. wildlife planting, pond, nature reserve area • Financial contributions to enhance or create appropriate assets nearby e.g. accessibility improvements, interpretation facilities, nature reserve, stepping stone habitats • Programme of monitoring and / or management associated with the development site or a nearby related site 	
Helen Boothman	DCspd72	B:	Object	This is very badly written as enhancing biodiversity and development rarely go together, more thought required about separating biodiversity from recreational areas. Wildlife corridors are going to be so important moving forward enough natural undeveloped greenspace will need to be retained in the prime areas.	Accept in part. Wildlife areas are included within the policy standard for natural and semi green space. Text to be reviewed to reference wildlife conservation. There will also be occasions when biodiversity compensatory measures and/or mitigation will need to be secured by condition or obligation and the document will be amended to clarify this.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd174	B:	Have observations	This and following paragraphs for other contribution categories state that large scale major residential developments of 200 units or above will require s106 contributions in addition to CIL. There is no indication within the section on green space or subsequent sections where this threshold is applied or how the CIL contribution towards the first 200 units is discounted from the s106 contribution. This point could be addressed by the addition of a worked example. There is no reflection across this section on how management and other contributions are addressed where a developer is proposing to deliver these in kind in line with agreed triggers and to agreed specifications for implementation and management. As stated, in relation to Very Large Scale Major Developments this would benefit from a bespoke approach. Reference is made at paragraph B9 to appendix 2 which is not included within the document. The cascade for adoption of open land from Town and Parish Councils, to the District Council to a Trust is noted. This is a sequential approach whereas all possible means of management should be accorded equal priority to achieve the	Accept in part. The SPD shows that large scale major developments of 200 units or above will require S106 contributions in addition to CIL. The 200 unit is a threshold but applies across all units. There is no discount from paying S106 due to CIL contributions – the latter is a separate levy charge. On large scale major developments developers will be typically expected to deliver open space and associated facilities on-site and to agreed triggers. The capital play equipment facilities costs have been included to provide guidance to developers to assist with budgeting purposes. The potential for infrastructure to be provided by developers is noted. Text will be updated to enable this possibility to be considered at the LPAs discretion. Document to be amended with regards reference to

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				<p>optimal position. It would assist if any background sources for costs identified in this section were cited, including the District Council's schedule of landscape maintenance rates referred to in paragraph B40. Likewise, it would also be helpful if the calculations, assumptions and data sources behind the off site contribution rates identified or the background source were cited.</p>	<p>appendix 2.</p> <p>Document to be amended to include information detailing the calculations used to identify levels of financial contributions.</p> <p>Document to be amended to include the council's schedule of landscape maintenance rates.</p>
Garth Hanlon, Savills (L&P) Ltd for St John's College Cambridge	DCspd78	B.7	Object	<p>The District Council states in paragraph B7 of its SPD that: <i>"Green space land contributions will apply to residential developments of 10 or more units and to commercial developments of over 1,000 sq.m or where the site area is 1 hectare or more."</i></p> <p>Our client St John's College, Cambridge are landowners adjacent to Ermine Business Park and their landholding is that area indicated for future expansion of employment to the north west of Huntingdon within the Council's Adopted Core Strategy. On the basis that the College was to bring forward a planning application for new employment development on this land as indicated within the Adopted Core Strategy, we are concerned about the reference to green space contributions in the light of commercial development being put forward. Section B on Green Space provides very little guidance indeed on what is being sought. It is largely written from a residential perspective where contributions would be triggered for 10 dwellings or more. Making the statement confirming that green space contributions will be required as a result of commercial development and then not to provide any clear guidance as to the extent or cost of such space is unhelpful. We respectfully suggest that this section be re-worded as it relates to commercial development whereby the amount of green space within any such development will be subject to a specific discussion as it relates to each individual site.</p>	<p>Noted.</p> <p>The Council considers that commercial, as well as housing development impacts upon existing public open space. Any provision or contributions agreed in respect of commercial development will be individually assessed or calculated dependent on the details of the development, its location and other site specific details. Any such requests must satisfy the three statutory tests and CIL Regulations.</p>
Garth Hanlon, Savills (L&P) Ltd for AWG Landholdings Limited	DCspd84	B.7	Object	<p>The section on green space within the SPD states that: <i>"Green space land contributions will apply to residential developments of 10 or more units and to commercial developments of over 1,000 sqm or more area is 1 hectare or more."</i></p> <p>The extensive text within the SPD then goes to to provide information for contributions to open space on residential development and provides little or no guidance for the extent of green space that would be required as part of commercial development which would fall within the threshold as indicated as above.</p>	<p>Noted.</p> <p>The Council considers that commercial, as well as housing development impacts upon existing public open space. Any provision or contributions agreed in respect of commercial development will be individually assessed or calculated dependent on the details of the development, its location and other site specific details. Any such requests must satisfy the three statutory tests and CIL Regulations.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>Making a statement confirming that green space contributions will be required as a result of commercial development and then not to provide any clear guidance as to the extent at the cost of such space is unhelpful and we would seek further clarity from the Council on this aspect.</p> <p>We respectfully suggest that where the commercial development of 1,000 sqm is coming forward then the details of open space within that site should be the subject of specific discussion as it relates to every individual site.</p>	
Janet Innes-Clarke Brampton Parish Council	DCspd34	B.9	Have observations	In practice informal and formal space are often the the same area e.g marked out sports areas and open access. Care must be taken that these needs do not overlap in planning applications. If the space is too small in relation to the size of a community this situation causes conflict..	Noted.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd100	B.9	Object	The Development Management DPD will set the open space standards for developments. We refer to comments submitted at the relevant consultation stages (most recent being may 2010) which continue to apply. In this context, we continue to object to the exclusion of highway verges and shelter belts etc where these form an integral part of a development framework. For example the St Neots East UDF includes green vales alongside the spine road and water corridors which will significantly contribute to the character and quality of the informal open spaces.	Disagree. Highway verges, shelter belts and areas of open water do not form usable areas of public open space and will continue to be excluded from public open space provision.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd101	B.18	Have observations	Paragraph B.18 requires that where open space is to be delivered on-site it has to be offered first to the local Town and Parish Councils for adoption. However, this should be one option available to the developer, alongside offering to the District Council or establishing a management company to maintain the open space.	Noted. The opportunity regarding adoption is noted to go to Town and Parish Councils as the first action but not only one.
Janet Innes-Clarke Brampton Parish Council	DCspd35	B.20	Have observations	The fact a development is near to a Key Service Centre or town should not remove the obligation to provide local facilities. The existing facilities are likely to be fully used.	Disagree. The policy relates to existing provision and requirements to meet the 3 statutory tests.
Ramune Mimiene Brampton Parish Council	DCspd152	B.20	Have observations	Green Space. B20 " <i>In the .Key Service Centres (KSCs) where existing play provision is typically well distributed it is not deemed necessary for Local Areas of Play to be provided</i> ". Does this still apply to KSCs (Brampton) where existing play provision is woefully inadequate?	Noted. The policy relates to all Key Service Centres.
Janet Innes-Clarke Brampton Parish Council	DCspd36	B.21	Have observations	<p>B21 to B31. Requirments difficult to track. There seems to be room for confusion and/or manipulation.</p> <p>Responsibility for future maintenance needs to be decided at this stage.</p>	<p>Accepted in part Document amended to clarify.</p> <p>Maintenance costs are noted at para B.40 and B.41.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd102	B.22	Object	B22, the basis upon which a request is made for a wheeled sports facility is unclear. There should be space standards/contributions set where an identified shortfall is known within the district. Otherwise there is no policy guidance on the provision of such facilities to clearly identify which developments will be required to contribute to such a facility and at what cost and also the expected land take. Where there is an identified need within adopted policy then the SPD should include specific locational requirements within an appendix to ensure that all potential users contribute towards the provision of this type of facility.	Disagree. Mugas and wheeled sports facilities will be negotiated taking into account current capacity and the requirements of the 3 statutory tests. Document to be updated to clarify.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd103	B.31	Object	B.31, the fixed cost of ancillary items on a per project basis at £18,000 is unacceptable. Each facility will have differing requirements for seating/shelter/signage etc based upon site size per item and a carte blanche cost per facility is not justified. Also the opportunity for on-site provision in lieu of a financial contribution should be permissible within the SPD in order that developers of large scale projects can opt to influence the delivery of such items alongside the delivery of new housing rather than rely on a third party.	Accepted. The SPD will be amended to reflect that the figure of £18,000 per project will be a maximum amount and projects will be considered on a site by site basis. This figure has been included within the document to provide a guide price for developers to assist with their budgeting. On large scale major developments, developers will be typically expected to deliver such provision on site and the document will be amended to clarify requirements and potential for developer provision rather than financial contribution.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd138	B.31	Object	We are concerned with the high costs of 'ancillary terms including shelters, seating and signage and litter bins' at a cost of £18,000 per project. To state that the same cost would apply to every project is unrealistic, is arbitrary and therefore, unjustified. The SPD should instead refer to a maximum cost or on-site provision in lieu of a contribution.	Accepted. The SPD will be amended to reflect that the figure of £18,000 per project will be a maximum amount and projects will be considered on a site by site basis. This figure has been included within the document to provide a guide price for developers to assist with their budgeting. On large scale major developments, developers will be typically expected to deliver such provision on site and the document will be amended to clarify requirements and potential for developer provision rather than financial contribution.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd104	B.33	Have observations	B.33, the level of off-site contribution is not explained. We cannot comment on the appropriateness of the level stated and request that further clarity is provided.	Noted. Text amended.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd105	B.38	Have observations	B.38, the minimum threshold should be caveated with reference to cumulative development to ensure that individual schemes or development proposals are not artificially sized to avoid on-site provision.	Disagree. Any S106 obligations must comply with the 3 statutory tests and CIL Regulations with regards 'pooling' of contributions.
Janet Innes-Clarke Brampton Parish	DCspd37	C:	Support	C Footpaths and Access: Agree with most items	Support noted.

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Council					
Janet Innes-Clarke Brampton Parish Council	DCspd38	C.4	Have observations	Refer to Rights of Way Improvement Plan (ROWIP). Important not to overlook 'improve and promote'.	Noted.
Janet Innes-Clarke Brampton Parish Council	DCspd39	C.7		Yes! Recent developments have done little or nothing to encourage people out of their cars. Links in and between the different areas of a settlement are perceived as a security risk. This myth needs to be dispelled. Well-used, well-lit links are not a danger.	Support noted.
Janet Innes-Clarke Brampton Parish Council	DCspd40	C.8		C8 Should apply at a figure considerably less than 200 units when appropriate.	Disagree. 200 unit figure in line with large scale major development approach.
Joseph Whelan Cambridgeshire County Council	DCspd50	C.8	Object	It is not agreed that footpath and/or access contributions will only be sought on residential developments of 200 units or above once CIL is in place. There might be site specific issues for smaller developments in relation to footpaths/access that may merit a contribution.	Disagree. 200 unit figure in line with large scale major development approach.
Joseph Whelan Cambridgeshire County Council	DCspd51	C.9	Have observations	Improvements to bridges and surface improvements should specifically be noted.	Noted. Such matters would fall within 'appropriate supporting infrastructure'.
Joseph Whelan Cambridgeshire County Council	DCspd52	D:	Have observations	Adult Social Care needs to be considered in this category. It is suggested that the heading of the section is changed to 'Health and Adult Social Care'. The vision for adult social care is 'to develop communities in which older people and adults affected by disability are truly engaged and exercise choice and control over their lives. Contributions for adult social care might be necessary for larger development proposals and would be negotiated on a case by case basis.	Disagree. Any such contribution would be negotiated and be required to meet the 3 statutory tests and CIL regulations regarding 'pooling'.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd175	D:	Have observations	Section D10 notes that account should be taken of other funding streams that exist to fund social infrastructure needs. The wording with regard to contributions towards current facilities should be carefully reviewed with regard to the Secretary of States policy tests as planning obligations should not be used solely to resolve existing deficiencies in infrastructure provision.	Noted. Text will be clarified.

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Stephen Dartford Fenstanton Parish Council	DCspd17	D.2		Community Services now cover Cambridgeshire, Luton and Fenland and Health Care in the Community is no longer locally centred into community settings. Large scale developments in St Neots, St Ives and Huntingdon will put pressure on the services at Hinchingbrooke Hospital. Are future plans are being considered for this facility to cover the increase in population?	Noted. Hospital services will fall under the Community Infrastructure Levy.
Ian Burns NHS Cambridgeshire	DCspd18	D.7	Support	It must be recognised that this list is not exhaustive. As the delivery of health services and management of long term conditions changes over time so the associated infrastructure requirements may also change and so any agreed infrastructure requirements need to be regularly reviewed up to delivery.	Noted. Para D.7 notes the range of service that <u>could</u> be included. Para D.8 clarifies this is open to change.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd107	D.7	Have observations	Further, it is not clear that all of the contributions required by paragraph D.7 are site specific contributions towards specified infrastructure. The contributions described at D.7 would appear to be for a general pool of contributions towards healthcare provision, rather than site specific contributions (in particular, for example a contribution towards Primary Care GP services, intermediate care, acute facilities and mental health services - the request for revenue contributions also falls within this category, but is further critiqued at paragraph 8.2 below). These contributions are expressed to continue to be applied to large scale major developments following the adoption of the Community Infrastructure Levy Charging Schedule ("Charging Schedule"). Regulation 123 provides that once a Charging Schedule has been adopted no more than 5 planning obligations can be entered into after 6 April 2010 which provide for funding or provision of a specific infrastructure project, or a general type of infrastructure. Therefore once the Charging Schedule has been adopted, the contributions towards general health services will not be able to be made through section 106 agreements.	Noted. Para D.7 notes the range of service that <u>could</u> require contribution. Any contributions requested will take account the 3 statutory tests and the CIL Regulations regarding pooling.
Ian Burns NHS Cambridgeshire	DCspd19	D.9	Support		Support noted.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd106	D.9	Object	Type and threshold for size of development for which contributions are appropriate (SPD paragraph D9) This provides that if a CIL Charging Schedule has been adopted by Huntingdonshire District Council, CIL will be payable by developments of 10 or more dwellings. However, in the case of residential developments of 200 units or more, s.106 contributions will also be payable. This suggests that	Disagree. The draft SPD stated that health facilities contributions, via a S106 agreement, would apply to any development of 10 or more dwellings unless a CIL Charging Schedule has been adopted at which time contributions will apply to large scale residential developments only. The Preliminary Draft Charging Schedule, which was

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				large scale development could end up paying the health contributions twice, which would be both inequitable, and have an effect on the viability of the development. This issue of double payment has also been raised in the Drivers Jonas Deloitte document 'Huntingdonshire District Council Viability Testing of Community Infrastructure Levy Charges' at 5.4 which states that "the Levy should dovetail with, and not duplicate, other mechanisms by which contributions towards infrastructure are made by developers."	consulted on at the same time as the draft SPD, included a CIL Infrastructure Project List that clearly identified which infrastructure falls within CIL or S106 to ensure no double counting takes place.
Ian Burns NHS Cambridgeshire	DCspd20	D.10	Support	This flexibility is important as the impact and needs arising from each development need to be considered individually in the local context and different solutions will be required in different situations.	Support noted.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd108	D.10	Object	<p>Paragraph D.10 requires financial contributions to support the delivery of the infrastructure and running costs to the PCT or successor NHS body. Revenue costs of providing such infrastructure cannot be supported by section 106 agreements, as they do not meet the tests in Regulation 122 of the CIL Regs, since they are not necessary to make the development acceptable in planning terms. An appeal decision dated 19 March 2007 relating to former police station and magistrates court, East Arbour St and West Arbour St London E1 0PU (reference number APP/E5900/A/06/2025956 and 7) found that such a contribution was then contrary to the guidance in Circular 05/2005 requiring any contributions to be necessary to make the development acceptable in planning terms. This requirement is now enshrined in statute (CIL Reg 122).</p> <p>Paragraph D.10 requires in some cases free serviced land contributions and financial contributions towards the delivery of such infrastructure. However, there should also be an ability for developers to construct the facilities themselves in lieu of the payment of contributions. This is a usual provision and assists with the viability of the development, since developers may well be able to make cost savings. They will also be able to time the construction of the facility with the provision of dwellings within the development. This point is made at paragraph 5.15 of the Drivers Jonas Deloitte document: Huntingdonshire District Council: Viability Testing of Community Infrastructure Levy Charges.</p>	<p>Accepted in part Document to be amended to delete reference to revenue costs in this section.</p> <p>The potential for infrastructure to be provided by developers is noted. Text will be updated to enable this possibility to be considered at the LPAs discretion.</p>
Ian Burns NHS Cambridgeshire	DCspd21	D.11	Support		Support noted.
Ian Burns	DCspd22	D.13	Have	Whilst the indicators detailed under D13, D14 and D15 are	Noted.

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NHS Cambridgeshire			observations	useful as a general guide, actual costs will depend on the actual requirements in each individual case.	Document to be amended to clarify figures are for general guidance and not specific.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd109	D.13	Have observations	These costs seem very high: e.g. 2 GP practice: £735,000. How are they justified?	Noted. The costs have been provided by the PCT as an indication. Contributions will be negotiated.
Ian Burns NHS Cambridgeshire	DCspd23	D.14	Have observations	See D13	Noted. Document to be amended to clarify figures are for general guidance and not specific.
Ian Burns NHS Cambridgeshire	DCspd24	D.15	Have observations	See D13	Noted. Document to be amended to clarify figures are for general guidance and not specific.
Ramune Mimiene Brampton Parish Council	DCspd157	D.15	Have observations	Health. Only reference to dentist is at D15 as part of a new Primary Care Centre. Health Visitor?	Noted.
Rose Freeman The Theatres Trust	DCspd41	E:	Have observations	<p>We note the chapter on Community Facilities but unlike the CIL document there is no mention of cultural facilities. Are your cultural facilities included within the umbrella term 'community facilities'? For clarity we suggest an entry in the Glossary along the lines of community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community but omitting any items that have their own section within the document.</p> <p>This document gives you the opportunity to recognise clearly the increasing value of culture to individuals as well as to the development of strong communities. It could help by allocating space for cultural facilities, by establishing a framework whereby developer contribution funds (S106) could be used to implement your cultural commitment, and by supporting collaborative working and the establishment of partnerships to achieve your plans.</p>	Noted. Community buildings need to be multi-purpose able to cover a range of requirements including cultural needs. Text reviewed to clarify.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd110	E.6		See comments at D9	Disagree. The draft SPD stated that community facilities contributions, via a S106 agreement, would apply to any development of 10 or more dwellings unless a CIL Charging Schedule has been adopted at which time contributions will apply to large scale residential developments only. The Preliminary Draft Charging Schedule, which was consulted on at the same time as the draft SPD, included a CIL Infrastructure Project List that clearly identified which infrastructure falls within CIL or S106

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					to ensure no double counting takes place.
Rt Revd Dr David Thomson Diocese of Ely	DCspd4	E.9	Have observations	Cambridgeshire Horizons' document "Facilities for Faith Communities in New Developments in the Cambridge Sub-Region" recommends a standard of 0.5 hectares free or equivalent for faith use per 3000 dwellings. Co-location with general community facilities may be possible, but should not be presumed as always appropriate.	Noted. Community buildings need to be multi-purpose able to cover a range of requirements including faith needs where appropriate. Text reviewed to clarify.
Ramune Mimiene Brampton Parish Council	DCspd155	F:	Have observations	Library Services. Brampton only has a mobile library. Can we get that provision on the base?	Noted. Library contributions will need to comply with the 3 statutory tests and comply with the CIL Regulations.
Joseph Whelan Cambridgeshire County Council	DCspd53	F.1	Have observations	The County Council should be referenced as the responsible authority for negotiating and securing these contributions as it's a County statutory responsibility.	Noted. The LPA is the responsible authority for negotiating S106 Agreements. Text will be updated at F.8 bullet one to state that the District Council, <u>with appropriate partners</u> , will negotiate
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd111	F.7	Have observations	See comments at D9. The standards applied to St Neots East are noted in the accompanying CIL DCS - St Neots Project Table as £800,000. Applying the £97/head contribution to the 3,500 homes identified in the corresponding UDF and the standard multiplier of 2.33 persons per unit would generate £791,035. Whilst this is a minor disparity based on the UDF, the quantum of development at St Neots East has not been fully tested and the impact on these assumptions made in the CIL DCS are currently unknown.	Disagree. The draft SPD stated that libraries and lifelong learning facilities contributions, via a S106 agreement, would apply to any development of 10 or more dwellings unless a CIL Charging Schedule has been adopted at which time contributions will apply to large scale residential developments only. The Preliminary Draft Charging Schedule, which was consulted on at the same time as the draft SPD, included a CIL Infrastructure Project List that clearly identified which infrastructure falls within CIL or S106 to ensure no double counting takes place. The specific project reference relates to the CIL Infrastructure Project List, which does not form part of the SPD. These costs are either known or expected costs.
Joseph Whelan Cambridgeshire County Council	DCspd54	F.8	Have observations	The County Council should be referenced as the responsible authority for negotiating and securing these contributions as it's a County statutory responsibility.	Noted. The LPA is the responsible authority for negotiating S106 Agreements. Text will be updated at F.8 bullet one to state that the District Council, <u>with appropriate partners</u> , will negotiate
Joseph Whelan Cambridgeshire County Council	DCspd59	G:	Have observations	General point - if there is a need for pre-school, primary and secondary contributions - the cost per house could be £12,581. This will be our approach to securing education	Noted as the comment of CCC as education authority.

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				contributions in the interim period before CIL is adopted. This level of contribution may result in additional viability claims, and therefore applications will need to be looked at on a case by case basis.	
Phil Copsey, David Lock Associates for Urban and Civic	DCspd176	G:	Have observations	There appears to be a mismatch between the multiplier ranges identified at paragraph G11 and those within Table 7. A theoretical development of 100 3 bed dwellings with 40% affordable housing would generate 61 - 85 children using the rates at paragraph G11; using table 7 it would generate 70 children from the market housing and 180 children from the social rented - 250 children in total. It would be helpful if the background to the costs per place identified should also be published for review.	Noted. The information in the document is correct. The ranges at para G.11 are general multipliers and those at Table 7 are detailed multipliers. The calculations stated in the response are incorrect simply adding up figures for children per 100 dwellings whereas in the scenario stated 60 units would be market and 40 affordable.
Joseph Whelan Cambridgeshire County Council	DCspd55	G.2	Have observations	Please reference the County Council as the responsible authority for negotiating and securing these contributions as it is a County statutory responsibility	Noted. The LPA is the responsible authority for negotiating S106 Agreements. Para G.2 already makes reference to requirements of the Local Education Authority.
Joseph Whelan Cambridgeshire County Council	DCspd56	G.5	Have observations	Please remove reference to the Guide for Planning Officers and Developers as this document was not shared with Members and therefore has no formal endorsement.	Agreed. Para G.5 to be deleted.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd112	G.6	Have observations	Education is expressed to be provided either by contribution, or by contribution plus the provision of land as an in-kind payment. However, there should also be an ability for developers to construct the schools themselves in lieu of the payment of contributions. This is a usual provision and assists with the viability of the development, since developers may well be able to make cost savings. They will also be able to time the construction of the school with the provision of dwellings within the development. This point is made at paragraph 5.15 of the Drivers Jonas Deloitte document: Huntingdonshire District Council: Viability Testing of Community Infrastructure Levy Charges.	Noted. The potential for infrastructure to be provided by developers is noted. Text will be updated to enable this possibility to be considered at the LPAs discretion.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd113	G.7	Have observations	Further duplicate payments by the developer could occur where they are providing school facilities on site and also paying CIL towards more general facilities within the area.	Noted. The SPD clearly states when contributions will be required and the CIL Infrastructure Project List clearly identifies which infrastructure falls within CIL or S106 to ensure no double counting takes place.
Garth Hanlon, Savills (L&P) Ltd for St John's College Cambridge	DCspd79	G.7	Object	At the planning officer presentation held at Pathfinder House on the 6 th September 2011, planning officers responded to questions about seeking contributions for education from affordable housing. The Planning Director made it very clear that no educational contributions would be sought from	Disagree. Community Infrastructure Levy payments are not chargeable on affordable housing. S106 education contributions are chargeable on market and affordable housing, with the latter having

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>affordable housing irrespective of their size.</p> <p>If this in indeed the case, then Section G: Education and Schools need to confirm that this is indeed the Council's position The current text suggests that all housing developments of 4 or more dwellings (paragraph G.7) will trigger the need for educational contributions.</p> <p>We would also confirm that the Council must accept that educational contributions should only be sought where no spare capacity exists - if school places are available the the developers clearly should not be asked to make surplus provision. Accordingly, paragraph the first sentence of paragraph G.7 should be amended to read <i>"New housing developments within the District will trigger the need for education and school provision unless surplus provision already exists....."</i></p>	<p>a greater impact on educational facilities than the former.</p> <p>It can be confirmed that contributions of any kind will only be sought where space capacity in the appropriate locality does not exist, in line with the 3 statutory tests. This is clearly stated at para 5.2.</p>
Garth Hanlon, Savills (L&P) Ltd for AWG Landholdings Limited	DCspd85	G.7	Object	<p>On the 6th September 2001, District Council Officers answered specific queries on the Development Contributions SPD Document and confirmed that education contributions would not be sought from affordable housing developments. If this is indeed the case then the text within paragraph G.7 of the document needs further clarification given that the existing text states that for all housing developments of four or more dwellings this will trigger the need for education contributions. Clearly this is inconsistent with the Officers assertions at the recent meeting.</p> <p>Furthermore, we would seek further clarity from the Council in respect of new developments that may come forward in situations where there is already surplus capacity. In our view it is inequitable to seek contributions where adequate capacity already exists and accordingly we suggest that the first sentence of paragraph G.7 should be amended to read: <i>"New housing developments within the District will trigger the need for education and school provision unless surplus provision already exists."</i></p>	<p>Disagree.</p> <p>Community Infrastructure Levy payments are not chargeable on affordable housing.</p> <p>S106 education contributions are chargeable on market and affordable housing, with the latter having a greater impact on educational facilities than the former.</p> <p>It can be confirmed that contributions of any kind will only be sought where space capacity in the appropriate locality does not exist, in line with the 3 statutory tests. This is clearly stated at para 5.2.</p>
Joseph Whelan Cambridgeshire County Council	DCspd58	G.8	Have observations	County Council needs to be added instead of District	<p>Noted.</p> <p>The LPA is the responsible authority for negotiating S106 Agreements.</p> <p>Para G.8 already makes reference to negotiation with appropriate partners.</p>
Joseph Whelan Cambridgeshire County Council	DCspd57	G.10	Have observations	Please remove reference to the Guide for Planning Officers and Developers as this document was not shared with Members and therefore has no formal endorsement.	<p>Agreed.</p> <p>Reference to the guide will be removed.</p>
Stacey Rawlings, Bidwells for Connolly Homes	DCspd114	Table 9	Object	The indicative costs for schools seem very high. £7.3million for a 2 form entry primary school. In other areas we have seen an estimate of £4.05 million for a 1 form entry primary school and	Noted.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
D.Wilson Oxford Uni				we would expect there to be economies of scale with such provision.	
Ramune Mimiene Brampton Parish Council	DCspd156	G.22	Have observations	Education. As "...contributions will not be sought from specialist older persons housing schemes or 1 bedroom dwellings" this raises the prospect of variation in the level of levy which could cause confusion. It also opens the Pandora's Box of "Me too" claims e.g. sport provision waiver for the specialist older persons housing scheme, etc. On the whole this wrinkle should be avoided.	Disagree. The exclusions from the contributions requirements are valid and ensure compliance with the 3 statutory tests.
Joseph Whelan Cambridgeshire County Council	DCspd62	H:	Have observations	Additional improvements at Alconbury, Bluntisham and Whittlesey Household Recycling Centres need to be added to the IPL so that waste management contributions can be secured through CIL. Prior to the adoption of CIL, the Draft SPD should make reference to the County's RECAP Waste Management Design Guide which will provide the basis on which S106 negotiations will be made. The County Council intends to undertake a second round of public consultation on the RECAP Waste Management Design Guide in September.	Noted. The Infrastructure Project List is part of the evidence supporting the emerging Charging Schedule and its purpose is simply to evidence an infrastructure funding gap. Reference to the RECAP guide already exists at para H.4.
Joseph Whelan Cambridgeshire County Council	DCspd63	H:	Have observations	Residential Wheelie Bins. Reference is made to developer contributions being sought for the provision of wheelie bins which is consistent with the content of Design Guide. However, there is no reference made to contributions for containers to enable greater recycling within homes and bring sites (which are described as mini recycling centres in para H5 of the Draft SPD).	Noted. The provision of wheeled bins to new build residential properties incurs a direct capital cost to the Council. The amounts levied to occupiers through the council tax system includes a proportion for the collection of refuse, but does not include provision for the capital outlay incurred to provide these receptacles.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd139	H:	Object	We question the proposal for s106 contributions towards residential wheelie bins and the Police. It would reasonably be expected that this cost is met by the Council Tax. There is no justification why these should present a further burden on developers.	Disagree in part. The contributions for wheelie bins are valid and the cost of such requirements need to be met. The police contributions have been reviewed and will be deleted from the SPD. Any future CIL charge will cover infrastructure costs associated with matters such as custody suites.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd177	H:	Have observations	While provision of wheelie bins is clearly required, the possibility of achieving this by means other than a contribution to the waste authority should be noted.	Noted. Wheelie bins will need to be funded as outlined in the SPD in order to meet the requirements for the appropriate fleet collection.
Ramune Mimiene Brampton Parish Council	DCspd146	H.11	Have observations	Inflation. Section H, Residential Wheelie Bins includes reference to the cost being updated annually (H11). How are other costs inflated over time?	Noted

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd140	I:	Object	We question the proposal for s106 contributions towards residential wheelie bins and the Police. It would reasonably be expected that this cost is met by the Council Tax. There is no justification why these should present a further burden on developers. Similarly, it is understood that funding for the Police is met by Government grant and Council Tax and we question whether the imposition of contributions from developers is reasonable.	Disagree in part. The contributions for wheelie bins are valid and the cost of such requirements need to be met. The police contributions have been reviewed and will be deleted from the SPD. Any future CIL charge will cover infrastructure costs associated with matters such as custody suites.
Ramune Mimiene Brampton Parish Council	DCspd154	I:	Have observations	Police. Why are the modest capital costs of additional police and police support not covered by increased precept income, which must cover capital costs for the remainder of the force?	Noted. The police contributions have been reviewed and will be deleted from the SPD. Any future CIL charge will cover infrastructure costs associated with matters such as custody suites.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd178	I:	Have observations	The background to the figures employed for contributions needs to be fully referenced so that the costs can be reviewed. The final sentence of paragraph I17 should be clear that this contribution as calculated would only apply to non-residential floorspace likely to involve a concentration of people outside of work.	Noted. The police contributions have been reviewed and will be deleted from the SPD. Any future CIL charge will cover infrastructure costs associated with matters such as custody suites.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd115	I.8	Object	Paragraph I.8 requires payments towards CIL, but also contributions to be applicable to large scale major developments. See coments at D9. Police requirements should not be dealt with through obligations but any payments should be secured by CIL.	Accepted. The police contributions have been reviewed and will be deleted from the SPD. Any future CIL charge will cover infrastructure costs associated with matters such as custody suites.
Garth Hanlon, Savills (L&P) Ltd for St John's College Cambridge	DCspd80	I.8	Object	Paragraph I.8 within the SPD states: <i>"New housing developments within the district and commercial developments that are likely to involve the concentration of people outside of work often associated with alcohol, such as leisure, restaurant, take-away, pub and night club uses will trigger the need for police contributions."</i> It then goes on to state that: <i>"Police service contributions will apply to any residential development of 10 more dwellings and any commercial development of 1,000 m² or more floorspace..."</i> St John's College, Cambridge are landowners adjacent to Ermine Business Park in Huntingdon and have been promoting this area of land within the Council's Local Development Framework for commercial uses. The Adopted Core Strategy indicates that the College's landholding is appropriate for new employment development and on the basis of an application being prepared and submitted to the Council it is essential that the College is aware of contributions that may be sought as the focus of this development. Clearly in the context of Section I in the SPD as it relates to "police"	Accepted. The police contributions have been reviewed and will be deleted from the SPD. Any future CIL charge will cover infrastructure costs associated with matters such as custody suites.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>we would not be making contributions to the Police having regard to the anticipated nature of new development (i.e. as an extension to the existing business park). In such a context, we suggest that further clarity and consistency is introduced into the wording of I.8 to clarify the Council's position and accordingly suggest the following wording to be provided.</p> <p><i>"New housing developments within the District and commercial development that are likely to involve the concentration of people outside of work often in association with alcohol, such as leisure, restaurant, takeaway, pub and nightclub uses will trigger the need for Police contributions. In these circumstances, Police service contributions will apply to any residential developments of 10 or more dwellings and only relevant commercial development of 1,000 m² or more of floorspace..."</i></p>	
<p>Garth Hanlon, Savills (L&P) Ltd for AWG Landholdings Limited</p>	<p>DCspd86</p>	<p>I.8</p>	<p>Object</p>	<p>Paragraph I.8 within the SPD states: <i>"New housing developments within the District and commercial developments that are likely to involve a concentration of people outside of work often associated with alcohol, such as leisure, restaurant, takeaway, pub and nightclub uses will trigger the need for Police contributions"</i>. It goes on to state that: <i>"Police service contributions will apply to any residential development of 10 or more dwellings and any commercial development of 1,000 sqm or more of floorspace..."</i> AWG Landholdings Ltd are concerned that new commercial developments that may well be of an office nature should not be the subject of planning obligations which do not directly relate to the new development itself and are which not necessary in order to make it happen.</p>	<p>Accepted. The police contributions have been reviewed and will be deleted from the SPD. Any future CIL charge will cover infrastructure costs associated with matters such as custody suites.</p>
<p>Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni</p>	<p>DCspd116</p>	<p>J:</p>	<p>Object</p>	<p>This does not meet the test laid down by regulation 122 of the CIL Regs. It is covering the costs of a service which should already be supplied by the Council, and therefore cannot be shown to be necessary to make the development acceptable in planning terms, or directly related to the development.</p>	<p>Accepted. The sports and physical development activity development officer contributions have been reviewed and will be deleted from the SPD.</p>
<p>Garth Hanlon, Savills (L&P) Ltd for St John's College Cambridge</p>	<p>DCspd81</p>	<p>J:</p>	<p>Object</p>	<p>This section within the SPD suggests that contributions from housing and commercial development will be sought towards the "provision of a Sports and Physical Activity Development Officer for community benefit". There is very little detail within Section J of the SPD as to what such an officer would be doing although the Council suggest in paragraph J.7 that these could include " <i>holiday programmes, after school clubs, sports club development, over 50's activities, exercise referral and healthy lifestyle activities</i> ". We fail to see how the Council apply such a contribution within the five tests of Circular 05/2005 and certainly cannot see how</p>	<p>Accepted. The sports and physical development activity development officer contributions have been reviewed and will be deleted from the SPD.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>such a contribution is "necessary to make a proposal acceptable in planning terms". It is inappropriate for the Council to introduce such obligations in this manner on a simple assumption that "new housing and commercial development will trigger the need" (paragraph J.6). The list of functions for such an officer (J.7) suggests some form of teaching/education and we cannot support such a contribution. In the circumstances of St John's College promoting the land adjacent to Ermine Business Park for new employment, we cannot see how such a contribution will stand up to scrutiny in light of the five tests, three of which are now enshrined within statutory legislation.</p> <p>Finally we note that the wording in Section J is remarkably similar to the wording in Section K as it relates to the "Community Development Officer". There is clear duplication (particularly in respect of the community benefits set out in J.7 and K.7) which is totally inappropriate notwithstanding our serious concerns about non-compliance with legislation. Section J should be deleted.</p>	
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd141	J:	Object	<p>There is no rationale for contributions to be made towards Sports and Physical Activity Development Officers and Community Development Officers. The level of contribution expected from developers is to pay each officer's substantial £40,000 annual salary for a 15 year period, which is unjustified and unreasonable. We wish to further review, in detail, the full range of proposed contributions and CIL and would wish to discuss this with you as a matter of urgency given the strategic importance of the delivery of St Neots to the LDF.</p>	Accepted. The sports and physical development activity development officer contributions have been reviewed and will be deleted from the SPD.
Garth Hanlon, Savills (L&P) Ltd for AWG Landholdings Limited	DCspd87	J:	Object	<p>It is understood that this section of the SPD is a new approach as far as the Distinct is concerned. However, there is very little detail indeed within Section J of the SPD as to what such an Officer would be doing although the Council suggested at paragraph J.7 that this could include: <i>"Holiday programmes, after school clubs, sports club development, over 50's activities, exercise referral and healthy lifestyle activities."</i></p> <p>We therefore fail to see how the Council apply such a contribution within the five tests of Circular 5/05 and certainly cannot see how a contribution is "necessary to make a proposal acceptable in planning terms". It is inappropriate for the Council to include such obligations in such a manner on a basic assumption that "new housing and commercial development will trigger the need" (paragraph J.6) in the circumstances and where AWG Landholdings Ltd are bringing forward sites for development, we cannot see how a contribution will stand up to scrutiny in light of the tests.</p>	Accepted. The sports and physical development activity development officer contributions have been reviewed and will be deleted from the SPD.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				We note that the wording in Section J is remarkably similar to the wording in Section K as it relates to the "Community Development Officer". There is a clear duplication in both and on that basis we consider both sections J and K should be deleted from the SPD.	
Phil Copsey, David Lock Associates for Urban and Civic	DCspd179	J:	Have observations	It would be of assistance if the requirements for sports and physical activity development officers and community development officers were more fully explained, and how new provision as a result of new developments will augment existing levels of provision of such initiatives across the District. This section should also be updated to offer flexibility for equivalent roles to be funded and provided outwith the public sector, such as through making contributions to other sports development or community initiatives, and how any contributions in kind might be offset against any requirements. Very large scale developments could fund such measures directly themselves, hence the need for flexibility.	Noted. The sports and physical development activity development officer contributions have been reviewed and will be deleted from the SPD.
Stacey Rawlings, Bidwells for Connolly Homes D.Wilson Oxford Uni	DCspd117	K:	Object	See comments at J	Accepted. The community development officer contributions have been reviewed and will be deleted from the SPD.
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd142	K:	Object	There is no rationale for contributions to be made towards Sports and Physical Activity Development Officers and Community Development Officers. The level of contribution expected from developers is to pay each officer's substantial £40,000 annual salary for a 15 year period, which is unjustified and unreasonable. We wish to further review, in detail, the full range of proposed contributions and CIL and would wish to discuss this with you as a matter of urgency given the strategic importance of the delivery of St Neots to the LDF.	Accepted. The community development officer contributions have been reviewed and will be deleted from the SPD.
Phil Copsey, David Lock Associates for Urban and Civic	DCspd180	Appendix 1:	Have observations	It is unclear what is meant by watersports centre. Given the cost of £600k quoted this is not envisaged to include a swimming pool. It would be helpful if the background source for the costs outlined was cross referenced to allow the background data to be reviewed.	
Nairn Davidson Luminus Group	Response via CIL			With regard to the evidence base at 2.17 we are concerned at the deliverability of this and therefore infrastructure expected could take considerably longer than expected. We would query whether section 2.21 has taken account of changes to benefit levels and what this could mean to household sizes. Section 3.13 talks only about affordable housing being delivered via a s106 when in fact a number will be delivered	Welcome comments. The evidence base is robust and in line with the adopted Core Strategy. Para 3.13 amended to reflect comment. The average house size is based on an average calculation across all sizes.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<p>from exception sites. We feel that the average assumption in section 4.11 is too high as most sites will be 1-3 beds. Under section 4 it is unclear when payment is due although it mentions demand notices to be issued on commencement. This will be extremely difficult for developers to fund and should be on first occupation. We believe section 4.13 requiring tenants to be party to an agreement is unworkable. We would question in section 4.15 why contributions should be linked to build cost inflation. The developer will only see an increase in value if sales inflation exceeds build inflation. Regarding section 4.16, developers are already paying for planning. 5% is unreasonable as it takes no more time to manage a large site to a small site, and any late payments are charged interest anyway. We would quesry in section 4.26 why 3 Dragons is not being used to test viability as it is in London. Regarding section 4.28, the comment that an application will need to wait is not sensible as interest costs alone will ensure that it becomes less viable, not more so, as low house price increases and high build cost increases become ever diminishing.</p>	<p>The legal requirements stated in section 4 are standard. The fees noted have been reviewed in light of comments received and the document will be updated to reflect this</p>
Rose Freeman The Theatres Trust	Response via CIL			<p>We have no comment to make on the draft charging schedule but note that new cultural facilities will receive contributions for infrastructure requirements through Core Strategy Policy CS10 which is cited on page 4.</p>	<p>Noted. The document will be amended to clarify that new cultural facilities <u>may</u> receive contributions through a negotiated process, if these can be fully justified.</p>

Developer Contributions Supplementary Planning Document

Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

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Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

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1 Introduction

- 1.1** This Supplementary Planning Document (SPD) sets out Huntingdonshire District Council's policy for securing developer contributions from new developments that require planning permission. This SPD is supplementary to the Adopted Huntingdonshire Core Strategy, particularly Policy CS10 and should be considered alongside the Draft Community Infrastructure Levy Charging Schedule November 2011 or any successor documents.
- 1.2** The District Council expects all eligible types and sizes of new development in Huntingdonshire to contribute to site related and broader infrastructure through a combination of the following mechanisms including:
- Planning conditions (development and project specific)
 - Planning obligations e.g. Section 106 Agreements (development and project specific)
 - Community Infrastructure Levy (District wide)
- 1.3** The necessity for site related developer contributions, secured through planning conditions and section 106 Agreements, is assessed against the needs of each site and project.
- 1.4** The Community Infrastructure Levy (CIL) is charged on most new development, based on an approved CIL Charging Schedule. Some types and sizes of development, including small extensions and development by some charities, are exempt from liability to pay a levy under the CIL Regulations 2010. A Preliminary Draft Community Infrastructure Levy Charging Schedule was consulted on at the same time as the draft of this SPD. A Draft Charging Schedule is being consulted on at the time of publication of this SPD and it is anticipated that a Charging Schedule will be adopted by Huntingdonshire District Council in Spring 2012.

Planning Conditions and Obligations

- 1.5** The District Council negotiates financial or other contributions for site related infrastructure improvements that are required to enable planning permission to be granted as they make a new development acceptable or successful.
- 1.6** The developer contributions are secured by applying conditions to planning permissions or through a negotiated planning obligation, also known as a Section 106 Agreement, which is prepared and concluded as part of the planning application process.
- 1.7** Planning conditions and obligations are a tried and tested mechanism to require individual developments to provide or pay for the provision of development specific infrastructure requirements. They are flexible and have historically delivered a wide range of site and community infrastructure benefits, including the transfer of land for community use.

The Community Infrastructure Levy (CIL)

- 1.8** The District Council is entitled to charge a Community Infrastructure Levy (CIL) on new developments within the District⁽¹⁾. The CIL applies to most new developments and charges are based on the size and type of the new development. The basis for the CIL charge for each development type is detailed in the District Council's Draft Community Infrastructure Levy Charging Schedule or successor documents.
- 1.9** The CIL will generate funding to deliver a range of District-wide and local infrastructure projects that support residential and economic growth, provide certainty for future development, and benefit local communities.

1 Community Infrastructure Regulations 2010 (as amended)

1 Introduction

- 1.10** It allows the District Council to work with infrastructure providers and communities to set priorities for what the funds should be spent on, and provides a predictable funding stream so that the delivery of infrastructure projects can be planned more effectively.
- 1.11** The CIL is designed to give developers and investors greater confidence to invest because there will be more certainty 'up front' about how much money they will be expected to contribute towards community infrastructure. Equally, the community will be better able to understand how new development is contributing towards prioritised infrastructure projects across the District.
- 1.12** It is envisaged that local communities which accept new development in their areas will be allocated a 'meaningful proportion' of the collected CIL funds to help support their own local infrastructure projects.

Highway Improvements

- 1.13** Agreements for the private sector funding of works on the Strategic Road Network would normally be made under section 278 of the Highways Act 1980, as amended by Section 23 of the New Roads and Street Works Act 1991. These agreements provide a financial mechanism for ensuring delivery of mitigation works identified and determined as necessary for planning permission to be granted. Under certain circumstances, particularly where works are required as mitigation for multiple developments, CIL may be the more appropriate funding mechanism. Neither mean that the Highways Agency will support a developer in any planning application or subsequent proceedings.
- 1.14** Section 278 Agreements are not the responsibility of the Local Planning Authority. Further guidance on the Section 278 process and the steps which will need to be taken by a developer and others, when such an agreement is contemplated, can be found on the Department for Transport website and the Cambridgeshire County Council website.

2 The Purpose of the SPD

- 2.1** Huntingdonshire is a focus for housing and economic growth in Cambridgeshire. Huntingdonshire District Council, Central Government and Cambridgeshire County Council are committed to building sustainable communities through a plan led system.
- 2.2** The purpose of the Developer Contributions SPD is to:
- Explain the District Council's policies and procedures for securing developer contributions through planning conditions and obligations.
 - Explain the relationship between the required developer contributions and the Community Infrastructure Levy in a fair and transparent way.
 - Provide evidence and guidance to developers and landowners about the types of contributions that will be sought and the basis for charges.
- 2.3** This will ensure that new development is supported by locally and democratically prioritised community infrastructure.

Planning Legislation

- 2.4** The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990 as amended by Section 12 (1) of the Planning and Compensation Act 1991. The Government's Office of the Deputy Prime Minister (ODPM) Circular 05/2005 requires planning obligations to meet all of the following tests. They have to be:
1. Necessary to make a proposal acceptable in planning terms.
 2. Directly related to the proposed development.
 3. Fairly and reasonably related in size and type to the proposed development.
 4. Relevant to planning.
 5. Reasonable in all other respects.
- 2.5** The Planning Act (2008) also provides the enabling powers for Local Authorities to apply a Community Infrastructure Levy (CIL) to development proposals to support infrastructure delivery in an area. Local Authorities are entitled to charge a Levy on the basis that it can contribute to well evidenced, costed and justified community infrastructure.
- 2.6** The CIL Regulations 2010 which provide the detail on the implementation of CIL were published in April, 2010. Developer Obligations and CIL need to be complementary contribution mechanisms. The Department for Communities and Local Government (DCLG) New Policy Document for Planning Obligations Consultation Draft March 2010 outlined new statutory restrictions on planning obligations in line with the CIL regulations that:
- Put 3 of the 5 Circular 5/05 tests (numbers 1, 2 and 3 in list above) on a statutory basis for developments which are capable of being charged CIL.
 - Ensure the local use of CIL and planning obligations do not overlap.
 - Limit pooled contributions towards infrastructure which may be funded by CIL.

Planning Policy Context

- 2.7** Forthcoming planning reforms are likely to change the planning policy context, particularly through the introduction of a new National Planning Policy Framework (NPPF) and the Localism Act. However, at this time, the planning policy context is as set out below.

2 The Purpose of the SPD

- 2.8 Planning Policy Statement (PPS) 12: Local Spatial Planning 2008** states that infrastructure planning is central to the plan making process. It expects Core Strategies to be supported by evidence of what physical, social and green infrastructure is needed to enable the growth identified to happen.

"Good infrastructure planning considers the infrastructure required to support development, costs, sources of funding, timescales for delivery and gaps in funding. This allows for the identified infrastructure to be prioritised in discussions with key local partners. This has been a major theme highlighted and considered via HM Treasury's CSR07 Policy Review on Supporting Housing Growth. The infrastructure planning process should identify, as far as possible:

- *infrastructure needs and costs;*
- *phasing of development;*
- *funding sources; and*
- *responsibilities for delivery."*

- 2.9** The **East of England Plan (EEP)** is the Regional Spatial Strategy (RSS) for the Eastern Region. It was published in May 2008 and sets the regional framework for preparation of local development documents. The EEP sets specific targets and policy requirements. It requires Huntingdonshire to deliver a minimum of 11,200 homes in the period 2001 – 2021, and provide a share of 75,000 new jobs for Cambridgeshire over the same period.
- 2.10** The Government has indicated that it intends to abolish the RSS. It has been established that this intention is not a material consideration for plan production, therefore until the Localism Bill is enacted and comes into force the EEP remains part of the Development Plan.
- 2.11** The planning policy context for planning related developer contributions in Huntingdonshire District Council is established through the Local Development Framework (LDF) and other related documents and evidence.
- 2.12** The adopted **Huntingdonshire Core Strategy** is the development plan for Huntingdonshire for the period from 2009 to 2026. It sets out the District Council's vision for the sustainable development of the District, including a policy framework for addressing the infrastructure requirements necessary to meet the planned growth of the district to 2026.
- 2.13** Core Strategy Policy CS10 sets out the contributions that may be required for infrastructure and will be applied to all housing and commercial developments across the administrative area of Huntingdonshire.
- 2.14** The **Development Management Development Plan Document (DPD)** Proposed Submission, 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.
- 2.15** 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. The production of a Supplementary Planning Document on Planning Obligations to provide details on the range and level of infrastructure provision required was highlighted in the section on Contributing to Successful Development as one of the mechanisms, along with the Community Infrastructure Levy, for securing appropriate infrastructure contributions.
- 2.16** **Huntingdonshire's Sustainable Community Strategy 2008 – 2028** shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework, which will be the delivery mechanism for the spatial elements of the strategy.

Evidence Base

2.17 Huntingdonshire is a focus for economic and residential growth and the adopted Core Strategy identifies the key directions of growth. The table below highlights the projected growth within the spatial planning areas from 2011 to 2026, including sites already with planning permission, as taken from the Annual Monitoring Report 2010.

Table 1 Dwelling Numbers across the District

	2011 - 2016	2016 - 2021	2021 - 2026	Total
Huntingdon SPA*	1067	1564	160	2791
Ramsey SPA*	298	110	0	408
St Ives SPA*	612	559	0	1171
St Neots SPA*	2043	1743	1000	4786
Fenstanton KSC ⁺	45	80	0	125
Sawtry KSC ⁺	175	100	0	275
Yaxley KSC ⁺	69	10	40	119
Other KSCs ⁺	48	8	0	56
Sites outside SPAs / KSCs	19	0	0	19
Small sites district wide (under 9 dwellings)	281	0	0	281
Total	4657	4174	1200	10031
* Spatial Planning Area				
+ Key Service Centre				

2.18 The main local evidence base that justifies developer contributions, and CIL in particular, is the Huntingdonshire Local Investment Framework (LIF) 2009. The LIF is a study that supports the adopted Core Strategy 2009. It details the physical, social and green infrastructure needs arising from the planned growth of Huntingdonshire to 2026 and the potential funding sources, including developer contributions, that could viably be obtained to help meet this need. The LIF is supported by a detailed viability assessment and a CIL project list.

2.19 The infrastructure needs and costs identified in the LIF have been updated as part of this work and the Community Infrastructure Levy implementation. The key evidence review has been:

- Huntingdonshire Market Report by Drivers Jonas Deloitte, August 2010.
- Huntingdonshire District Council Viability Testing of Community Infrastructure Levy Charges by Drivers Jonas Deloitte, 2011.
- Huntingdonshire District Council CIL Addendum Report by Drivers Jonas Deloitte, November 2011
- Draft Charging Schedule Infrastructure Project List, November 2011.

2 The Purpose of the SPD

- 2.20** The Infrastructure Project Plan list will be reviewed annually in consultation with stakeholders and partners. The phasing of development (housing trajectory) is updated each year in line with the annual monitoring exercise. Additional information on funding resources from other organisations has been added to the model and the CIL levy refined to keep it in line with current economic conditions.
- 2.21** In determining infrastructure needs at this stage, the Council and partners have had to translate dwelling growth figures into population generation. This has been undertaken by utilising the anticipated change in average household sizes 2006 – 2026 as shown in the following table⁽²⁾:

Table 2 Change in Household Size

	2006	2011	2016	2021	2026
Average household size	2.40	2.33	2.25	2.19	2.16

3 The Planning Contributions Framework

- 3.1** Planning conditions and obligations have, to date, been the standard planning process mechanisms for ensuring that development proposals are acceptable and can be granted planning permission. Following the legislative and policy changes outlined earlier in this SPD, the mechanisms used to ensure appropriate funding to meet the needs of a planning application have changed to include the Community Infrastructure Levy as well as the aforementioned planning conditions and obligations (S106 Agreements).

The Community Infrastructure Levy (CIL)

- 3.2** The Community Infrastructure Levy (CIL) applies to most new developments and charges are based on the size and type of the new development. The basis for the CIL charge for each development type is detailed in the District Council's Draft Community Infrastructure Levy Charging Schedule, which is being consulted on between 23rd November 2011 and 3rd January 2012. It is anticipated that, following an Examination in Public, the Huntingdonshire Charging Schedule will be adopted in Spring 2012.
- 3.3** The CIL will generate funding to deliver a range of District-wide and local infrastructure projects that support residential and economic growth, provide certainty for future development and benefit local communities. Infrastructure needs identified as part of the CIL will not be duplicated in any S106 Agreement.

Planning Conditions

- 3.4** Planning conditions are requirements made by the Local Planning Authority for actions that are needed in order to make a development acceptable in planning terms. They cannot be used to secure financial contributions but can be used to ensure that certain elements related to the development proposal, and which may benefit the wider community, are carried out. In Huntingdonshire such conditions are likely to cover, amongst other things, the requirement to:
- undertake archaeological investigations
 - implement necessary local site-related transport improvement
 - undertake appropriate flood risk solutions.

Planning Obligations

- 3.5** Planning obligations, also known as Section 106 Agreements, are legal agreements between Local Planning Authorities and developers, usually negotiated in the context of planning applications. Their purpose is to make unacceptable development acceptable in planning terms. Government Circular 05/2005 (ODPM) permits planning obligations to be used in the following ways:
- Prescribe the nature of a development e.g. by requiring a proportion of affordable housing within a development
 - Secure a contribution from a developer to compensate for loss or damage created by a development e.g. loss of open space.
 - Mitigate the impact of a development impact, e.g. through increased public transport provision.
- 3.6** The introduction of the Community Infrastructure Levy has restricted the use of planning obligations so that they must meet three new statutory tests, they cannot be used to double charge developers for infrastructure, and they cannot be used in the form of a pooled tariff system. Affordable housing and other site and development specific measures that cannot be funded from the CIL are able to be funded through planning obligations.

3 The Planning Contributions Framework

- 3.7** In Huntingdonshire, planning obligations will be used to secure significant site related community infrastructure on the large scale major⁽³⁾ developments that have been identified through the adopted Core Strategy and related Urban Design Frameworks, Development Briefs and other policy documents. The CIL will also apply to these developments to enable contributions to District wide and local community infrastructure.
- 3.8** Planning obligations can be secured through:
- In-kind and financial contributions. These could include, for example, the provision of land, facilities, or funds that enable the delivery of development related community needs.
 - One-off payments and phased payments, and maintenance payments. These could include, for example, funds provided to be invested to enable land and facilities to be maintained to agreed specifications over a period of time.
 - Pooled contributions, for example, towards the cost of a large strategic project that could include improvements to existing strategic roads, to be delivered at a later date taking into account the limiting of pooling contributions towards infrastructure introduced through the CIL Regulations 2010.
 - Unilateral Undertakings by developers. This involves the applicant undertaking to the Authority to deal with specified planning issues before planning permission is granted. It may be offered at any point in the application process or where agreement has not been reached after initial negotiations.
- 3.9** Planning obligations may be:
- Unconditional or subject to conditions.
 - Positive, requiring the developer to do something specific.
 - Negative, restricting the developer from doing something.
 - Related to specific financial payments based on a formula and often referred to as a commuted sum.
- 3.10** Planning obligations “run with the land” and are linked to specific planning permissions. They are registered as a land charge and will form part of the planning register, which is available for public inspection. They are enforceable against the original developer and anyone who subsequently acquires an interest in the land.
- 3.11** Timing of implementation is an important factor, especially in the following circumstances:
- If a planning obligation specifies a timescale within which the developer is required to undertake certain actions.
 - If the planning permission refers to the phasing of development, the planning obligation may be linked to this phasing arrangement.
 - If the planning obligation provides for a commuted sum to be paid to the Local Planning Authority the money must be spent within a specified period.
 - If money raised through a planning obligation is not spent within the agreed period, the developer could be reimbursed with the outstanding amount, together with any interest accrued.

The Interaction between Planning Obligations and CIL

- 3.12** Following the adoption of a Charging Schedule, CIL will become the main source of funding available through development management decisions for the majority of sites.
- 3.13** The provision of affordable housing lies outside of the remit of CIL and will continue to be secured, in the main, through Section 106 Agreements as well as some exception sites. Section 106 Agreements and planning conditions will also continue to be used for local infrastructure requirements on development sites, such as site specific local provision of open space, connection to utility services (as required by legislation), habitat protection, access footpaths and roads, and archaeology. The principle is that all

3 DCLG Development Control PS 1/2 statistical definition 2007/8

eligible developments must pay towards CIL as well as any site specific requirement to be secured through Section 106 Agreements. Further details on the levy charge can be found in the Draft Community Infrastructure Levy Charging Schedule, or successor documents, and should be read in conjunction with this document.

- 3.14** Large scale major developments⁽⁴⁾ usually also necessitate the provision of their own development specific infrastructure, such as schools, which are dealt with more suitably through a Section 106 agreement, in addition to the CIL charge. It is important that the CIL Charging Schedule differentiates between these infrastructure projects to ensure no double counting takes place between calculating the district wide CIL rate for funding of infrastructure projects and determining Section 106 Agreements for funding other development site specific infrastructure projects.
- 3.15** The large scale major developments identified so far which will necessitate Section 106 Agreements covering development specific infrastructure in addition to their CIL levy in the District are:
- St Neots Eastern Expansion (development site to East of the East Coast mainline railway) as defined in approved Urban Design Framework
 - St Ives West (as defined in the emerging Urban Design Framework)
 - Huntingdon West (as defined in the Area Action Plan)
 - RAF Brampton (as defined in the emerging Urban Design Framework)
 - Bearscroft Farm, Godmanchester (as defined in the SHLAA)
 - Ermine Street (Northbridge), Huntingdon (as defined in the SHLAA)
- 3.16** In line with Policy CS10 of the Core Strategy, to prevent avoidance of contributions any requirement will be calculated on the complete developable area, rather than the area or number of homes/ floorspace of a proposal, where the proposal forms a sub-division of a larger developable area, such as an identified large scale major development.
- 3.17** It is advisable for each large scale major development to come forward in its entirety at outline application stage in order for the scheme as a whole to be considered. Outline applications will need to agree phases of development in order for each phase to be considered as a separate development and enable CIL to be levied per agreed phase.⁽⁵⁾
- 3.18** This is not an exhaustive list and may change in time, should new large scale major developments come forward.

Range of Developer Contributions

- 3.19** Developer contributions will be used to deliver the Huntingdonshire Local Development Framework Core Strategy, the Huntingdonshire Local Strategic Partnership's Community Plan, and emerging Neighbourhood Development Plans.
- 3.20** National planning policy recognises that where existing infrastructure is inadequate to address the impact of new development, it is reasonable to expect developers to contribute towards the financing of new or improved infrastructure:
- Directly relating to the development, through planning conditions and obligations
 - Required within the wider community, through a Community Infrastructure Levy
- 3.21** Developer contributions through planning obligations will be sought towards a range of community infrastructure, including:

4 DCLG Development Control PS 1/2 statistical definition 2007/8

5 Regulations 8 - 9 Community Infrastructure Regulations 2010 (as amended.)

3 The Planning Contributions Framework

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- Affordable Housing
- Green Space
- Footpaths and Access
- Health
- Community Facilities
- Library and Life Long Learning Facilities
- Education and Schools (including Early Year's and Children's Centres) Provision
- Residential Wheeled Bins

Regeneration Projects

- 3.22** The Council continually reviews opportunities to regenerate and enhance local communities. Additional projects may necessitate further contributions. In doing so, it will be ensured that the tests of lawfulness are met with regards S106 contributions, CIL requirements and meeting the planning policies as given in the Huntingdonshire Core Strategy 2009, the Development Management DPD: Proposed Submission 2010, the Huntingdon West Area Action Plan 2011 and any successor documents or guidance.
- 3.23** Projects identified where additional contributions may be required, on a site by site basis without exceeding policy levels and in line with the 3 statutory tests, include:
- St Neots Town Centre regeneration
 - St Ives Town Centre regeneration
 - Huntingdon Town Centre regeneration
 - Huntingdon West re-development
 - St Neots LCDI Renewable energy project.
- 3.24** This is not an exhaustive list and will be updated as necessary. Development briefs and other guidance relating to these projects will provide more detail on these projects as they become applicable.

Status of the Developer Contributions SPD

- 3.25** The SPD forms part of the Huntingdonshire Local Development Framework and is a material consideration when assessing planning applications within the District. It links with the adopted Huntingdonshire LDF Core Strategy and its associated Development Plan Documents and Supplementary Planning Documents.
- 3.26** Other elements of the Huntingdonshire District Council Local Development Framework, including the evidence base that underpins it, can be found at www.huntingdonshire.gov.uk.

4 The District Council's Approach to Developer Contributions

- 4.1 As Local Planning Authority, Huntingdonshire District Council has a fundamental legal role and responsibility in implementing the Developer Contributions process. In particular, the process needs to ensure that a balance is maintained between development-related and competing community infrastructure needs of the District.
- 4.2 It is the District Council's role to lead Planning Obligation (S106) negotiations, to notify developers of their CIL liabilities, and to ensure that funds provided by developers are spent as planned in conjunction with the agreed requirements of other authorities and implementation agencies. These may include, for example, education and transport requirements of Cambridgeshire County Council, and health service requirements of the Primary Care Trust or successor organisations.

Consultation, Negotiation and Notification

- 4.3 The District Council's Planning Service leads the Developer Contributions process, with input from a range of other District Council service areas, partner authorities and other public bodies.
- 4.4 Whilst the guidance provided in this Developer Contributions SPD aims to be as clear as possible, developers will benefit from seeking early negotiations with Planning Services officers to agree planning obligations and understand their CIL liabilities prior to submitting planning applications.
- 4.5 Negotiations will include consultation with other District Council service areas where appropriate (e.g. where open space or affordable housing is to be provided) and others including Cambridgeshire County Council regarding contributions or obligations relating to their responsibilities (e.g. transport and education).
- 4.6 The benefits of this approach include:
 - It ensures that developers are aware of the scale of likely contributions required for a proposed development at the earliest opportunity.
 - It assists in determining project viability.
 - It provides greater clarity and certainty to the process.
 - It minimises the timescales involved in determining affected planning applications.

Developer Contributions Process

- 4.7 Prior to submitting a Draft Heads of Terms with a planning application, developers will need to consider a range of factors that influence contributions.
- 4.8 The household size of residential developments will need to be considered in order to understand the population change. The following table is taken from the Development Management DPD: Proposed Submission 2010 and indicates the average number of people living in new dwellings according to the size of the property.

Table 3 Average Number of People per Household

Number of bedrooms	Average people per household
1 bedroom	1.21
2 bedrooms	1.86

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Number of bedrooms	Average people per household
3 bedrooms	2.25
4 bedrooms	2.90
5 bedrooms	3.45
6 bedrooms	4.80

4.9 Where the household size is not known then an average should be used. The Huntingdonshire Local Investment Framework provided a forecast for the change in average household sizes as:

Table 4 Forecast average household sizes

	2011 - 2016	2016 - 2021	2021 - 2026	2026 - 2031
Average household size	2.33	2.25	2.19	2.16

4.10 The Draft Community Infrastructure Levy Charging Schedule has considered the average housing mix based on the Huntingdonshire market behaviour applied numbers from the Cambridgeshire Horizons Property Size Guide 2010.

Table 5 Average housing mix (market behaviour applied)

	Minimum mix %	Maximum mix %	Assumed mix %	Area sq m
1 bed	3	5	4	45
2 bed	13	22	22	67
3 bed	22	39	30	85
4 bed	27	48	34	108
5+ bed	8	14	10	128

4.11 Where the housing mix is not known then an average area should be used of 92 sq m.

4.12 The District Council's process for agreeing Developer Contributions involves a series of steps, set out in Table 6, that are designed to ensure that the process is as swift and transparent as possible.

Table 6 Steps in the Developer Contributions Process

Steps	Planning Obligations	Community Infrastructure Levy
1	As part of the documentation submitted with the planning application, the developer provides draft Planning Obligations Heads of Terms form, using the template that will be available on the District Council's website. Planning applications may not be validated if the developer does not provide a draft Planning Obligations Heads of Terms form.	The developer provides the appropriate floorspace details with the application, where available. An Assumption of Liability Notice should be completed and included with the paperwork.
2	After the planning application is validated and the draft Heads of Terms are agreed in principle, the District Council's Legal Services team are instructed to prepare a draft Section 106 Agreement once the Local Planning Authority is minded to approve the application.	Once full details of the planning proposal are known, the District Council will determine the levy based on the adopted charges.
3	Once the developer and the District Council have agreed the draft Section 106 Agreement, the S106 Agreement has been signed and sealed and planning permission has been granted, details will be registered by the District Council's Land Charges section.	If planning permission is granted, a Liability Notice will be issued and the levy rate will be registered by the District Council's Land Charges section.
4	The agreed Planning Obligations and their relevant triggers are entered on the Council's Planning Obligations database. Implementation of agreed projects is monitored through to completion.	Once verification of commencement date has been received, a Demand Notice/s will be issued to the person/s liable to pay the CIL.
5	On final payment of the outstanding S106 contributions, the District Council's Land Charges section will remove the charge from the Land Charges Register.	On final payment of the outstanding CIL charge, the District Council's Land Charges section will remove the charge from the land charges register.
NB: the above table is for indicative purposes only.		

Legal Information

- 4.13** Developers will need to produce satisfactory proof of title for their particular site and all persons with an interest in the development site including mortgagees, tenants and option holders must be party to the agreement.

Local Land Charges

- 4.14** Planning obligations have to be registered as local land charges. Applicants will therefore need to produce title to the site and third parties, such as mortgagees, may have to be party to agreements.

Inflation

- 4.15** All Developer Contributions payments will be index linked to inflation. Any increase in the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyor(s) will result in an equivalent increase in the value of financial contributions and the figure for a given year is the figure for 1st November of the preceding year, as is the case with

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the Community Infrastructure Levy. In the event that the All-in Tender Price Index ceases to be published, the index to be used will be the retail prices index; and the figure for a given year is the figure for November of the preceding year.

Administration Charges

4.16 A S106 management fee will be charged for each S106 agreement. The fees for this will be reviewed on an annual basis and published separately on the Council's website. The current fees (2011/12) are as follows:

- 0.8% of the total value of financial contributions for the first £1million and 0.4% of any remaining value above £1million;
- a fixed charge to manage non-monetary obligations of £350 per type of obligation;
- a separate one-off fee of £250 will be charged for a deed of variation; and
- additional legal costs based on an hourly charge of £120 to £150 per hour, dependent on the officer involved.

4.17 The revenue generated from the fee will be used for S106 administration, monitoring and management purposes.

4.18 The administration fee for the Community Infrastructure Levy is incorporated within the Levy itself, so no separate additional fee is payable.

Late Interest Payments

4.19 In the event of any delay in making any payment required under a S106 Agreement interest shall be payable on the amount payable at the rate of four per cent per annum above National Westminster Bank Plc base lending rate from time to time in force from the date that the relevant payment falls due to the date of actual payment.

Triggers for Planning Obligations

4.20 Planning Obligations are normally triggered on commencement of development i.e. the date on which works to begin the development start, as defined by the carrying out of a material operation (section 56 of the 1990 Town and Country Planning Act), but may be earlier or later e.g. first occupation.

Timing of Developer Contribution Payments

4.21 The timescale for payment of planning contributions will be set out in the agreement. This will normally be due on commencement of development, but maybe prior to completion or first occupation. In the case of significant major development, payments may be phased to ensure development viability.

Viability

4.22 The contributions details in Section Five are considered to be reasonable and fairly related to the scale of development planned and its impact.

4.23 The Council has tested the viability of development in Huntingdonshire as part of the development of the Draft Community Infrastructure Levy Charging Schedule, on the basis of current conditions and taking into account the provision of 40% affordable housing with no grant provision, in line with current HDC policy requirements.

4.24 The Homes and Communities Agency HCA '2011/15 Affordable Homes Programme - Framework' published on 14 February 2011 introduces two major changes. They are (i) a reduction in grant funding and (ii) a new product called 'Affordable Rent (AR)', which at 80% of market rents are higher than 'Social Rent'. AR has now been included in the definitions of affordable housing in PPS3 but it does not currently feature in any local policy. Similarly, the HCA's Framework comprises requirements for Registered Providers

(RPs) that may not comply with current local planning policies. Until Affordable Rent can be written into policy, it has to be assumed that Registered Providers will deliver affordable housing in line with local policy. The Localism Bill will also oblige Local Authorities to produce a Strategic Tenancy Policy (STP) to outline its response to these proposals. In determining its STP, the council will take into account the affordability of AR relative to local incomes. The STP will inform the council's policy on affordable housing tenures but it should be stressed that PPS3 adds AR to the definitions of affordable housing and does not exclude other forms such as 'Social Rent' and this, more affordable tenure, may still feature in the Council's STP.

- 4.25** The costs incurred in delivering a workable, high quality development are to be expected and should have been reflected in the price paid for land, and will not normally reduce the ability of a site to provide the required obligations. Expected costs will include affordable housing, site clearance and remediation, good quality, design measures, landscaping, noise and other environmental attenuation measures, and appropriate infrastructure provision (which may include highway and public transport measures). Developers will be required to demonstrate any abnormal development costs at the earliest possible stage, in order that their impact on the viability of a scheme may be assessed. Price paid for land may not be a determining factor if too much has been paid or historic land values or developer profit margins are being protected at the expense of required contributions such as affordable housing.
- 4.26** If an exceptional circumstance does arise whereby a developer wishes the Council to reconsider the required contributions due to the impact on the viability of the scheme, the developer will need to submit a written request to the Local Planning Authority.
- 4.27** In line with exceptional circumstances procedure for the Community Infrastructure Levy, a claim for required planning obligations on a specific development to be reconsidered will need to:
- a. be submitted to the Local Planning Authority in writing;
 - b. be received by the Local Planning Authority before commencement of the development;
 - c. include the relevant particulars requested by the Local Planning Authority; and
 - d. be accompanied by—
 - i. an assessment carried out by an independent person of the cost of complying with the planning obligation mentioned and the CIL charge,
 - ii. an assessment carried out by an independent person of the economic viability of the development,
 - iii. an explanation of why, in the opinion of the claimant, payment of the planning obligations, and any CIL charge, would have an unacceptable impact on the economic viability of that development,
 - iv. where there is more than one material interest in the relevant land, an apportionment assessment, and
 - v. a declaration that the claimant has sent a copy of the claim, including all accompanying paperwork, to the owners of the other material interests in the relevant land (if any).
- 4.28** The independent person referred to above appointed to carry out an economic assessment must have appropriate qualifications and experience and be appointed by the local planning authority at the reasonable agreed cost of the claimant.
- 4.29** Based on the independent financial viability findings, developer contributions may be discounted or the phasing of infrastructure altered where this would not make the development unacceptable in planning terms. In certain circumstance, the Local Planning Authority may need to make a judgement as to whether a development would still be acceptable in planning terms with a reduced level of contributions where other funding sources cannot be found. Some development may simply need to wait until development values improve, land values can be renegotiated or alternative funding sources lined up.

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- 4.30** In exceptional circumstances where discounted contributions are agreed, these should be distributed between the identified requirements, depending on individual factors affecting the site, the availability of mainstream funding and the District Council's priorities informed by the Huntingdonshire Local Strategic Partnership Sustainable Community Strategy 2008 – 2028, or successor documents.
- 4.31** If discounted payments are approved, the Council may seek to recover all or part of the costs of discount at a later date through the use of deferred contribution clauses, where there are indications that the market could rise in the medium term.
- 4.32** In the case of applications for 100% affordable housing (for example, on rural exception sites), the Council will consider reducing the basic contributions/standard charges as part of the planning application process.

Spending Financial Contributions

- 4.33** Time limits for the expenditure of financial contributions will be included within planning obligations. The agreed timeframe will depend on the purpose and amount of contribution received. The policy agreed at Huntingdonshire District Council with its partners is to have a 5 year time limit in which to spend the contribution on the infrastructure identified in the signed agreement. However, for large scale major developments⁽⁶⁾ and general transport obligations a 10 year time limit will be given. Where maintenance contributions are included, this is calculated over a 15 year maximum period and is not time limited.

Monitoring of Developer Contributions

- 4.34** It is important that the negotiation of planning obligations and subsequent expenditure of any contributions received from developers is carefully monitored so that the handling of developer contributions is managed in a transparent and accountable way.
- 4.35** The District Council's systems for managing this process will include:
- The S106 Advisory Group: comprising members of the Development Management Panel, make decisions on the scope and detail of large scale Planning Obligations related to major development proposals.
- 4.36** The District Council will:
- maintain an ongoing overview of progress with the implementation of site specific and community infrastructure projects. The Planning Services team will provide a focus for liaising between the various District Council Service Areas, partner Authorities and other delivery agencies which are responsible for ensuring particular projects are completed satisfactorily.
 - maintain a Developer Contributions Database to record progress with all Section 106 Agreements and CIL contributions, and enable the correct procedures to be followed and notices issued as projects move forward.
 - prepare a comprehensive Developer Contributions Annual Monitoring Report which will be published on the District Council's website.

Public Access to Planning Obligations

- 4.37** Planning Obligations form part of the planning permission. This is a public document and will be placed on the public planning register together with the planning decision notice. This information will be made available on the District Council's website.
- 4.38** Furthermore, to continue the transparent process and accountability with regards planning obligations, details of member decisions will continue to be made available via the Council website.

6 DCLG Development Control PS1/2 statistical definition 2007/8

5 Planning Obligation Requirements

5.1 The following pages provide the policy guidance for requiring planning obligations. They relate to:

- Affordable Housing
- Green Space
- Footpaths and Access
- Health
- Community Facilities
- Library and Life Long Learning Facilities
- Education and Schools (including Early Year's and Children's Centres) Provision
- Residential Wheeled Bins

5.2 In considering the planning obligations requirements for a development, the current capacity of infrastructure will be considered to ensure that obligations are only necessary where present facilities are not able to accommodate the additional need generated by the development.

Negotiated Requirements

5.3 In addition to the requirements noted above, there may also need to be additional elements to the planning obligation, particularly for major developments. Such negotiated elements could include a variety of planning obligation areas dependent on the specific development and its impact on the local area, in accordance with the three statutory tests.

5.4 This could include:

- Social and economic inclusion projects;
- Revenue services gap funding;
- Indoor sports facilities;
- Public realm, including art, environmental improvements and heritage initiatives;
- Carbon off-setting;
- Biodiversity;
- Waste Management⁽⁷⁾;
- Archaeology⁽⁸⁾;
- Transport/Highways⁽⁹⁾; and
- Flood risk management solutions.

5.5 It should be noted that specifically in relation to transport contributions, the Cambridgeshire Local Transport Plan 2011 - 2026: Implementation Plan identifies the importance of securing development funding. It notes that significant contributions to improving transport are expected from developers through Section 106 agreements negotiated as part of planning permissions by the County and District Council. Funding for transport gained through the planning process will be used to help deliver measures contained within the Market Town Transport Strategies. In addition to funding infrastructure measures arising from development, funding will also be required to contribute towards revenue funding of transport initiatives.

5.6 Market Town Strategies have been written for each of the market towns in Huntingdonshire and approved by Cabinet. Each strategy provides a programme of integrated and costed transport initiatives.

7 Responsibility of Cambridgeshire County Council

8 Responsibility of Cambridgeshire County Council

9 Responsibility of Cambridgeshire County Council

A: Affordable Housing

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A: Affordable Housing

Context

- A.1** Housing is a fundamental need and it is well documented that unsuitable housing conditions or being unable to access affordable housing can affect the quality of life of people. The need to make links between housing and health, social care, community safety, social inclusion, transport, energy efficiency, sustainability, education and employment is fully recognised.
- A.2** The District Council will continue to seek to secure appropriate affordable housing provision on development sites in accordance with the Adopted Core Strategy, the Development Management DPD: Proposed Submission 2010 and the Huntingdonshire Housing Strategy 2006 – 2011 or successor documents and policies as appropriate.
- A.3** Specifically, Core Strategy Policy CS4 sets out the affordable housing in development requirements and CS10 sets out the contributions that for infrastructure may be required and will be applied to all development proposals across the administrative area of Huntingdonshire.
- A.4** Local policies, such as the Huntingdonshire Housing Strategy, are based on national and local policy guidance and evidence from the Strategic Housing Market Assessment (SHMA), and other relevant surveys and analysis. The District Council's planning policy framework adequately addresses the issue of delivering affordable housing and details a developer's contribution in this respect, alongside the other development contributions outlined in this SPD.
- A.5** A number of proposed reforms to social housing were announced by the government in late 2010 as part of the Spending Review. In future, social housing is expected to reflect more effectively individual needs and changing circumstances. Social Landlords will be able to offer a growing proportion of new social housing tenants new intermediate rental tenancies at Affordable Rent (AR) levels.
- A.6** AR homes will be made available to tenants at a higher rent than traditional Social Rented housing (SR) up to a maximum of 80% of market rent and allocated in the same way as SR housing is at present. Landlords will have the option to offer AR properties on flexible tenancies tailored to the housing needs of individual households. The government has introduced a series of other measures such as changes to tenure (no longer a requirement to offer lifetime tenancies, flexibility to offer shorter terms with a minimum of two years); greater flexibility for local authorities in their strategic housing role and options to increase mobility for social tenants.
- A.7** The Localism Act also obliges Local Authorities to produce a Strategic Tenancy Policy (STP) to outline its response to these proposals. This is required by November 2012 but is likely to be earlier in Huntingdonshire. In the background of significant change the Council will produce its STP in this timeframe and it is anticipated that an Affordable Housing Delivery Guidance Note or revised SPD will be issued. Developers will be expected to have due regard to these documents and their content may be regarded as material considerations in determining a planning application. In determining its STP, the council will take into account the affordability of AR relative to local incomes.
- A.8** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework which will be the delivery mechanism for the spatial elements of the strategy.

Types of facilities/ services for which provision may be required:

- A.9** On site provision of affordable housing or, in exceptional circumstances, land off-site or a financial contribution to off-site provision.

Type and threshold for size of development for which contributions are appropriate:

- A.10** New housing developments within the District will trigger a need for affordable housing. The Core Strategy Policy CS4 states that affordable housing obligations will apply to residential developments of 15 or more dwellings / 0.5 hectares (1.24 acres) irrespective of the number of dwellings, or in smaller rural settlements 3 or more dwellings / 0.1 hectares (0.25 acres).

Form in which contributions should be made:

- A.11** Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.
- The District Council will seek to achieve 40% affordable homes (calculated to the nearest whole number) where the thresholds above are met.
 - The mix in terms of property types will be provided by the Council's Housing Policy and Enabling Officer who will assess need by reference data such as the Council's Housing Register (including special needs), information held by the Homebuy Agent, the SHMA, and specialist providers of special needs housing. Units will be required to be distributed throughout the proposed development area; small clusters comprising not more than 15 units should be provided. Design Standards shall be as dictated by the Homes and Communities Agency regardless of whether Social Housing Grant has been secured.
 - The Council's forthcoming Affordable Housing Advice Note will seek to clarify the Council's approach to the negotiation of affordable housing.
 - The District Council takes the view that costs incurred in delivering a workable, high quality development are to be expected and should be reflected in the price paid for the land. These factors will, therefore, not normally reduce the ability of a site to contribute towards affordable housing provision.
 - Expected costs will include site clearance, good quality design measures, landscaping, noise and other environmental attenuation measures, and appropriate infrastructure provision (which may include highway and public transport measures). Developers will be required to demonstrate any abnormal development costs at the earliest possible stage, in order that their impact on the viability of a scheme may be assessed. (see also paragraphs 4.22 to 4.31).
 - As a minimum, developers will be expected to provide serviced free land for the affordable housing.

Provision Required

- A.12** Affordable housing units should be provided via a Registered Provider (RP) at a cost that enables the RP to deliver the necessary mix and tenure of units. Given the overwhelming need to provide affordable housing it will only be in very exceptional circumstances that a capital contribution/commuted sum may be acceptable in lieu of on-site provision. The minimum sum paid will be equivalent to the market value of the land assuming private development, that would otherwise have been required to provide affordable housing. The council will appoint a suitably qualified surveyor to assess the value and developers would be required to meet the costs of this.
- A.13** The provision of affordable housing has been incorporated into the viability testing undertaken during the production of the Draft Community Infrastructure Levy Charge and, as such, viability is not likely to be a general consideration. The viability testing assumes that no grant will be provided. However, if an exceptional circumstance does arise whereby a developer wishes the Council to reconsider the required contributions due to the impact on the viability of the scheme, the developer will need to submit a written request to the Local Planning Authority as outlined at paragraph 4.27.

A: Affordable Housing

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- A.14** In cases where the council agrees (by reference to the viability assessment and other relevant factors) that on site provision cannot be achieved, alternative options for the contribution may be considered including changes to the affordable tenure mix, the number of affordable units, the phasing of delivery, the provision by the developer of an alternative suitable site for the affordable housing, whether grant may be available and whether a financial contribution would be acceptable.

B: Green Space

Context

- B.1** Open spaces are an essential element in the delivery of sustainable communities. They not only contribute to the health and well-being of the area, they are also essential to the biodiversity and delivery of a high quality designed development.
- B.2** The District Council will continue to seek to secure appropriate open space and sports facilities on development sites in accordance with the Adopted Core Strategy, the Development Management DPD: Proposed Submission 2010, the Open Space, Sports and Recreational Needs Assessment and Audit 2006, the Sports Facilities Strategy for Huntingdonshire (2009) or successor documents as appropriate.
- B.3** Specifically, Core Strategy Policy CS10 sets out the contributions that for infrastructure may be required and will be applied to all development proposals across the administrative area of Huntingdonshire.
- B.4** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework, which will be the delivery mechanism for the spatial elements of the strategy.

Types of facilities/ services for which provision may be required:

- B.5** On-site provision of land that is required for open space within the development, including the capital costs associated with the provision of children and young people's play equipment, parks and gardens, allotments/ community gardens layout such as fencing and laying water to the site and outdoor sports provision.
- B.6** However, if a Community Infrastructure Levy Charging Schedule has been adopted by Huntingdonshire District Council, contributions will only be required from:
- All schemes for the development specific provision of the land only required for informal and formal open space contributions
 - Large scale major⁽¹⁰⁾ residential developments of 200 units or above additionally for the capital cost of children and young people's play equipment, parks and gardens, allotments/community gardens layout such as fencing and laying water to the site and outdoor sports provision. All other requirements will be met by the Community Infrastructure Levy charge.

Type and threshold for size of development for which contributions are appropriate:

- B.7** New housing and commercial developments within the District will trigger a need for green space and associated set up costs. Green space land contributions will apply to residential developments of 10 or more units and commercial developments of over 1000 sq m or where the site area is 1 hectare or more.
- B.8** The following associated contributions thresholds will also apply unless a Community Infrastructure Levy Charging Schedule has been adopted by Huntingdonshire District Council in which case the contributions will only apply to large scale major residential developments of 200 units or above:
- In the Market Towns and Key Service Centres, play equipment contributions will apply to residential developments of 69 or more units.
 - In all other locations outside of the Market Towns and Key Service Centres, play equipment contributions will apply to residential developments of 18 or more units.
 - Allotments / Community gardens capital layout contributions will apply to residential developments of 10 or more units.

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B: Green Space

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- Outdoor sports contributions will apply to residential developments of 10 or more units.
- Maintenance contributions will be required to support any facility provision.

Form in which contributions should be made:

B.9 Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.

- **Informal Green Space Contributions** will be required from proposals for residential development of the provision 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 the Development Management DPD: Proposed Submission 2010 or any successor documents, 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, primarily for wildlife conservation
 - 1.09ha for amenity green space (excluding domestic gardens) incorporating Children's play space
 - 0.32ha for allotments and community gardens, including orchards
- The above informal green spaces are exclusive of highway verges, shelter belts, structural planting, existing woodland and areas of open water.
- **Formal Green Space Contributions** will be required from proposals for residential development of the provision of 1.61ha of land per 1,000 population for outdoor sports facilities to meet the anticipated need of resident for formal active pursuits. At least half of all playing pitch and court provision should be freely accessible for community usage.
- The District Council takes the view that open space is a key component to delivering a workable, high quality development and, as such, the design and layout of the open space will need to be agreed as part of the overall design of the scheme.
- **Children's play space capital contributions** will be required for equipped and designated children's play spaces on 0.25 ha of informal green space per 1,000 population or 2.5m² per person, within the 0.8ha of land for play facilities per 1,000 population as noted above.
- **Allotments / community gardens layout capital contributions** will be required to support the associated land provision.
- **Outdoor sports provision capital contributions** will be required on a negotiated basis.

Provision Required:

LAND

B.10 Contributions for informal open space, based on the provision required per person as noted above, will be required in the form of free public land.

B.11 Amount of space per person = 2.12ha of land / 1,000 population = 0.00212ha per person, which is sub-divided into:

- 0.48ha for parks and gardens/ 1,000 population = 0.00048ha per person
- 0.23ha for natural and semi-natural green space/ 1,000 population = 0.00023ha per person
- 1.09ha for amenity green space (excluding domestic gardens)/ 1,000 population = 0.00109ha per person
- 0.32ha for allotments and community gardens/ 1,000 population = 0.00032ha per person

- B.12** Of the above 1.09ha amenity green space requirement, 0.8ha of land per 1,000 populations should be for play facilities, which equates to 0.0008 ha per person.
- B.13** Children's play space shall be delivered in line with the guidelines set out in the Field in Trust (FIT) Planning and Design for Outdoor Sport and Play (2009). In line with FIT recommendations this should be distributed with 0.25 ha per 1,000 population or 2.5m² per person allocated to equipped and designated children's play spaces. The remaining 0.55 ha per 1,000 population or 5.5 m² per person should comprise casual/informal play space.
- B.14** On schemes of 10 or more dwellings where it is not desired to deliver Parks and Garden's, Natural and Semi Natural Green Space or Amenity Green Space (excluding equipped children's play) land within a scheme then off-site contributions will be required. This contribution will enable either the enhancement of existing local facilities or the development of additional facilities to serve the development.
- B.15** If these areas of space are not delivered on-site, an off-site contribution will be required, in accordance with the three statutory tests and CIL Regulations 2010 (as amended).
- B.16** The open space requirement per person is:
 Parks and Gardens- 4.8m² per person
 Natural and Semi Natural Green Space- 2.3m² per person
 Amenity Green Space- 10.9m² per person
Total requirement per person – 18m²
- B.17** The land purchase cost including any landscape works is £7.52 per metre, which covers land value of £5 per metre and the cost of any soft landscape works at £2.52 per metre.
- B.18** Based on the above, a contribution of $18 \times 7.52 = £135.36$ per person will be required for off-site contributions to Parks and Garden's, Natural and Semi Natural Green Space or Amenity Green Space (excluding equipped children's play). For an average dwelling of 2.33 occupants the required contribution will be £315.38.
- B.19** For schemes of between 10 and 199 dwellings, or where it is not feasible for on-site delivery of allotment or community garden land, an off-site contribution will be required, in accordance with the three statutory tests and CIL Regulations 2010 (as amended).
- B.20** The open space requirement per person- 3.2m² per person. The land purchase cost including laying out and preparation for allotment cultivation (including water supply, fencing and plot preparation) £10.00 per m².
- B.21** Based on the above, a contribution of $3.2 \times 10 = £32.00$ per person will be required for off-site contributions to allotment and community gardens. For an average dwelling of 2.33 occupants the required contribution will be £74.56.
- B.22** Commercial scheme contributions will be individually assessed or calculated dependent on the details of the development, its location and other site specific details.
- B.23** Contributions for formal open space, in the form of outdoor sports pitches and courts will also be required in the form of free public land or off-site contributions in lieu of such provision.
- B.24** The amount of outdoor sports pitch and court space per person = 1.6ha of land / 1,000 population = 0.0016 ha per person.
- B.25** At least half of all sports pitch and court provision shall be freely accessible for community usage.

B: Green Space

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- B.26** For all large scale major⁽¹¹⁾ developments on-site provision of formal playing pitches and courts should be discussed with the Council at the earliest opportunity.
- B.27** On developments of 10 or more dwellings where open space and/or facilities are delivered on-site, in the first instance such land and facilities must be offered to local Town and Parish Councils for adoption. In the event of the Town or Parish Council being unable to consider adoption, this requirement will revert to the District Council. Should the District Council not be in a position to agree to the adoption, developers must submit a proposal to the Head of Planning detailing how a Trust shall be set up for the new community to ensure appropriate future maintenance measures are implemented.

CAPITAL PLAY EQUIPMENT / FACILITIES

- B.28** In the Market Towns and Key Service Centres, a minimum threshold of 69 dwellings shall apply before play provision must be delivered on site.
- B.29** In the Market Towns and Key Service Centres where existing play provision is typically well distributed it is not deemed necessary for LAPs (Local Areas for Play) to be provided. Consequently the larger LEAP (Local Equipped Areas for Play) category of provision has been set as the minimum threshold for on-site delivery of equipped play spaces.
- B.30** In large scale major developments it will be expected that NEAPs (Neighbourhood Equipped Areas for Play) shall also be provided, in addition to the requirement for LEAPs.
- B.31** Large scale major developments may also require, in addition to provision of LEAPs/NEAPs, Multi-Use Games Areas (MUGAs) and wheeled sports areas. It is recognised that MUGAs and wheeled sports areas serve large areas of population and therefore the decision to request these facilities may vary depending on existing local facilities. Furthermore in some instances if there is a close proximity to an existing skate park an earth/crushed limestone surfaced BMX track may be more appropriate. These will be negotiated on a case-by-case basis.
- B.32** In all other locations, excluding Market Towns and Key Service Centres, a minimum threshold of 18 dwellings shall apply before play provision should be delivered on site. In the event of a proposed development being served by an existing play facility, an off-site contribution in lieu of this provision will be more appropriate. This contribution will enable the enhancement of existing facilities to meet the needs of the additional population.
- B.33** The method of calculation is: number of residential units x average household population x 2.5m².
- B.34** For example an 18 unit development would bring a population of 41.94, calculated from 18 units x 2.33 average household size. Applying the policy requirement of 2.5m² per person for equipped play would then produce a development requirement of 104.8m² or 1 x LAP.
- B.35** A 69 unit development would bring a population of 160.77, calculated from 69 units x 2.33 average household size. Applying the policy requirement of 2.5m² per person for equipped play would then produce a development requirement of 401.9 m² or 1 x LEAP.
- B.36** LEAPs, NEAPs and LAPs that all satisfy FIT design criteria will cost the following amounts excluding VAT (as at 01/04/11):
- LAP - £17,458
 - LEAP- £46,555
 - NEAP-£69,832

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- B.37** A wheeled sports facility consisting of a concrete skate park constructed in-situ will cost £120,000 excluding VAT at current prices (2011).
- B.38** An earth/crushed limestone BMX track will cost £25,000 excluding VAT at current prices (2011).
- B.39** A MUGA (0.07ha) will cost £90,000 excluding VAT at current prices (2011). Should floodlighting be required this will add a further £20,000 excluding VAT on to the project cost.
- B.40** All of the above types of facility will also require ancillary items including shelters, seating and signage and litter bins at a maximum guide cost of £18,000 per project excluding VAT (2011). Requirements will be considered on a case-by-case basis. It will be expected that the developer will provide the required ancillary items on agreement.

CAPITAL ALLOTMENTS AND COMMUNITY GARDENS

- B.41** Based on the policy requirement for 0.32 ha per 1000 population, or 3.2m² per person, allotment land will generally only be delivered on site on large scale major⁽¹²⁾ developments. The layout and requirements for on-site facilities are detailed in the District Council's specification for the setting out of allotment land.
- B.42** An allotment site including fencing, roadways and a water supply to plots will cost £10 per m² to lay out.

CAPITAL OUTDOOR SPORTS

- B.43** A minimum threshold of 450 units shall apply before outdoor sports facilities must be delivered on-site. This is based on the fact that taking an average household size of 2.33, the provision of two senior football pitches would not be required before this level of population growth and the provision of the necessary formal open space. Such provision should be negotiated with the Council at the earliest opportunity. Current standards of provision for a range of outdoor sports facilities have been adopted by the Council and can be seen in Appendix One - this is for guidance only and the facilities required will be dependent on the development needs and current capacity. As such, the necessary requirements will vary from one development to another.
- B.44** Developments of between 10 and 449 units will be required to provide an off-site contribution for outdoor sports to enhance existing facilities to meet the needs of the population growth, where appropriate, and will be negotiated on a case-by-case basis.

MAINTENANCE

- B.45** Developers will be required to pay appropriate commuted sum payments to cover future maintenance requirements to the local Town, Parish or District Council. Commuted sum payments will be calculated using the District Council's Schedule of Landscape Maintenance Rates (see Appendix Two), covering a fifteen year period and will be revised annually.
- B.46** In addition to the landscape maintenance schedule, the following commuted sums have been calculated over a fifteen year period and are updated annually:
 - LAP - £18,600 to cover weekly inspection and repairs and maintenance provision
 - LEAP- £38,700 to cover twice weekly inspections and repairs and maintenance provision
 - NEAP- £44,450 to cover twice weekly inspection and repairs and maintenance provision
 - Concrete skate park- £81,900 to cover inspections required on a daily basis (364 days/year)
 - Earth/crushed limestone surfaced BMX track- £26,700 to cover weekly inspection and annual grading/topping up of surfaces
 - MUGA- £35,050 to cover twice weekly inspection, annual surface spraying, renewal of line marking and deep cleaning of surface .

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C: Footpaths and Access

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C: Footpaths and Access

Context

- C.1** Footpaths, cycleways and bridleways are an important resource for recreation, healthy living and sustainable transport and are key to creating sustainable and networked communities.
- C.2** The District Council will continue to seek to secure appropriate footpaths and access on development sites in accordance with the Adopted Core Strategy and the Development Management DPD: Proposed Submission 2010 or successor documents as appropriate. The County Council is the responsible Authority for such infrastructure.
- C.3** Specifically, Core Strategy Policy CS10 sets out the contributions that may be required for infrastructure and will be applied to all development proposals across the administrative area of Huntingdonshire.
- C.4** Cambridgeshire County Council has published a document "Public Rights of Way: A Guide for planners and developers" that summarises the statutory provisions and best practice relating to Public Rights of Way (PROW). The County Council also publishes the Cambridgeshire Public Rights Of Way Improvement Plan. This aims to manage, improve and promote a Public Rights of Way network as an integral part of a wider transport system, which meets the needs of that community for safe, sustainable local transport, and which improves public health, enhances biodiversity, increases recreational opportunities and contributes to the rural economy.
- C.5** Cambridgeshire Local Transport Plan (LTP3) 2011 – 2026 seeks to address existing transport challenges as well as setting out the policies and strategies to ensure that planned large-scale development can take place in the county in a sustainable way. Making sustainable modes of transport a viable and attractive alternative to the private car; ensuring people – especially those at risk of social exclusion – can access the services they need within reasonable time, cost and effort wherever they live in the county; and protecting and enhancing the natural environment by minimising the environmental impact of transport are just some of the challenges it hopes to address.
- C.6** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework which will be the delivery mechanism for the spatial elements of the strategy.

Types of facilities/ services for which provision may be required:

- C.7** On site provision of appropriate publicly accessible routes to move within the site and in and out of the development.

Type and threshold for size of development for which contributions are appropriate:

- C.8** New housing and commercial developments within the District will trigger a need for publicly accessible routes. Contributions will apply to residential developments of 10 or more units and commercial developments of over 1000 sq m or where the site area is 1 hectare or more unless a Community Infrastructure Levy Charging Schedule has been adopted by Huntingdonshire District Council in which case contributions will only apply to large scale major⁽¹³⁾ developments.

Form in which contributions should be made:

- C.9** Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.

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- The District Council will negotiate with prospective developers to secure the necessary footpath and access needs for the development.
- The District Council takes the view that footpaths and access are a key component to delivering a workable, high quality development and, as such, the design and layout of such provision will need to be agreed as part of the overall design of the scheme.
- Free, publicly accessible land contributions will be required as a minimum.
- Financial contributions will also be required to support the delivery of appropriate supporting infrastructure, such as fencing, gates, stiles, seating, bins, interpretation boards and signage.

Provision Required:

- C.10** Contributions will be required to provide publicly accessible land for the provision and upgrading of necessary footpaths and other forms of access to move within the site and in and out of the development. The amount of provision will depend on the location and size of each site and its surrounding area. As such, cases, whether for residential, commercial or mixed development, will be negotiated and form part of the agreed design process.
- C.11** Contributions will also be necessary to the legal consents required for the construction of new links.

D: Health

Context

- D.1** The District Council will continue to seek to secure appropriate health service facilities related to development sites. In considering whether contributions will be sought towards the provision of health service facilities, the Council will liaise with their local National Health Service (NHS) Primary Care Trust (PCT), or successor bodies, and other relevant agencies. Consideration will be given to relevant health documents such as the Strategic Plan Document 2010 - 2015, the Corporate Strategy and the Strategic Services Delivery Plan (currently under development 2011). Health needs are informed by the Joint Strategic Needs Assessment (JSNA) which is a suite of documents that include an overall summary plus client group or themed areas including a JSNA for New Communities.
- D.2** In addition, the Government White Paper "Our Health, Our Care, Our Say", the Lord Darzi Interim Review of the NHS, the latest White Paper "Equity & Excellence; Liberating the NHS" and the NHS Future Forum recommendations seek to shift more health and social care into community settings, closer to peoples homes and continue the ongoing modernization of service delivery. The impact of development therefore goes far beyond the need for GP facilities and services which have often been the only element of health services considered in the past.
- D.3** The District Council will continue to seek to secure appropriate health service facilities to meet the needs of communities from new development sites in accordance with the Adopted Core Strategy, the Development Management DPD: Proposed Submission 2010, or successor documents as appropriate.
- D.4** Specifically, Core Strategy Policy CS10 sets out the contributions that for infrastructure may be required and will be applied to all development proposals across the administrative area of Huntingdonshire.
- D.5** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework, which will be the delivery mechanism for the spatial elements of the strategy.
- D.6** The Spatial Planning and Health Group (SPAHG), a group of planning and health experts, aims to improve public health through the positive use of spatial planning. It was first convened as part of NICE's⁽¹⁴⁾ Spatial Planning and Health Programme Development Group. At the conclusion of that research in November 2010, SPAHG was formed to take forward the work of developing and implementing key themes and actions. In June 2011, the Group published "Steps to Healthy Planning: Proposals for Action", which identifies 12 key action points to guide and help those involved in health and planning to improve health through spatial planning.

Types of facilities/ services for which provision may be required:

- D.7** On site provision of land for space within development to accommodate identified health needs. In certain circumstances it may be more appropriate to have the facility at an alternative location off site. In such circumstances, where more than 50% of need for infrastructure is generated by the proposal, a proportionate financial contribution to purchase the land or provision of the land as an in-kind payment will be required. Contributions will also be needed in all cases for the construction or funding of these health service facilities. The range of services that this could include is;
- Primary Care: GP Services
 - Intermediate Care: Day Places and Beds
 - Acute Facilities: elective, non-elective and day care beds
 - Mental Health Services

14 NICE, the National Institute for Health and Clinical Excellence, is an independent organisation responsible for providing national guidance on promoting good health and preventing and treating ill health.

D.8 The above is open to change due to policy and legislative changes.

Type and threshold for size of development for which contributions are appropriate:

D.9 New housing developments within the District will trigger a need for health facilities. Health facilities contributions will apply to any development of 10 or more dwellings unless a Community Infrastructure Levy Charging Schedule has been adopted by Huntingdonshire District Council in which case contributions will only apply to large scale major⁽¹⁵⁾ residential developments.

Form in which contributions should be made:

D.10 Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.

- The District Council will negotiate with prospective developers with a view to securing the necessary health service facility needs for the development.
- Free, serviced land contributions or a financial contribution to purchase the land will be required as a minimum for the erection of appropriate health facilities.
- As a first principle, the District Council expects developers to provide a financial contribution towards the delivery of the required infrastructure. If appropriate, consideration of the developer building the required infrastructure to an agreed specification will be considered on a case-by-case basis in consultation with appropriate partners.
- In assessing whether contributions should be required, a range of factors will need to be considered including:
 - Will the development create a demand for new facilities or services?
 - Can existing facilities or services absorb the new patients and/or users?
 - Will new patients/users generated by the development be able to access existing services and facilities easily?
 - Will the development result in the loss of existing health facilities and is adequate alternative provision being made?
 - Can the increased needs arising from the development be met by existing resources and funding regimes?
- Contributions will be sought where, as a result of the development;
 - New premises/facilities are required as a result of the increased needs arising from the development.
 - Current facilities are inadequate for the additional users, in terms of their quality or accessibility for users (based on accepted NHS standards) and therefore need to be improved or extended in order to meet the needs of the development.
 - Inadequate alternative funding is available to provide the additional facilities or services required as a result of the development.

Provision Required:

D.11 Contributions will vary with each development. The need for on-site development is dependent on the viability and proximity of other health infrastructure. Strategic planning of health services and infrastructure may identify a particular development site as a preferred location for a health facility to serve the development alone or including a wider area than the development itself.

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D: Health

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- D.12** The impact of any individual development is clearly dependent on the factors detailed above and can vary considerably. The PCT, or any successor NHS body, will therefore assess the impact of the development using the factors detailed above.
- D.13** The contribution will be negotiated case by case. As a guide, at this time, an equivalent cost for a 2GP practice is in the region of £735,000, dependant on the individual requirements for each facility. Each GP may have up to 1800 patients registered to them.
- D.14** Indicative cost per person for a 2GP practice = $\text{£}735000 / (1800 + 1800) = \text{£}204$ per person
- D.15** Indicative cost for a new Primary Care Centre (GP, dentist, community & other health services) with approximately 1000 sq m internal space = £2,100,000.

E: Community Facilities

Context

- E.1** The level of provision of community buildings, including such buildings as village halls, faith and cultural facilities, has a direct influence over the quality of life one can expect to achieve. The local environment for a community is greatly enhanced by the provision of such infrastructure and aides to promote healthy and socially inclusive communities.
- E.2** The District Council will continue to seek to secure appropriate community facilities to meet the needs of communities from new development sites in accordance with the Adopted Core Strategy, the Development Management DPD: Proposed Submission 2010, or successor documents as appropriate.
- E.3** Specifically, Core Strategy Policy CS10 sets out the contributions that for infrastructure may be required and will be applied to all development proposals across the administrative area of Huntingdonshire.
- E.4** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework, which will be the delivery mechanism for the spatial elements of the strategy.

Types of facilities /services for which provision may be required:

- E.5** On-site provision of land for space within development to accommodate identified community building needs. In certain circumstances it may be more appropriate to have the facility at an alternative location off site. In such circumstances, where more than 50% of need for infrastructure is generated by the proposal, a proportionate financial contribution to purchase the land or provision of the land as an in-kind payment will be required. Contributions will also be needed in all cases for the construction or funding of said community facilities. The facility could entail a building within which a series of infrastructure facilities are co-located and this would be considered on a case-by-case basis.

Type and threshold for size of development for which contributions are appropriate:

- E.6** New housing developments within the District will trigger a need for community facilities. Community building contributions will apply to any development of 10 or more dwellings unless a Community Infrastructure Levy Charging Schedule has been adopted by Huntingdonshire District Council at which time contributions will only apply to large scale major⁽¹⁶⁾ residential developments.

Form in which contributions should be made:

- E.7** Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.
- The District Council will negotiate with prospective developers with a view to securing the necessary community facility building needs for the development.
 - Free, serviced land or a financial contribution to purchase the land will be required as a minimum for the erection of appropriate new facilities.
 - Financial contributions will be required to support the delivery of the infrastructure and running costs to the appropriate body.
 - As a first principle, the District Council expects developers to provide a financial contribution towards the delivery of the required infrastructure. If appropriate, consideration of the developer building the required infrastructure to an agreed specification will be considered on a case-by-case basis in consultation with appropriate partners.

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E: Community Facilities

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Provision Required:

- E.8** Contributions will vary with each development. There is no standard amount set for community facilities. The costs can be broken into 3 distinct parts: land purchase, construction costs and fixtures / furnishings.
- E.9** A standard of 61sqm per 1,000 persons⁽¹⁷⁾ was used in the Local Investment Framework calculations. More locally and more recently, in November 2009, an informal standard of 111 square metres per 1000 heads of population⁽¹⁸⁾ was set in South Cambridgeshire. This is an increase of over 80% of the LIF calculations. The most recent example of a community facility to have received funding through a Section 106 Agreement is with regards the facility to the large scale major development⁽¹⁹⁾ at Loves Farm of 1350 dwellings. The building planned is 285 sq m in size. Taking the average household size of 2.33⁽²⁰⁾ this results in a development population of 3145. From this we can state that local provision is currently providing 91 sq m per 1000 population, which is part way between the LIF standard used from the East Midlands and the local standard from neighbouring South Cambridgeshire.
- E.10** The building planned for Loves Farm will cost in the region of £500,000 including all professional costs but excluding land purchase. For the development size in question, notably 1350 dwellings, this equates to an average cost of £370 per dwelling.
- E.11** On developments of 10 or more dwellings where community facilities are delivered, in the first instance such facilities must be offered to local Town and Parish Councils for adoption. In the event of the Town or Parish Council being unable to consider adoption, this requirement will revert to the District Council. Should the District Council not be in a position to agree to the adoption, developers must submit a proposal to the Head of Planning detailing how a Trust shall be set up for the new community to ensure appropriate future maintenance measures are implemented.

17 Milton Keynes SPG Social Infrastructure Works 2005

18 South Cambridgeshire District Council Community Facilities Assessment (CFA) 2009

19 DCLG Development Control PS 1/2 statistical definition 2007

20 Local Investment Framework 2009, Table 5.4

F: Libraries and Life Long Learning

Context

- F.1** Public libraries are an important asset to local communities. They provide free access to books and information services, and the internet, as well as opportunities for life long learning and leisure. Local authorities must ensure that their libraries meet national standards and expectations, and provide the quality of service that people need, expect and will use.
- F.2** The District Council will continue to seek to secure appropriate library and life long learning facilities to meet the needs of communities from new development sites in accordance with the Adopted Core Strategy, the Development Management DPD: Proposed Submission 2010, or successor documents as appropriate. The County Council is the responsible Authority for such infrastructure.
- F.3** Specifically, Core Strategy Policy CS10 sets out the contributions that for infrastructure may be required and will be applied to all development proposals across the administrative area of Huntingdonshire.
- F.4** The Public Libraries, Archives and New Development: A Standard Charge Approach was first published by the Museums, Libraries and Archives (MLA) Council in 2008 and sets the nationally recognised standards. The latest update to this was published in May 2010.
- F.5** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework which will be the delivery mechanism for the spatial elements of the strategy.

Types of facilities/ services for which provision may be required:

- F.6** On site provision of land for space within development to accommodate an identified library facility. In certain circumstances it may be more appropriate to have the facility at an alternative location off site. In such circumstances, where more than 50% of need for infrastructure is generated by the proposal, a proportionate financial contribution to purchase the land or provision of the land as an in-kind payment will be required. Contributions will also be needed in all cases for the construction or funding of said library service facilities, including fit-out costs. This could entail a building within which a series of infrastructure facilities are co-located and this would be considered on a case by case basis.

Type and threshold for size of development for which contributions are appropriate:

- F.7** New housing developments within the District will trigger a need for library and life long learning facilities. Library and life long learning contributions will apply to any development of 10 or more dwellings unless a Community Infrastructure Levy Charging Schedule has been adopted by Huntingdonshire District Council at which time contributions will only apply to large scale major⁽²¹⁾ residential developments.

Form in which contributions should be made:

- F.8** Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.
- The District Council, with appropriate partners, will negotiate with prospective developers with a view to securing the necessary library and life long learning facility and fit-out needs for the development.
 - Free, serviced land or a financial contribution to purchase land will be required as a minimum for the erection of appropriate facilities.
 - As a first principle, the District Council expects developers to provide a financial contribution towards the delivery of the required infrastructure. If appropriate, consideration of the developer building the

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F: Libraries and Life Long Learning

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required infrastructure to an agreed specification will be considered on a case-by-case basis in consultation with appropriate partners.

Provision Required:

- F.9** Contributions will vary with each development. The costs can be broken into 3 distinct parts: land purchase, construction costs and fixtures / furnishings.
- F.10** The level of provision required by a new build is specified in the Cambridgeshire County Council's agreed service levels policy for library and life long learning provision. In cost terms the investment figure is derived from recent local work and in line with the Museums Library and Archives Council Standard Charge approach to the provision of library facilities for new developments.
- F.11** The two main parameters of a standard charge for public libraries are:
- A **space standard**; the MLA recommends a figure of 30 square metres per 1,000 population as a benchmark for local authorities.
 - A **construction and initial fit out cost**; these can vary by site and area; taking the RICS (Royal Institution of Chartered surveyors) Building Cost Information Service data, this can be from £3,233 per square metre to £3,929 per square metre. A recommended current benchmark figure for East Anglia is £3,233 per square metre.
- F.12** A calculation using the benchmark figure above gives a cost of £96,990 (30 x £3,233) per 1,000 people, or £97 per person in new housing. These figures do not include any land purchase costs.
- F.13** However, where a contribution is required not for a new build facility but to make necessary enhancements and/ or expansions to existing provision, in order to meet the additional demands which will be placed on that provision by the increase in population, then the contribution required will draw on the Museums Library and Archives Council (MLA) Standard Charge approach:
- In relation to fitout, IT and bookstock by applying the MLA figure to the projected population growth
 - In relation to the building costs by using a multiplier based on 35% of the MLA construction figure. This is on the basis that what will be needed is not a complete new building or extension to existing buildings but changes to the internal configuration and layout. The figure of 35% is derived from the actual costs of adaptation work carried out in early 2011 at St Neots Library.
- F.14** On developments of 10 or more dwellings where library and life long learning facilities are delivered, in the first instance such facilities must be offered to Cambridgeshire County Council for adoption. In the event of the County Council being unable to consider adoption, this requirement will revert to the Town or Parish Council and then the District Council. Should the District Council not be in a position to agree to the adoption, developers must submit a proposal to the Head of Planning detailing how a Trust shall be set up for the new community to ensure appropriate future maintenance measures are implemented.

G: Education and Schools

Context

- G.1** Providing the necessary opportunities to raise the levels of achievement of all children and young people is fundamental to the future success of the district and its communities. Cambridgeshire's Vision for Education: Schools for the Future aims to inform all new school buildings as well as guiding schools in reviewing their own educational vision. The Vision is specific enough to brief designers of any new building on the overall concept required. The details will vary for each school.
- G.2** The District Council will continue to seek to secure appropriate education and schools facilities, including Early Year's and Children's Centres provision, in accordance with the requirements of the Local Education Authority and other education partners, on development sites in accordance with the Adopted Core Strategy and the Development Management DPD: Proposed Submission 2010 or successor documents as appropriate. The County Council is the responsible Authority for such infrastructure
- G.3** Specifically, Core Strategy Policy CS10 sets out the contributions that for infrastructure may be required and will be applied to all development proposals across the administrative area of Huntingdonshire.
- G.4** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework which will be the delivery mechanism for the spatial elements of the strategy.

Types of facilities/ services for which provision may be required:

- G.5** On site provision of land for space within development to accommodate identified education and school facilities, including early year's and children's centres provision. In certain circumstances it may be more appropriate to have the facility at an alternative location off site. In such circumstances, where more than 50% of need for infrastructure is generated by the proposal, a proportionate financial contribution to purchase the land or provision of the land as an in-kind payment will be required. Contributions will also be needed in all cases for the construction or funding of said facilities.

Type and threshold for size of development for which contributions are appropriate:

- G.6** New housing developments within the District will trigger the need for education and school provision. Education and school contributions will apply to any development of 4 or more dwellings unless a Community Infrastructure Levy Charging Schedule has been adopted by Huntingdonshire District Council at which time contributions will only apply to large scale major⁽²²⁾ residential developments.

Form in which contributions should be made:

- G.7** Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.
 - The District Council, with appropriate partners, will negotiate with prospective developers with a view to securing the necessary provision of new school places. This includes the provision of early years facilities, primary education places, children's centres provision, secondary education places and post-16 education places.
 - Within the large scale major⁽²³⁾ developments, this is likely to necessitate the provision of free serviced land as a minimum for the erection of appropriate facilities.
 - As a first principle, the District Council expects developers to provide a financial contribution towards the delivery of the required infrastructure. If appropriate, consideration of the developer building the

22 DCLG Development Control PS 1/2 statistical definition 2007/8

23 DCLG Development Control PS 1/2 statistical definition 2007/8

G: Education and Schools

required infrastructure to an agreed specification will be considered on a case-by-case basis in consultation with appropriate partners.

- Contributions will not be sought from specialist older persons housing schemes, or 1 bed dwellings as these types of property are unlikely to accommodate any children.

Provision Required:

G.8 Contributions will vary with each large scale major⁽²⁴⁾ development.

G.9 The number of pupils living on a new development is dependent on the size of the dwellings provided (number of bedrooms) and the mix of tenures between private market homes and social housing. Whilst the County Council will amend its demographic forecasts for an individual development when more detailed information on the housing mix is available, the location and size of school sites often needs to be identified as part of any masterplanning for a development well ahead of information on the detailed mix of housing being available.

G.10 As a result, general multiplier ranges have been adopted by Cambridgeshire County Council of:

- 18-25 early years (0-4 year olds) of which 9-13 are pre-school aged children (3-4 year olds) per 100 new dwellings
- 25-35 primary age children (4-10 year olds) per 100 dwellings
- 18-25 secondary pupils (11-15 year olds) per 100 dwellings.

G.11 Once detailed housing mix information for a development is available, the County Council will use the following detailed multipliers to calculate the expected number of children:

Table 7 Detailed child yield multipliers for Cambridgeshire (number of children per 100 dwellings of given size)

Age group	Number of bedrooms					
	Market housing			Social rent		
	2	3	4+	2	3	4+
0-3	0	20	30	30	60	60
of which pre school element (3-4)	0	10	15	15	30	30
4-10	0	30	50	0	80	140
11-15	0	20	35	0	40	120

G.12 Although the costs of any provision on a large scale major⁽²⁵⁾ development will be considered on a case by case basis, the cost noted will be calculated on the basis of applying a cost per square metre building rate to the gross area of the building required. The gross floor area is derived from the government's Building Bulletin guidance and costs are based on contract data from the most recent capital projects undertaken in Cambridgeshire. It is expected that fully serviced land⁽²⁶⁾ will be provided by the developer at nil cost.

G.13 For Primary school developments, the following guidance will be followed:

24 DCLG Development Control PS 1/2 statistical definition 2007/8

25 DCLG Development Control PS 1/2 statistical definition 2007/8

26 Definition of fully serviced to be agreed with the appropriate infrastructure provider

- A 210 place (1 FE) primary school, with Early Years provision and offering extended school services, will require, in general, a 1.5 hectare site.
- A 420 place (2 FE) primary school, with Early Years provision and offering extended school services, will require, in general, a 2.3 hectare site.
- A 630 place (3 FE) primary school, with Early Years provision and offering extended school services, will require, in general, a 3 hectare site.

G.14 In new developments, the County Council will request sites for primary schools within the range of 105 (0.5FE) to up to 630 (3FE) places where circumstances dictate this to be the best option.

G.15 For new or expanding Secondary Schools, the site requirement is derived from DfES recommended standards for total site area contained within DfES Building Bulletin 98 “Briefing Guide for Secondary School Projects” as shown in the following table. It should be noted that all the secondary schools in Huntingdonshire have now gained Federation status and, as from September 2011, will each open as a new Academy underneath a multi-Academy Trust.

Table 8 DfES recommended site areas for secondary schools

Size of School	DfES Minimum Area (ha)	DfES Maximum Area (ha)
4 FE	4.5	5.0
5 FE	5.6	6.0
6 FE	6.0	7.0
7 FE	7.0	7.9
8 FE	7.8	8.6
9 FE	8.3	9.7
10 FE	9.2	10.4
11 FE	10.0	11.6
12 FE	10.8	12.2

G.16 Secondary Schools within Cambridgeshire range in size from 4 FE (600 pupils) to 11 FE (1650 pupils). The Council will continue to operate without a strict policy on size of secondary school in order to promote diversity and reflect local circumstances and opportunities.

G.17 Children’s Centres are the vehicle for providing services for families with children aged 0-4 years. A Children’s Centre will be requested in major development areas. In smaller developments a pro-rata contribution to the provision of a centre will be required from developers.

G.18 The Local Education Authority now also has the responsibility for commissioning the provision of post-16 education and is tasked with establishing any additional or revised pattern of provision that may be required as a result of major developments. The County Council does not support the provision of facilities providing fewer than 150 places. The new Commissioning Plan for Post-16 provision will form the basis for calculating any necessary developer contributions on a case by case basis.

G.19 The table below outlines indicative costs relating to the provision of new education and school facilities for large scale major⁽²⁷⁾ developments.

27 DCLG Development Control PS 1/2 statistical definition 2007/8

G: Education and Schools

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Table 9 Indicative Costs for Buildings

Size of Facility	Cost of Building
2 FE (420) Primary School	£7.3m
5 FE (750) Secondary School	£21.7m
Community Room for 48 Place Pre-School	£0.5m
Children's Centre	£0.5m

G.20 The cost per place for provision in relation to an existing facility is:

Table 10 Cost per Place

Facility	Cost per Place
Pre-school	£10,417
Primary	£17,381
Secondary	£28,933

G.21 Contributions will be based on the cost of providing a school place (source – Cambridgeshire County Council), and the average 'child yield' per dwelling (see table above). Contributions will not be sought from specialist older persons housing schemes, or 1 bed dwellings as these types of property are unlikely to accommodate any children.

G.22 The method of calculation is: Cost of a place x (child yield per 100 units / 100) = cost per unit

G.23 For outline applications where the mix is unknown, the general multiplier ranges would be applied. Table 11 below details these costs, as at 2011, as provided by Cambridgeshire County Council and are subject to change.

Table 11 Cost per dwelling

Facility required	Cost per place	Average Child yield multiplier	Average Cost per dwelling
Pre-school	£10,417	0.11	£1146
Primary	£17,381	0.3	£5214
Secondary	£28,933	0.215	£6221

G.24 For applications where the detailed housing mix is known, table 7 showing the Detailed child yield multipliers for Cambridgeshire (number of children per 100 dwellings of given size) would be used, as appropriate.

G.25 All education contributions will be negotiated, as necessary, taking into account current spare capacity within the locality.

H: Residential Wheeled Bins

Context

- H.1** Household waste management is critical in developing sustainable communities to ensure that waste production is reduced and recycling is increased.
- H.2** The District Council will continue to seek to secure appropriate householder waste storage containers on development sites in accordance with the Adopted Core Strategy and the Development Management DPD: Proposed Submission 2010 or successor documents as appropriate.
- H.3** Specifically, Core Strategy Policy CS10 sets out the contributions that for infrastructure may be required and will be applied to all development proposals across the administrative area of Huntingdonshire.
- H.4** The Cambridgeshire and Peterborough Minerals and Waste Plan 2011 sets out a requirement for developments to make provision for waste storage, collection and recycling in accordance with the content of the RECAP Waste Management Design Guide, or successor documents as appropriate. The Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Draft Supplementary Planning Document 2011 provides advice on the design and provision of waste management infrastructure.
- H.5** As a Waste Collection Authority, the District Council is responsible for the collection of household waste from kerbsides and also the provision of mini recycling centres throughout the District. Residential waste is collected via wheeled bins where possible. The three main waste streams collected are dry recycling, gardens & kitchen waste and domestic waste and, as such, 3 wheeled bins are required per house.
- H.6** Huntingdonshire's Sustainable Community Strategy 2008 – 2028 shows how HDC with its partners will build a better future for Huntingdonshire. It reflects key strategies, specifically the Local Development Framework which will be the delivery mechanism for the spatial elements of the strategy.

Types of facilities/ services for which provision may be required:

- H.7** Provision of waste storage containers (wheeled bins) required to meet the new residential needs.

Type and threshold for size of development for which contributions are appropriate:

- H.8** New housing within the District will trigger a need for the provision of waste storage containers (wheeled bins). Contributions will apply to all residential developments.

Form in which contributions should be made:

- H.9** Contributions will be required in a number of forms as outlined below, taking into account specific site requirements.
- The District Council will require all residential developments to contribute to the provision of waste management infrastructure including waste storage containers.
 - The District Council takes the view that householder waste management infrastructure storage is a key component to delivering a workable, high quality development and, as such, the design and layout of such provision will need to be agreed as part of the overall design of the scheme.
 - Financial contributions will be required to allow for the provision of appropriate coloured waste storage containers (wheeled bins) by the District Council.

Provision Required:

- H.10** Contributions will be required to allow for the provision of appropriate coloured waste storage containers (wheeled bins) by the District Council.

H: Residential Wheeled Bins

Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

- H.11** Each dwelling will require the provision of one black, one blue and one green wheeled bin. The cost of such provision, in 2011, is £57.20 per dwelling and is reviewed annually.
- H.12** An integrated approach is required for provision in flats and apartments. It is unlikely that any one option will provide a complete solution and so a negotiated, integrated approach will be required in line with the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Draft Supplementary Planning Document 2011 or successor documents.
- H.13** As an indication of the cost of provision, developments of 8 or more flats or apartments may benefit from the provision of communal 1100 litre bins. A scheme of eight units will require 1 x refuse and 2 x dry recycling 1100 litre capacity storage containers. Larger sized schemes will also be calculated on the basis of 3 communal bins per 8 properties. The cost of the provision is £620 (excluding VAT) per communal bin, to cover the provision of the bin, annual Health and Safety inspections and all repairs, calculated over a fifteen year period. The rate of £620 per communal bin is reviewed annually.

Outdoor Sports Facilities Standards Appendix 1:

Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

Appendix 1: Outdoor Sports Facilities Standards

Table 12 Outdoor Sports Facilities Standards, July 2011
(reviewed annually) - for guidance only

Facility Type	Local Standards of provision per 1000popn		Provision per person	Cost per unit		Area (m ²)	Cost per m ²	Cost per person
	Standard	Sq m		per sq m	£			
Synthetic Turf Pitches	Sand filled 0.04 STPs (7526m ² = 1 STP 301.04m ² = 0.04 STP)	301.04	0.3010	730,000	7,526m ² Senior Football fenced & floodlit 106x71	7,526	97.00	29.20
	3rd Generation 0.04 STPs (7526m ² = 1 STP 301.04m ² = 0.04 STP)	301.04	0.3010	790,000	7,526m ² Senior Football fenced & floodlit 106x71	7,526	104.97	31.60
	Hockey pitch 0.04 STPs (6388m ² = 1 STP 255.52m ² = 0.04 STP)	255.52	0.2555	690,000	6,388m ² Hockey Pitch 18mm sand dressed fenced & floodlit 101.4x63	6,388	108.02	27.60
Grass pitches (Senior Football Youth Football Mini Soccer Rugby Cricket) Ancillary changing provision etc needed - see pavilions	16,100m ² 1.61ha/1000	16100	16.1000	75,000	7,697 m ² £75,000 Senior pitch 107.90x71.33 Not inc land acquisition Min 2 pitch area requirement	7,697	9.74	156.88
	16,100m ² 1.61ha/1000	16100	16.1000	25,000	1,843m ² £25,000 Mini-soccer 53.04x34.75	1,843	13.56	218.39
	16,100m ² 1.61ha/1000	16100	16.1000	65,000	6141m ² £65,000 Youth Football 98.76x62.18	6,141	10.58	170.41
	16,100m ² 1.61ha/1000	16100	16.1000	115,000	12,320m ² £115,000 Rugby Union 154x80	12,320	9.33	150.28
	16,100m ² 1.61ha/1000	16100	16.1000	200,000	21,070m ² £200,000 Cricket pitch (126.12x167.06)	21,070	9.49	152.82
Outdoor Tennis Courts (2 courts)	0.45 courts (4,400 per 2 courts) 2/4,400x1,000 278.86m ² 1227m ² /4,400x1,000	278.86	0.2789	145,000	1,227m ² 2 court macadam 36.58x33.53 Fenced & floodlit	1,227	118.17	32.95

Appendix 1: Outdoor Sports Facilities Standards

Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

Facility Type	Local Standards of provision per 1000popn		Provision per person	Cost per unit		Area (m ²)	Cost per m ²	Cost per person
	Standard	Sq m		per sq m	£			
Outdoor Bowling Green	1 rink per 2,000 people (min 5 rink facility 40m ²) (2/2000x1,000) (1,600 = 40x40 green 320m ² = 1 rink (2,000popn) 160m ² = 1,000popn)	160	0.1600	110,000	1,600m ² £110,000 green Flat or crown green 40x40 Needs pavilion/clubhouse co-located as well - see pavilion costs	1,600	68.75	11.00
Changing Rooms	1 facility per 2 pitches 1 facility per 2,000 300m ² (300/2,000 = 0.15m ²)	150	0.1500	575,000	4 team pavilion & clubhouse	300	1,916.67	287.50
Watersports centre (inc changing & storage provision)	1 facility per 40,000 population 400m ² (300m ² pavilion plus 100m ² for storage) 400m/40,000popn x 1,000	10	0.0100	600,000	575,000 pavilion & 25,000 for additional storage requirements	400	1,500.00	15.00
Trim Trials/ Active Places/ Outdoor Gyms (provision per person)	1 facility per 1,000 population 0.001 facility	1	0.0010	50,000	facility, maintenance & supervision/education			50.00

Schedule of Landscape Maintenance Rates Appendix 2:

Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

Appendix 2: Schedule of Landscape Maintenance Rates

Table 13 Schedule of Landscape Maintenance Rates (to 31/3/12) - reviewed annually

Item	Rate (per hectare unless otherwise stated)
Village Pond/Open Water (up to 0.05ha)	£34,720.00 per site
Village Pond/Open Water (over 0.05ha)	£44,798.00
Open Space (formal)	£43,681.00
Sports Pitch	£105,993.00
Open Space (conservation)	£33,599.00
Woodland (existing mature)	£31,360.00
Woodland (new buffer/copse)	£27,999.00
Balancing Area (mainly dry pond)	£35,843.00
Balancing Area (mainly wet pond)	£31,360.00
Formal Shrubbery	£48.93 per m ²
Hedges	£3,060.00 per 1000m ² of hedge face
Play Area LAP (3 items)	£18,600.00 each
Play Area LEAP (5 items)	£38,700.00 each
Play Area NEAP (8 items)	£44,450.00 each
MUGA	£35,050.00 each
MUGA with floodlights	£45,050.00 each
Concrete Skate Park	£81,900.00 each
BMX Track	£26,700.00 each
Hoggin footpaths	£3.26 per m ²
Tarmac footpaths	£21.11 per m ²
French drain - Jetting/inspection	£5.30 per linear metre
French drain - Manhole emptying	£158.00 each
Swales	£87,358.00
Swales with shrubbery	£49.00 per m ²

Appendix 2: Schedule of Landscape Maintenance Rates

Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

Item	Rate (per hectare unless otherwise stated)
Ditches - Digging	£9.54 per linear metre
Ditches - Flailing	£4.23 per linear metre
Stilling Ponds - Emptying	£95,013.00 per pond
Stilling Ponds - Inspection/repair	£21,114.00 per pond
Stilling Ponds - Hardstanding	£3.26 per m ²

Glossary

Adoption

The point at which the final agreed version of a document comes fully into use.

Affordable Housing

Housing available at a significant discount below market levels so as to be affordable to householders who cannot either rent or purchase property that meets their needs on the open market. It can include social-rented housing and intermediate housing. It is defined in Planning Policy Statement 3: 'Housing'.

Annual Monitoring Report (AMR)

Document produced each year to report on progress in producing the Local Development Framework and implementing its policies.

Community Infrastructure

Facilities available for use by the community that could provide for a range of social, economic and environmental infrastructure needs.

Core Strategy

The main document in the Local Development Framework. It is a Development Plan Document containing the overall vision, objectives, strategy and key policies for managing development in Huntingdonshire.

Development Plan

The documents which together provide the main point of reference when considering planning proposals as defined in legislation.

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.

Examination

Independent inquiry into the soundness of a draft Development Plan Document chaired by an Inspector appointed by the Secretary of State, whose recommendations are binding.

Heads of Term

The definition of the proposed terms of a S106 Agreement.

Infrastructure

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

Interested Party

An interested party or person is someone who needs to be involved in directly complying with the provisions of a S106 Agreement eg all those with a material interest in the land

Large Scale Major Development

A development comprising of a:

- residential development of 200 or more dwellings or ,where the residential units is not given, a site area of 4 hectares or more, or
- any other development where the floor space to be built is 10,000 sq m or more or where the site is 2 hectares or more

as per the DCLG Development Control PS 1/2 statistical definition 2007/8.

Local Development Framework (LDF)

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

Mitigation measures

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

Open Space and Recreational Land

Open space within settlements includes parks, village greens, play areas, sports pitches, undeveloped plots, semi-natural areas and substantial private gardens. Outside built-up areas this includes parks, sports pitches and allotments.

Planning Obligation

Obligation (either an agreement or unilateral undertaking) under Section 106 of the Town and Country Planning Act 1990 (as amended).

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 (NB. The RSS/RS is to be abolished as a consequence of the Localism Act).

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.

Strategic Road Network

The Trunk Road and Motorway network, which, in England, is managed on behalf of the Secretary of State

Submission

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

Supplementary Planning Documents

Provides additional guidance on the interpretation or application of policies and proposals in a Development Plan Document.

Sustainable Development

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "Securing the future - UK Government strategy for sustainable development". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

Unilateral Undertaking

Where a planning obligation is required to secure a financial contribution, instead of agreeing obligations through the standard process of negotiation and agreement between the Council and the developer, developers may provide a Unilateral Undertaking. This is a document that contains covenants given by the developer and enforceable by the Council, but with no reciprocal covenants given by the Council. The Council will only rely on such a Unilateral Undertaking to secure a financial contribution if its provisions are acceptable to the Council. The provider of the undertaking will have to submit evidence of legal title to the application site with the undertaking and will be responsible for the Council's legal costs in checking the suitability and acceptability of the undertaking.

Use Class Order

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Vitality and Viability

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

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COMT
OVERVIEW & SCRUTINY
(ENVIRONMENTAL WELLBEING)
DEVELOPMENT MANAGEMENT PANEL
CABINET

31st October 2011
8th November 2011

21st November 2011
8th December 2011

THE GREAT FEN MASTERPLAN – PLANNING GUIDANCE

(Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 The purpose of this report is to update Cabinet regarding the extensive consultation that has been undertaken in respect of the Great Fen Masterplan and, taking any appropriate additional comments from the Overview and Scrutiny (Environmental Wellbeing) Panel and the Development Management Panel into account, to adopt the Masterplan as Huntingdonshire District Council Planning Guidance to inform both Council policy and to be a material consideration in respect of potential relevant planning proposals.

2. BACKGROUND

- 2.1 The Great Fen area covers some 3,000 hectares of largely arable land in Huntingdonshire, with Peterborough to the north and Huntingdon to the south. It encompasses two National Nature Reserves at Holme Fen and Woodwalton Fen.
- 2.2 The Great Fen Masterplan was prepared by a partnership comprising Huntingdonshire District Council, the Environment Agency, Natural England, the Middle Level Commissioners, and the Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough Wildlife Trusts. It was published in March 2010, and the quality of the project was subsequently recognised through the award of the prestigious Royal Town Planning Institute's Silver Jubilee Cup.
- 2.3 The Great Fen Masterplan is a spatial plan to guide the long term delivery of the Great Fen Vision and aims and objectives. The anticipated delivery timeframe extends over the next 50 years, but projects such as a first stage Visitor Centre are currently being designed for early implementation. It is anticipated that funding for implementation will be drawn from a variety of sources.
- 2.4 The agreed Great Fen Vision is:
- A restored fenland landscape providing a rich variety of habitats for people and wildlife, now and in the future*
- 2.5 The Masterplan's aims and objectives are:
- **Natural and historic environment:** To create a new resilient fenland landscape which delivers major wildlife and heritage benefits and achieves high standards of sustainability in all respects.

- **Social:** To create an accessible, inspiring and tranquil environment for recreation, education, health and wellbeing.
- **Economic:** To contribute to diversification and development of the local economy, consistent with environmental and social objectives
- **Climate change adaptation and mitigation:** To plan, design and manage the Great Fen to benefit climate change adaptation and mitigation.

2.6 The Masterplan describes what might be achieved on the ground. These themes, and the way that they interact, will strongly influence the visitor experience at the Great Fen:

- **Habitats:** The management of a wide range of habitats including open water, ponds and ditches; reed bed; fen; bog; seasonally wet grassland and marsh; woodland and scrub; fenland edge, dry grassland and woodland mosaic.
- **Landscape character and structure:** The landscape character and structure will take particular account of the wide, open spaces of the Fens, which are enclosed and framed by woodland, reed beds and other habitats and features.
- **Land and water management:** The proposed land management approach will be less intensive and more traditional in character, dominated by grazing with other activities such as hay cutting and reed harvesting also taking place. Water management will continue and will be designed to respond to the changing nature of the area over time.
- **Visitor gateways:** The Great Fen is in a rural location and does not directly adjoin the larger settlements. However, it will become a visitor attraction and people will arrive by a variety of travel modes. It is likely that eventually the Visitor Centre will become the primary hub for visitors within the Great Fen. Visitor Gateways of varying kinds, some with parking facilities, will be created around the edge of the Great Fen area. The Ramsey Heights Visitor Gateway will include education services for local schools and communities. There is also scope to create tourism opportunities in surrounding villages.
- **Access:** Access to the Great Fen area will be balanced between the needs and interests of visitors and the requirement to protect and preserve valuable habitats. Accessibility is to be managed in six zones, each of which has its own particular character.

3. PLANNING POLICY CONTEXT

3.1 The strategic planning policy context for the Great Fen Masterplan is set out in the Huntingdonshire Core Strategy, adopted in September 2009. Policy CS 9 of the Core Strategy sets out the Council's priorities for strategic green infrastructure and enhancement and the creation of corridors and links to develop a coherent network of district-wide green infrastructure. The Great Fen Masterplan is also specifically embedded within the emerging Cambridgeshire Green Infrastructure Strategy.

4. PLANNING STATUS

4.1 It is proposed that the status of The Great Fen Masterplan should be as Huntingdonshire District Council Planning Guidance. This Planning Guidance

will inform both Council policy and be a material consideration in respect of relevant potential planning proposals. The format of the Masterplan does not need to be reconfigured to give it the proposed status as Planning Guidance. This can be achieved by included a Preface to the document which explains the status that it will have. The text of the Preface can be found at Appendix A.

- 4.2 The Masterplan was subject to two phases of widespread public consultation. Phase 2 of the consultation process included visitor exhibitions and some 260 comments were received. The consultation process undertaken and its outcomes are described in detail in 'The Great Fen Masterplan: Statement of Consultation' which can be found at Appendix B.

5. CONCLUSIONS

- 5.1 The approval of The Great Fen Masterplan as Huntingdonshire District Council Planning Guidance will enable the Masterplan to be a material consideration when the Council determines forthcoming planning applications within the Great Fen area. It will also enable the Masterplan to inform policy development.

6. RECOMMENDATION

- 6.1 It is recommended that Cabinet approves the Preface text attached at Appendix A and adopts the Great Fen Masterplan as Huntingdonshire District Council Planning Guidance to both inform Council policy and guide Development Management decisions.

BACKGROUND PAPERS

The Great Fen Masterplan: March 2010 (see The Great Fen website: www.greatfen.org.uk)

Huntingdonshire Core Strategy: September 2009

Cambridgeshire Green Infrastructure Strategy: 2011

Great Fen: Statement of Consultation

CONTACT OFFICER - Enquiries about this report to Steve Ingram, Head of Planning Services, on 01480 388400

STATEMENT OF RECOGNITION OF THE GREAT FEN MASTERPLAN AS HUNTINGDONSHIRE DISTRICT COUNCIL PLANNING GUIDANCE

The Great Fen Masterplan has been prepared by the Great Fen Project Partners which comprise the Environment Agency, Huntingdonshire District Council, the Middle Level Commissioners, Natural England and the Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough.

The Masterplan is designated as 'Huntingdonshire District Council Planning Guidance' in recognition of its flexible philosophy as an illustrative document making suggestions of what might be possible where. It is not intended to be a specific blueprint for the future of the area. The Masterplan reflects the very long term vision of the Great Fen partnership and will be accompanied by action plans to focus delivery of specific elements.

Delivery of elements of the project will be dependent upon availability of resources and the outcomes of further public engagement. The Masterplan will be used to appropriately inform decisions on planning proposals within the Great Fen area and the surrounding area. The Masterplan is a material consideration when determining planning applications.

The strategic planning policy context for the Great Fen Masterplan is set out in the Huntingdonshire Core Strategy, adopted in September 2009. Policy CS 9 of the Core Strategy sets out the priorities for strategic green infrastructure and enhancement and creation of corridors and links to create a coherent network of green infrastructure.

The Great Fen is a long term undertaking and the Masterplan has been drawn up to reflect this. The Masterplan will be reviewed periodically when that may be considered necessary by the Great Fen Partnership.

To retain the integrity of the original Masterplan this statement of recognition as Planning Guidance has been incorporated as an Addendum sheet preceding the actual Masterplan.

Great Fen Masterplan: Statement of Consultation

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Summary

Background

This statement of consultation is based on the Great Fen partnership's report on consultation undertaken in the preparation of their Great Fen Masterplan. It has been produced to accompany the Great Fen Planning Guidance adopted by Huntingdonshire District Council to assist within determining planning applications within the Great Fen area. It provides a record of the extensive public engagement in the preparation of the Masterplan as evidence of its status as a material consideration in the determination of planning applications.

The Great Fen Project Partners consist of the Environment Agency; Huntingdonshire District Council; Middle Level Commissioners; Natural England; and the Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough. They are committed to ensuring that the Great Fen Project delivers significant environmental, health, recreation and economic benefits.

In order to achieve these outcomes and make effective planning decisions, the partners established the need for a masterplan document, illustrating the partners' vision for a range of features for the Great Fen Project area, including: habitats and land management; access zoning; flood risk management area(s); visitor facilities; activity and recreation hubs; signage and interpretation; access links to surrounding communities; and links to local attractions and amenities.

Phase 1 of Consultation

The Great Fen Project team, alongside LDA Design, conducted consultation sessions between 3 April and 11 May 2009 to help form the first draft of the masterplan. The following groups were consulted at this first stage:

- Conservation and wildlife specialists (3 April 09)
- Access and activity specialists (6 April 09)
- Huntingdonshire District Councillors and Cambridgeshire County Councillors (14 April 09)
- Tourism, heritage and business specialists (15 April 09)
- Local Parish Councillors (23 April 09)
- Chapel Road local residents (5 May 09)
- Local householders in the project area (11 May 09)
- Farmers in the Great Fen Project area, and other key individuals (April to May 09)

Key findings from the first phase of public consultation can be summarised as follows:

- There was general support for the habitats proposed for the Project area, though a concern that all habitats were not represented in Zone 1 (the wilderness area).
- Access zoning was viewed as a good way of managing people and wildlife, although it was suggested that the wilderness area could be extended south, and it was noted that access from the north was not direct (i.e. needed to go around Zone 1). Zone 1 was adapted in shape to incorporate more habitats and to provide better access.
- There was general support for the location of a flood risk management area, with suggestions for some additional locations and questions about multi-use (e.g. for water storage, access, a wilderness area)
-
- The proposed location on new visitor facilities at New Decoy was supported, though with some concerns from the boating community about access via waterway, and questions about the nature of visitor facilities and visitor projections. There was some concern that habitats/ interest would not develop sufficiently quickly to enable visitor pressure/ access to be moved from the National Nature Reserves in the short to medium term.

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- A list of existing access, amenities and services were suggested for inclusion on the map. These were included wherever possible. A range of access improvements were suggested for the project area, centring on a multi-use network of circular paths and routes from surrounding communities and the visitor centre, with the potential for additional single use/ different surfaced/ ephemeral paths extending from these. There was a suggestion for a linear PRow route through the project area and suggestions for diverting existing PRow to enable an area for wading birds to be develop west of Woodwalton Fen. Locations for moorings and turning points were suggested.
- It was proposed that parking within the project area be kept to the main visitor facilities for security and income generation reasons.
- There was also a strong feeling that raised viewing should be provided over the project area, for example, through tower hides or through more innovative means, such as treetop walks.
- There was a strong feeling across groups that visitor hubs with possible parking and multi-modal forms of access into the project area could be created, which would also provide economic opportunities in terms of increased tourism and entrepreneurial opportunities.
- A range of activities were proposed, including: boat, canoe and punt hire; cycling; angling; walking and dog walking; wildlife watching in both the traditional and in innovative senses; pony trekking; corporate team building and education; camping and caravanning, including wilderness camping or barn accommodation; ballooning; wild swimming; and game shooting.
- The need for phasing visitor facilities, access and activities was highlighted.
- It was highlighted that activities and provision should encourage overnight visits.
- It was pointed out that both summer and winter activities need to be provided.
- Opportunities for joint marketing and promotion was provided, particular with surrounding heritage facilities, and promotion that could be viewed from the railway line.
- Suggestions for future consultation included high involvement and interactive methodology.

More detail can be found in 2 'Phase 1 Consultation Summary'.

Phase 2 of Consultation

The first draft was then taken to consultation with the general public and stakeholder organisations between September and October 2009, to get further comments and feedback. The key findings of the Phase 2 consultation are also included in this report.

The second phase of public consultation was undertaken between 5 September and 16 October 2009, considering the first draft of the masterplan. Groups consulted during this second stage include:

- Emergency services
- Young people
- Schools
- Families
- Older people
- Disability organisations and users
- Existing volunteers
- Cross-section of the general public
- Further feedback from stakeholders consulted in Apr-May 09

Nineteen events and structured interviews were held at public venues and schools in the local area. Event locations included central venues such as Serpentine Green shopping centre, Ramsey Community Information Centre, Huntingdon Farmers Market and libraries. Structured interviews were carried out with local horse-riders, people with disabilities from the Papworth Trust, Disability Cambridgeshire, pupils and parents at local schools, and young people at Abbey College and Ramsey Youth Centre. The partners spoke to over 500 people during these events.

Sixteen information points were established at libraries and information centres in the area between and including Peterborough and Huntingdon. Visitors were able to find out more about the Great Fen Project and feedback was recorded, either through informal comments, or through completing a questionnaire. Questionnaires were also available online.

Over 260 responses were obtained and analysed, with 85% of the responses coming from the Cambridgeshire and Peterborough area. It should be noted that there was some under-representation in the questionnaire responses of both the under 16s and 16-35 year olds (which will include families) and Black and Minority Ethnic groups. The views of children and young people, particularly in terms of what they would like to see and do in the Great Fen in the future, were gained through events in schools and in a local youth centre. Parents and carers were also encouraged to provide comments in after school sessions.

Responses were also received from nine stakeholder organisations via email: Peterborough City Council (Natural Networks); Sustrans; English Heritage; Inland Waterways Association; Great Ouse Boating Association; Cambridgeshire Local Access Forum; National Farmers Union; Cambridgeshire County Council (Environment Policy and Projects team and Countryside Access team) and Disability Cambridgeshire.

Key findings from the second phase of public consultation can be summarised as follows:

- There was a good level of support from the general public for the provision of land for wildlife and for Fenland restoration. Over 40% of questionnaire respondents identified this as a good aspect of the masterplan.
- There was a common concern that people could have a negative impact on wildlife.
- The visitor centre was a very popular aspect of the masterplan and 58% of questionnaire respondents wanted to visit a visitor centre. There were many suggestions for potential activities and facilities to attract a range of users, including walking trails, boat rides, sailing, fishing, natural adventure areas and bike trails.
- Many people highlighted the provision of leisure and recreation facilities as a good aspect of the masterplan.
- A range of activities were proposed which were not incorporated specifically in the questionnaire. These included adding information on heritage and archaeology, shooting (clay pigeon and wildfowl), adventure play area, archery, enjoying the peace and quiet, wilderness camping, swimming and access via all terrain wheelchair.
- There was general support for visitor gateways and village based facilities, and suggestions were made for some potential locations.
- There was some concern that the impact of traffic on local roads needs to be assessed prior to building a visitor centre or providing other facilities.
- A number of people were concerned that there was not enough parking in the masterplan.
- There was some concern that some parking/ potential parking areas would not be secure (e.g. Holme Fen, St Andrew's Church).
- A number of people suggested Park and Ride facilities including those, such as boat trips, which might provide a better experience than a bus.
- Many people brought up the issue of public transport as being a key factor in enabling many people to visit and get around the local area, including local people, older people, people with disabilities, and tourists (e.g. from Cambridge, Peterborough). Links to rail services were highlighted as being important.
- Many people thought that better accessibility to the area was a good part of the masterplan.
- Off-road bike and walking links from communities were considered to be particularly important for many people. Almost 29% of questionnaire respondents wanted to travel to the area by bike, and 22% wanted to walk there. Suggestions were made for some additional links not included on the masterplan. It was suggested that there should be clearer and stronger links to the Peterborough Green Wheel.
- Some people suggested separate provision for dog walkers, and others suggested dog activity areas.
- A number of people felt that the bridleway access could be increased, particularly with a north to south link and circular route provision.
- A number of people raised questions as to how the Great Fen Project would be phased, and also how it would be funded in the future.
- The need for better local promotion was highlighted. Suggestions included more links with the local media, as well as information to local venues and schools.

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- A number of people highlighted the improvements for the local economy and tourism as good aspects of the project. Some people wanted to see a unique attraction to draw in tourists. Others emphasised the needs for developing links with local tourism and businesses at this stage.
- A number of people raised concerns about land being taken out of agricultural production, with particular reference to the needs of an increasing population.
- Stakeholders suggested a range of amendments and additions to the text in the masterplan report, including emphasising the importance of farming, and adding information on heritage and archaeology.
- Some updates to the map were highlighted (e.g. missing Bed and Breakfasts, pub no longer at Ramsey Mereside).

More detail can be found in 3 'Phase 2 Consultation Summary'.

1 Background

The Great Fen Project

- 1.1 The vision statement for the Great Fen Project is as follows:
"A restored fenland landscape providing a rich variety of habitats for people and wildlife, now and in the future".
- 1.2 The Great Fen Project, born out of concern for the future of two National Nature Reserves, Holme Fen and Woodwalton Fen, is an ambitious 50 year vision to bring into nature conservation management approximately 9,000 acres of land. The project will create fenland habitats on a landscape scale, for the benefit of both wildlife and people.
- 1.3 The Great Fen Project will safeguard the integrity of nationally and internationally important nature conservation sites, and be a major boost to the achievement of key local and national Biodiversity Action Plan targets for both habitats and species.
- 1.4 The Great Fen partners have established the following aims:
- **Nature Conservation:** to create a resilient and sustainable wetland habitat;
 - **Countryside Access:** to provide access to a vast and inspirational wetland wilderness for a wide range of users in an area largely devoid of public footpaths and to transform the area into a significant tourist destination, and thus enhance people's enjoyment of the natural environment, and particularly of the Great Fen;
 - **Environmental Awareness:** to actively raise public awareness and knowledge of the environment and environmental challenges and provide opportunities for learning about fenland heritage, helping people develop the awareness, knowledge, attitudes, skills and participation that will support conservation of local heritage; and
 - **Community Benefit and Financial Viability:** to contribute to diversification in the local economy, creating opportunities for new jobs and income streams through profitable land management and visitor enterprises and to develop community involvement in the project through volunteering.

The Masterplan Process

- 1.5 The masterplan process seeks to develop the vision of the Great Fen Project into a physical reality.
- 1.6 The masterplan process has involved the research and analysis of a wealth of information setting out issues as follows:
- The site and its context;
 - Opportunities and constraints;
 - Physical features (e.g. drainage, ecology, access, landscape features, environmental and cultural designations);
 - Socio-economic studies;
 - Stakeholder consultation outcomes.
- 1.7 Once all of these issues had been considered, a set of aims and objectives were defined which are measurable aspirations which the masterplan must deliver.
- 1.8 The masterplan is a comprehensive plan which provides an inter-linked solution to what can be achieved on the ground. It is a spatial plan used to guide the long term delivery of the Great Fen Vision and Aims and Objectives.

1 Background

Previous Consultation

- 1.9** Consultation with stakeholders started at the beginning of the project in 2001. A consultation project was undertaken in Autumn 2007 to find out more about the kinds of access, activities and facilities people would like to see at the Great Fen, as part of development work for the Heritage Lottery Fund project.
- 1.10** This consultation included a public survey, stakeholder questionnaire and meetings with key organisations, including representatives of disability groups, Black and Minority Ethnic groups, low income groups, youth groups and schools. The public survey was promoted and distributed in a range of places, including on partner websites and at local community events and information centres.
- 1.11** Approximately 220 people took part in the public survey, including existing users and non-users of the Great Fen. The following findings are relevant to the masterplan:

Transport

- 2 in every 3 (66%) individual respondents would like to visit the Great Fen Project by car.
- 1 in 3 (33%) wanted to travel by bike.
- over 1 in 5 (over 20%) wanted to travel by public transport.
- just under 1 in 5 (nearly 20%) wanted to travel by foot.
- just under 1 in 10 (nearly 10%) wanted to travel by waterway.

Activities

- The most popular were going for a walk (93%), enjoying the peace and quiet (76%) and watching wildlife (77%)
- Approximately half of all respondents would like to learn about wildlife, learn about local history, and take a boat ride.

Access improvements

- The most popular improvements that were seen as very important were signposts (74%) and toilets (71%).
 - Just under half of all respondents also wanted information panels, refreshments available, a picnic area and benches.
 - Approximately a third of all respondents wanted zones without dogs, and areas where dogs can be off leads
 - Approximately 1 in 3 respondents wanted information leaflets
 - Approximately 1 in 4 respondents wanted lighting in car parks
- 1.12** The initial stakeholder questionnaire and meetings with key organisations highlighted a range of issues, including how best to remove a range of barriers, including physical, intellectual, social and cultural, and financial barriers.
- 1.13** For a number of groups, including disability, BME and low income groups, the provision of non-car access, particularly public transport, was seen as vital. Toilets, a picnic area (to reduce costs of a day out), somewhere to shelter, and multi-sensory interpretation were also highlighted as important. A more detailed discussion of the Phase 1 consultation can be found in the Great Fen Education and Community Involvement Strategy (2008-2013), submitted as part of the Heritage Lottery Fund bid in March 2008.

2 Phase 1 Consultation Summary

2.1 The Great Fen Project team, alongside LDA Design, conducted consultation sessions between 3 April and 11 May 2009 to help form the first draft of the masterplan. The following groups were consulted at this first stage:

- Conservation and wildlife specialists (3 April 09)
- Access and activity specialists (6 April 09)
- Huntingdonshire District Councillors and Cambridgeshire County Councillors (14 April 09)
- Tourism, heritage and business specialists (15 April 09)
- Local Parish Councillors (23 April 09)
- Chapel Road local residents (5 May 09)
- Local householders in the project area (11 May 09)
- Farmers in the Great Fen Project area, and other key individuals (April to May 09)

2.2 During the consultation sessions, individuals were invited to comment on plans and proposed locations for the following items:

Items with least flexibility to change:

- Habitat areas
- Access zones
- Flood risk management
- Existing access
- Existing activity areas
- Existing amenities and services
- Visitor facilities (Ramsey Heights, the National Nature Reserves, and new proposed facilities at New Decoy)

Items with the most flexibility to change:

New access, facilities and 'features', for visitors:

- Roads and car parking
- Footpaths, cycleways and bridleways
- Waterways and moorings
- Public transport links
- Panoramic views
- Information points/ interpretation

New activity/ recreation hubs for:

- Boating
- Walking
- Cycling
- Angling
- Dog walking
- Wildlife watching
- Other

2.3 The Great Fen Project partners described these items, and explained the thinking behind them, and the flexibility of the partners to change plans for these items.

2 Phase 1 Consultation Summary

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Habitats and Land Management

Climate Resilience

- 2.4** A representative of the Wildfowl and Wetlands Trust highlighted that it was important to think about how the project would be climate proofed; in fifty years climate change could have a considerable effect, for example, on water availability. It was argued that this needed to be considered and built into planning at an early stage. This applies both to planning for habitats, and having provision to adapt access with climate change.
- 2.5** It was also expressed by members of the conservation and wildlife group that the range of different climate change models needs to be considered and that rising sea levels may have an impact in the future. It was suggested that plans should be flexible, with an ability to adapt to circumstances.
- 2.6** The Project partners state that the project will assist adaptation through connecting the nature reserves and creating a range of habitats. The project partners will also aspire to store water in the project area. Work undertaken with Atkins will help the partners to decide on potential locations for flood storage.

Depth of Peat

- 2.7** A question was raised as to whether there was information about how the depth of peat varied across the project area as this could affect habitat development. A study was undertaken in part of the southern section of the project area, but not in the northern half. There is also a Soil Survey peat map for the northern area which dates to 1973 which could be used to estimate current peat depths from.

Woodland and Dry Grassland

- 2.8** It was commented that there was no woodland/ dry grassland in the wilderness area or Zone 1 (see also discussion under 'Access Zones').
- 2.9** Consultation with Bridgwater College indicated that woodland within Zone 5 (Visitor Facilities) could be beneficial for corporate teambuilding and educational purposes and resources (See Teambuilding and Educational Activities in 'Activity Provision' for a discussion of suggested species and size of potential woodland areas for these activities). Natural England suggested introducing the concept of scattered scrub rather than woodland.
- 2.10** LDA Design suggested using woodland to help define the boundary of the Great Fen and creating a feeling of separation from the outside world, with some 'windows' into the Great Fen. The Project Partners, in contrast to this, felt strongly that it was important that the Great Fen Project area blends with and is part of the landscape, rather than feeling like a separate entity. It was felt that this would link into Higher Level Stewardship (HLS) opportunities in the areas surrounding the project, and would also give more coherency with the idea of being part of a living landscape. Middle Level Commissioners pointed out that arterial watercourses will need to be kept clear of trees, with a good buffer of 20 metres from the bottom of the bank. LDA Design proposed that woodland could form part of a gateway into the Great Fen, to help visitors see and feel like they've arrived.
- 2.11** The concept of buffering and opportunities for HLS for surrounding landowners should be noted in the text of the masterplan document. There was agreement that there could be a gradual transition of trees round the edge of Holme Fen, which could also provide a marker from the train line. While the masterplan should aim to link ancient woodlands, and increase woodland cover on the southern section of the project area, the Project Partners felt that this should be consistent with the historical field pattern, and shouldn't be extensive enough to block views. They also highlighted the need to ensure that open area is maintained where people live, both for aesthetics, and the need to minimise mosquitoes close to where people live. The Project Partners agreed with the idea of arrival gateways, but felt that there were other ways to provide this, for example, through a bogoak sculpture.

General Management Issues

2.12 The following management questions were also raised:

- Consideration of the depletion of nutrients from fertile soils and the impact on quality of reedbeds needed for thatching.
 - The Project Partners are aware that depletion of nutrients is a problem. Grazing and haycutting will help to reduce nutrients in the soil. An alternative is to strip the soil off the surface, but this would not be possible in large areas (larger than a few hectares).
- How restoration will take place, namely, whether it will be left to regenerate naturally or whether species will be introduced
 - A mixture of restoration techniques were considered to be necessary. There will be some pure natural regeneration and some seeding. It is planned that diversity will develop over time with management. Monitoring will also be undertaken as the Great Fen develops to compare the effectiveness of restoration and management techniques.
- How the peat is going to be re-wetted effectively as this has been problematic in other projects
 - The project partners will consider how these issues affect Middle Farm and Darlow's Farm and will review management practice accordingly.
- Request for a management plan highlighting the zones and what the management is for those areas and species
 - There are already some management plans for the Great Fen Project. The project partners will be providing a full Great Fen management plan for the Great Fen in the future.
- The Environment Agency felt that the Great Fen could be an important area for eels, and could contribute to the implementation of eel management plans in the future.
- Natural England and the Wildlife Trust would also like cattle grids installed to limit the movement of stock, especially near the B660.

Flood Risk Management

Banks as Access Routes

2.13 It was suggested that the banks of the proposed flood risk management area could be used as access routes which give a good view over the project area. The Project Partners thought that this might be possible, although Middle Level Commissioners identified the need for alternative horse access that was not on the banks due to potential impact.

Alternative or Additional Locations

2.14 It was suggested that there could be a deeper water storage area with regulating water storage as a reservoir in Zone 3 (Holme Fen National Nature Reserve). The Project Partners will continue to consider a network of flood storage areas, which could include areas in the northern end of the project like Zone 3. Decisions will be influenced by the hydrology study undertaken by Atkins.

Interpretation of "Flood Risk Management Area"

2.15 A number of consultees initially interpreted the flood risk management area as a permanent area of open water, whereas it might be similar to Woodwalton Fen, i.e. dry for the majority of the time, but with capacity for water storage to manage occasional flood events. It was also explained that the area could be farmed,

2 Phase 1 Consultation Summary

with farmers compensated for flood events and loss of crops. The Project Partners are also considering whether water storage could be incorporated into any new flood risk management engineering, which could provide water for drier conditions. This will be informed by ongoing hydrology studies by Atkins.

Necessity Question

- 2.16** A local councillor questioned whether flood storage was needed. Middle Level Commissioners and the Environment Agency have stated that they see it as necessary to prepare for changes to flood risk predicted as a result of changes in climate.

Access Zones

The Impact of People on Wildlife

- 2.17** The concept of using zones to support the management of people and wildlife was supported across groups, although further suggestions were made as to how this could be optimised e.g. through adjusting boundaries or providing screening. A number of individuals across consultation groups expressed a concern about the potential impact of people on the wildlife of the Great Fen. They felt that this needed to be managed carefully.

Zone 1 – Quiet Area/ Very Limited Access (previously referred to as the “Wilderness” Area)

- 2.18** Members of the Conservation and Wildlife group expressed disappointment with the size of Zone 1 and were concerned that the full range of habitats were not incorporated within Zone 1. Open water and limited dry grassland and woodland were not indicated on the map in this area. The group suggested that Zone 1 could be extended to incorporate part of the open water north of the visitor facilities and more of the peat soil and that a further wilderness zone in the southern end of the project area could be added.
- 2.19** It was identified by the Access group that the shape and boundaries of Zone 1 impeded direct access from the north. The Project Partners agreed that Zone 1 could be orientated north-south instead of east-west to incorporate more habitats and enable direct access from the north. This would also provide opportunities for occasional access into Zone 1 by a limited number of electric boat trips from the visitor centre.
- 2.20** It was suggested that the flood risk management area could be a quiet area with minimal access like Zone 1. The Project Partners thought that should be considered, although there are a number of constraints. For example, it may not be possible to develop scrub in the flood risk management area, and there are existing public rights of way within this area.
- 2.21** It was suggested that a quiet buffer zone up to Zones 1 and 2 would be of benefit particularly for those wanting to watch birds. Access into Zone 2 is allowed on foot/ by all terrain wheelchair. For Zone 1, there could be limited access by electric boat, and there would be access up to Zone 1, particularly with the proximity of the visitor centre to its edge (for example, areas of open water).

Zone 2 - Woodwalton Fen National Nature Reserve

- 2.22** It was suggested that the buffer zone around Zone 2 could be extended to incorporate an area for wading birds. The partners have incorporated this suggestion as it was felt that this would be extremely beneficial, both as a view for people using the Public Right of Way to the west of the area, and for wildlife. This route would require a diversion of a PRoW, discussed in 'Footpaths, Cycleways and Bridleways'.
- 2.23** There was a general agreement with the idea of maintaining the existing designation of access (walking, all terrain wheelchairs, no bicycles, horses or dogs except assistance dogs) in Woodwalton Fen, alongside improvements for widening access to enable a wider range of people to visit the reserve e.g. a reserved parking space, more rest places, free hire of all terrain wheelchairs.

- 2.24** Sustrans asked whether there could be a designated cycle trail through Woodwalton Fen. However it was considered important to maintain the zoning decision that was made due to the sensitivity of the area and guard against compaction.

Zone 3 - Holme Fen National Nature Reserve

- 2.25** A member of the conservation and wildlife group suggested that there should be less pressure on Holme Fen NNR, and that it should be given the same access designation as Woodwalton Fen NNR (i.e. no bicycles, no dogs except assistance dogs). However it would not be possible to remove access for cyclists and drivers using the roads running through Holme Fen. The Project Partners also said that they would not want to remove access for those who already regularly use Holme Fen, including local dog-walkers. However, through providing areas in alternative locations which could be much more attractive for dog-walkers it was hoped people would transfer to using less wildlife sensitive areas. Discussion about improving access for walkers in Holme Fen is provided in 'Access and Management Issues'.

Zone 4 - Enhanced Access Area and the Great Fen Project Boundary

- 2.26** Local householders questioned why the Great Fen Project boundary did not incorporate Wildlife Trust nature reserves and a further area of land (translocation land owned by Network Rail) in the south west. The Project Partners said that it would be difficult to change the defined project boundary at this stage, but where land was already under management for wildlife there would be few benefits to incorporating it.
- 2.27** It was asked whether the Project Partners had considered extending the project area to the north. The Project Partners felt that while they would work closely with any green infrastructure projects to the north or in other areas, they would not seek to extend the Great Fen Project boundary.
- 2.28** One of the Councillors questioned why the area needed to be as large as it was. The Project Partners response is that the project area is underpinned by hydrology, and by connecting the two National Nature Reserves to create a climate resilient place for people and wildlife, which is multi-functional. The partners also emphasised that the area is less than 1% of the fenland basin.
- 2.29** A number of people asked how realistic plans were for land in Zone 4 to be acquired and what impact this would have on access and activities proposed in the area. The Project Partners will continue to liaise with landowners to establish where there may be opportunities, not just for land purchase, but also for partnership working through Higher Level Stewardship schemes, and for developing better access routes.

Zone 5 - Visitor Facilities and “Honey-pot” Area

- 2.30** There was support across groups for the location and access principles in Zone 5. A location off the B660 was seen as a vital component.
- 2.31** Consultees from the boating community felt that Zone 5 was in the wrong place, because of the lack of access by waterway. It was thought that a new waterway to New Decoy would involve significant expense to alter Exhibition Bridge. It was suggested that Zone 5 should be located at Charterhouse Farm because of access to the waterway. It was thought that this would add extra appeal to the visitor centre, because visitors would be able to enjoy viewing the boats. Potential access problems for boat users with disabilities were also identified.
- 2.32** The area in the vicinity of Charterhouse Farm was one of the sites considered for a potential visitor centre. Although it had some advantages, particularly, the presence of an existing waterway, New Decoy Farm, where Zone 5 is represented, had many more advantages. In addition to factors such as the presence of 360 degree views, and a large enough area within which to develop walks, cycle routes and access facilities, a key factor was that the Project Partners owned the land in this area.

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- 2.33** However, to enable closer access by waterway, the Project Partners have proposed that a clay lined waterway would be possible up to the B660 and then connecting via the central footpath/ cycleway to the visitor facilities. A bus stop adjacent to these moorings would enable access for boat users for whom that distance (approximately 1km) would be too far.
- 2.34** Also of importance for boaters was access to a place to turn around and get to the pub in Holme. It was thought that the maximum number of boats to accommodate would be 12. The draft masterplan provides for moorings along the New Dyke and for a footpath to be provided to Holme village. Moorings should be on the northern bank of the dyke as this will maintain privacy for landowners nearby. The southern bank is not owned by the Project Partners.
- 2.35** Further discussion on the nature of visitor facilities is discussed in 'Visitor Facilities'.

Existing Access

Existing Problems

- 2.36** Problems with existing access were highlighted as being the existing section of the National Cycle Network which falls on a dangerous road, the lack of safe, circular access from surrounding villages and gaps in access from villages. In developing the first draft of the masterplan, the Project Partners have looked to develop routes which wherever possible are circular and do not use busy roads. This is discussed further in 'Footpaths, Cycleways and Bridleways'.

Additions or Revisions to the Map

- 2.37** Consultees identified that the waterway running to Ramsey (this was on the map but not highlighted in blue), the wider highway network and bus stops were items that were missing from the map. These features have been added to the map.
- 2.38** Consultees also highlighted the need for the following revisions or checks:
- Concerns were expressed that the Ordnance Survey depiction of what routes have public rights (and which do not) was not completely accurate. The Project Partners found that they were correct within the project area, but that there were a small number of diversions that have not been corrected on the OS mapping for the wider area.
 - It was recommended to check for the presence of any unrecorded Public Rights of Way or those which the County Council delivers. This has been checked by the Project Partners.
 - It was recommended that the Rights of Way (RoW) Improvement Plan was consulted, which considers wider access networks than just RoW. This has been checked by the Project Partners.

Public Rights of Way (PRoW) within the Project Area

- 2.39** The conservation and wildlife group highlighted that two PRoWs within the project area are little used, they run parallel from the south to the centre of the project area. They recommended that it would be highly beneficial for wading birds if the eastern PRoW, or a section of it, could be permanently removed, with the parallel western PRoW providing the main access. They suggested that this would enable a larger area for waders adjacent to Woodwalton Fen, which would also provide an attractive view from the western PRoW.
- 2.40** The access and activities group were asked what they thought of this proposal. Overall they had no issues with this idea and consultees considered this PRoW to be used very little at present. Cambridgeshire County Council pointed out that removing a PRoW is not a simple process, but suggested it may be possible if the Project Partners provide an alternative route or diversion. The partners elected to seek a diversion of the eastern PRoW, providing a diversion using the western PRoW.

Existing Activity Areas

Angling

- 2.41** It was noted that there may be additional angling facilities outside the Great Fen Project area that are not marked. Environment Agency has provided up to date details of locations of angling facilities.
- 2.42** Chapel Road residents expressed concern over the current impact of angling along the Great Raveley Drain, in terms of the impact of vehicles on Chapel Road (e.g. grass verges used for passing), and litter left in the fishing areas. Proposals to minimise the impact of vehicle use of Chapel Road are considered under 'Visitor Facilities'.
- 2.43** In addition, the partners have also spoken to the local Angling Society, who have said that they would be happy to include a guidance with their instructions and directions (e.g. for competitions) to encourage angling visitors to drive carefully down Chapel Road and to not use grass verges for passing. The Angling Society state in all their literature that anglers should take litter with them. The Society also carry out random checks on sites to ensure that anglers have the necessary handbooks and will collect litter if they see any.
- 2.44** Natural England and the Wildlife Trust are developing wardening schemes, which will include developing relationships with users of Woodwalton Fen and anglers along the Great Raveley Drain. Limited difficulties with approaching people who have dropped litter, or that don't have their handbook, due to occasional verbal abuse were identified.
- 2.45** The Environment Agency highlighted that Great Raveley Drain is an excellent winter fishery area where fish tend to shoal, attracting people from across the country, and it is likely that this will continue to be popular with anglers into the future.
- 2.46** The Environment Agency also emphasised that a particular benefit of the existing angling activity is that anglers use local pubs, providing business during the quieter winter months. There are usually about 10 competitions each winter season.

Existing Amenities and Services

Additions or Revisions to the Map

- 2.47** Consultees suggested that all Bed & Breakfast accommodation, the caravanning and camping site at Kings Ripton, the location of heritage attractions (e.g. Flag Fen, Ramsey Rural Museum), other points of interpretation interest, such as features marked on OS maps (e.g. Castle Moat) and Wildlife Trust nature reserves in and around the Project area should be added to the map. These additional features have been subsequently researched and added where appropriate.

Moorings and Facilities

- 2.48** The Inland Waterways Association said that Bill Fen Marina is a good place from which to explore the Great Fen, and that it would take just over an hour to travel from Bill Fen Marina.

Visitor Facilities

Ramsey Heights Countryside Classroom and Nature Reserve

- 2.49** Support was expressed for using Ramsey Heights Countryside Classroom and Nature Reserve (located on Chapel Road) as the main visitor facilities for the Great Fen Project over the next five years, until new visitor facilities are available at the proposed site of New Decoy, off the B660.

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- 2.50** Local residents asked how the Countryside Classroom would be used in the future, once the new visitor facilities were present. The Project Partners said that many of its current functions (e.g. school and community groups visits, events etc) would be located at the new visitor centre. However, it would still be used, for example, for training events.

Woodwalton Fen National Nature Reserve

- 2.51** In light of increasing visitor numbers, the question was raised as to whether improved facilities would be provided at Woodwalton Fen, such as public toilets, which people may expect. The Project Partners said that they were looking to redirect pressure away from Woodwalton Fen and that they were aware that they needed to provide better information about the availability of toilets (e.g. at the Countryside Classroom during office hours, nearby pubs).

Holme Fen National Nature Reserve

- 2.52** The problem of security at Holme Fen, in particular car break-ins, was highlighted. The Project Partners responded that vandalism and anti-social behaviour (arson in bird hides, removal of waymarkers, break-ins to parked cars) makes improvements to visitor facilities at Holme Fen difficult. However, they have planned other improvements, such as better information and signage, including location of toilets.

New Visitor Facilities at New Decoy

- 2.53** Consultees across groups wanted to know the timetable for delivery of new visitor facilities at New Decoy. These are scheduled to be provided in 2013, subject to funding, but that while that is the aim, there is still a great deal of feasibility study and work to be done. The possibility of incremental improvements, such as information points and basic visitor facilities located elsewhere in the project area, in the meantime was highlighted.
- 2.54** Consultees discussed the nature of the new visitor centre and facilities proposed at New Decoy, including the nature of the building and what it will provide, the interpretation provision, attractions, activities, and the nature of the surrounding area. At that time this was yet to be agreed, but it was likely to include office facilities, meeting space, storage, a café, interpretation and access in to the surrounding area of mixed habitats.

Concerns

- 2.55** A number of consultees had concerns that there would be nothing to see around the new visitor facilities in five years time. However, the Great Fen Project partners explained that Fen habitats develop relatively quickly, and that there will be other interesting features e.g. activities and interpretation.

Visitor Experiences

- 2.56** There was a strong feeling from many consultees across groups that the new visitor facilities should provide unique and inspiring experiences. Suggestions provided include the following:

General Matters

- Viewing the project area from a raised height – examples identified included using “treetop walks” or being able to use zip wires.
- Ancient crafts, for example, enabling people to cut reed with ancient tools and demonstration of old industries.
- Local food.
- Organic food.
- Snack bar.
- Cloakrooms.
- Arts and crafts, and heritage all year round.

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- Interactive features, audio-visual displays, a way of showing the vision, permanent installations.
- Hands-on experiences.
- Consideration of examples in Holland and the States.
- Security provided through CCTV/ alarm systems and possibly a moat.
- Bike racks (Sheffield stands).
- Three or four small woodland areas (approximately 6 acres each) for corporate team-building and educational use, possibly incorporating round houses in meadow glades for overnight stays see 'Activity Provision' for more of a discussion of nature of activities, woodland species and design considerations). Educational areas are also likely to incorporate ponds and meadows. These areas may require restricted access when in use.
- A mix of habitats within a short range of the visitor centre for interpretation and visitor use (including reedbeds, wet and dry grassland, scrub and woodland).

Dog Related

- Picnic areas for dogs and no dogs.
- Dog play areas alongside children's play areas (divided by low fence), to enable parents to watch both.
- Red (no dog), amber (dogs on lead) and green (dogs off lead) system, with attractive alternative for dog walkers. Low fences or hedgerows to divide without segregating users.
- Dog walking trails incorporating place(s) to swim and dig (sand or wood chippings would be suitable), and potentially use equipment (e.g. tunnels and equipment used in Crufts).
- A general green space (rectangular, ideally half a mile up to a few miles) designated for dogs off leads to enable shorter or longer walks through looping back, which could be particularly important, for example, for older people. This could also incorporate a "dog training area", which would be a smaller fenced area. This would also provide an opportunity for dog walkers to meet staff.
- Dog toys/ food/ bowls on sale in the shop has provided a good income in other locations.
- Mini kennel area where a dog can be tied and kept sectioned off, but the design enables it to be visible and open fronted, as it was suggested many people have a paranoia that their dogs will be stolen.
- Taps and bowls available on routes and marked on a map.

Horse Related

- Bar to hitch horses, but ideally a corral (5m x 5m for two horses) for security to ensure if a horse come loose, it cannot run away (the primary concern of horse riders), and possibly with a picnic bench overlooking the corral.

Angling

- Angling facilities, including, for example, five platforms for people with disabilities and young people, and ideally 30 pegs to fish, with as many of those as possible being platforms, potentially phased in with demand.
- Angling facilities less than 50m from parking for people with disabilities.
- Angling facilities where tackle can be dropped off.

2.57 As part of the masterplan implementation the Project Partners will consult further on the nature of visitor facilities. This feedback will be incorporated into that work.

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Visitor Projections

- 2.58** A common question that arose across consultation groups related to visitor projections because of the potential impact, need for parking, and nature of visitor facilities. It was suggested that a study or modelling could be undertaken to help with looking at creating features for visitors or predicting disturbance of wildlife. It was highlighted that visitor projections are important for surrounding communities and local businesses (e.g. Bed & Breakfasts, pubs).
- 2.59** The Project Partners said that they were aiming for 50,000 to 100,000 visitors to the visitor facilities in the next five to ten years. However, they highlighted the difficulties in predicting visitor numbers, and said that more work was needed. The Project Partners also suggested that it was likely that a phased approach to accommodate rising numbers of visitors would be needed.

Visitor Gateways and Local Village Based Facilities

- 2.60** There was a strong feeling across groups, but particularly in the heritage, tourism and business group, that locating visitor hubs and/or parking in local communities surrounding the project area would help local communities to benefit economically from the tourism generated by the Great Fen. It was suggested that another mode of transport could be used to gain access to the Great Fen.
- 2.61** The following access opportunities and ideas have been identified by consultees and the Project Partners:
- Parking in or close to Holme, because of its location close to the A1, with an electric bus, road/water vehicle or 'Fen Duck'.
 - Parking in Ramsey with a water taxi, cycle hire and/or canoe hire.
 - There was the suggestion of seeing if the new Tesco's in Ramsey would provide parking facilities and even a shuttle bus, although this would need to be considered alongside concerns from local residents that Tesco's is diverting business from Ramsey town shops, and that shops and businesses in the High Street in Ramsey should benefit from the tourism.
 - Parking and cycle hire in Yaxley.
 - Links to the proposed Park and Ride facilities for Peterborough.
 - Links to a possible visitor centre in the Hamptons.
 - Parking, including possibly horse box parking, at Woodwalton.
 - Links to the water taxi proposed for Peterborough (Environment Agency).
 - Links via public bus services.
 - Links via train (cycling one way between Peterborough and Huntingdon, then getting the train back).
 - Links via model railway.
 - High quality, safe, (off-road) and reasonably direct footpaths, cycle routes and bridleways from surrounding centres of population, including Peterborough, Yaxley, Huntingdon, Ramsey, Sawtry, Holme and Woodwalton.
- 2.62** It was also suggested that this might require subsidised parking.
- 2.63** To encourage local economic benefits, the Project Partners have proposed that they would look to provide gateways to the Great Fen and village based facilities as part of the masterplan. The individual nature of the gateway or village based facility would be dependent on its location, visitor profile and opportunities to work with local businesses. As an example, it might be possible to provide extra parking facilities and information. Depending on location, feasibility and local business opportunities, a gateway or village based facility may provide visitors with the option to hire a bike, or take an electric bus or water taxi to the Great Fen. The Project Partners felt that the impact on residents would need to be minimised, and how best to do this should be discussed with local people at the public consultation.

Multi-modal Access

- 2.64** A number of consultees suggested multi-modal access e.g. canoe one way and get a water taxi back, cycle one way and get an electric bus back, cycle one way and get the train back. It was suggested that the Great Fen partners could discuss with the Wicken Vision team how they are looking to achieve this. The Project Partners will continue to look at methods used at Wicken Fen.

Management

- 2.65** There was also the suggestion that these hubs would not need to be necessarily managed by the partners, and could provide opportunities for entrepreneurs. Consultees and Project Partners suggested that they could incorporate refreshment huts or tearoom, toilets and light industrial units e.g. shops rented for local crafts, bicycle shop and hire (as at Rutland Water). The Project Partners will look into this as part of further consultation and work with local businesses and communities.

Access To and Within the Great Fen Project Area

Access and Management Issues

Managing People and Wildlife

- 2.66** There were some general concerns about ensuring that there is a careful balance between wildlife and access provision, and the conservation and wildlife group highlighted the need to manage access to minimise the potentially negative impact on sensitive species. A member of the conservation and wildlife group also felt that work should establish where the wildlife is or where we want it, and then plan access around it. Holme Parish Councillors were worried that the Project area might be like a country park or theme park.

Flexibility of Access

- 2.67** The need for flexibility to change access, from a wildlife or climate change perspective, was highlighted by the conservation and wildlife group. In particular, it was suggested that there may need to be exclusions on key sensitive areas during critical periods.

Screening and Landscaping

- 2.68** It was suggested that natural topography, barriers, screens or walls with holes could help to minimise the impact of visitors and/or restrict access onto sensitive areas, while still allowing users to view the wildlife. For example, it was suggested that a screen could be built on the western bank of Woodwalton Fen. The Project Partners agree that consideration needs to be made of where screening might be appropriate. See also the discussion around of the development of woodland in 'Habitats and Land Management'.

People with Disabilities

- 2.69** It was highlighted that disability access points are very important, and also that consideration needs to be made about where to provide toilets. It was recommended that the full range of disability groups be consulted. See also section 'Visitor Facilities'.

Visitor Pressure

- 2.70** Many of the consultees asked about the impact of visitor use on the NNRs, and there was a concern that if the Great Fen Project led to greater numbers of visitors at the NNRs, the conservation aims of conserving the rare species of the NNRs, would be compromised. It has been estimated that Woodwalton Fen currently receives about 5,000 visitors a year, and it is thought that the maximum capacity is about 8,000 visitors.

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- 2.71** Chapel Road residents expressed concern that vehicle use on Chapel Road had already increased a great deal. They highlighted the negative impacts of this, particularly in terms of the condition of the road (road surface deterioration and use of grass verges for passing) and speed of the road (National Speed Limit), which they felt was too high considering its use by pedestrians, children etc. Feedback on a speed survey and discussions with Highways regarding imposing a speed limit on the road suggested that signs should be provided to signify that it was a single track road with lay-bys and that pedestrians, children, and horses maybe on the road so drivers should show caution. This requires further investigation from the Project Partners on behalf of local residents in the near future. Chapel Road residents welcomed the idea of new visitor facilities off the B660 which they felt could much better sustain visitor pressure.
- 2.72** There was overall agreement across consultation groups that visitor pressure should be directed away from the National Nature Reserves on to the new visitor facilities. A staff member of Cambridgeshire County Council felt that we could afford to be less cautious with restricting access to the National Nature Reserves. It was suggested that the drains in Woodwalton Fen provided a natural 'moating effect' which might help to direct access.
- 2.73** It was also suggested that there could be some means of getting close and experiencing Woodwalton Fen through looking in e.g. from a bank or from a bird/ tower hide. Provision for wheelchair and pushchair users would need to be considered.
- 2.74** It was also suggested that there could be better access provision in Holme Fen NNR, including boardwalk provision, for example, because people would want to see and experience the silver birches, and an equivalent experience would not be available at the visitor centre either in the short or medium term. It was suggested that an effective path network in Holme Fen, connected to wider access networks, could spread use and hence reduce the likelihood of damage to sensitive species.
- 2.75** The Ramblers Association said that while more visitor pressure in Holme Fen may be undesirable, a footpath might be needed, or thought given to how many people there will be and where they should be directed. The Project Partners will look further into access to Holme Fen based on this feedback.
- 2.76** Local landowners highlighted locations where public access could pose safety and/or security issues. It was also raised that the masterplan should not be confused with what is available now. The partners will need to make clear that the masterplan is aspirational and should ensure that people are aware that current access is mainly constrained to the public footpath network.
- 2.77** It has also been indicated that there may be an old public access route across the railway east of Sawtry, although the definitive map information on the County Council's website suggested that this was not the case.

Panoramic Views and Raised Viewpoints

- 2.78** A number of consultees highlighted the idea of raised viewpoints, both at visitor facilities (discussed in 'Visitor Facilities') and within the project area as follows:
- Raised bird hides on the western PRoW to the west of Woodwalton Fen with views of a possible wader area.
 - Raised area/ bird hide looking into Woodwalton Fen, for example, from the north-east.
 - The tower of St Andrew's Church as a possible viewpoint.
 - The possibility of utilising views from higher ground to the south.
- 2.79** The partners have marked potential viewpoints on the draft masterplan map, and will consider whether any of these could be raised viewing points in the future.

Information, Signage and Interpretation

- 2.80** It was suggested that there should be better information about access and activities, particularly where they are located, where to go, how to get there etc. It was suggested that this needs to be addressed now. Further discussion of interpretation is included under 'Visitor Facilities'.
- 2.81** It was highlighted that interpretation needs to be in places other than the visitor centre and needs to tell the story of the Fens. Other methods of interpretation suggested included, recreating the ancient landscape and use of tools e.g. reed cutting, live web cams, and broadband/ wifi interpretation, podcasts and digital access (although it was highlighted that digital access is an issue in this area especially Holme).
- 2.82** It was suggested that interpretative links could be made with the following attractions/ points of heritage interest, with the potential for information points:
- Peterborough Cathedral (also visible from raised platform) – with the associated story of transport of stone over the Whittlesey Mere.
 - Peterborough Museum.
 - Flag Fen.
 - Ramsey Abbey (also visible from raised platform).
 - Sawtry Abbey (also visible from raised platform).
 - St Andrew's Church.
 - Old brick pits close to Woodwalton Fen.
- 2.83** It was proposed that the human heritage story, the Bronze Age landscape etc was incorporated. The Project Partners are currently forming links with local heritage attractions to look at joint promotion.

Roads, Car Parking and Public Transport

Impact on Local Roads and Villages

- 2.84** It was suggested that the Great Fen partners would need to consider (and minimise) the impact on villages and local roads, particularly from the A1(M) to the villages (Holme village and Conington). There was a suggestion that there could be access via the old A1.

Road Crossing at the New Visitor Facilities

- 2.85** It was highlighted that a safe means of crossing the B660 would be required to reach the visitor facilities, whether that was a crossing, pedestrian bridge or underpass. The Project Partners will investigate this further and liaise with the Highways Authority.

Level Crossing at Holme

- 2.86** Consultees across groups highlighted the problem of the level crossing at Holme as presenting a potential access problem for the visitor facilities. A transport study, undertaken by Atkins, with projections of visitor numbers of 50,000 per year, suggested that this would increase traffic by an average of 40 cars per day. However, it was also pointed out that visitor numbers are more likely to be concentrated on peak times, such as summer periods/ weekends and Bank Holidays. A number of solutions were proposed by consultees and the Project Partners, which will be considered further by Project Partners:
- Having a manned signal at Holme Fen was proposed by a resident who works for Network Rail. If it were manually controlled, staff could decide to open the gates more often to let traffic through. This suggests a meeting between the partners and Network Rail would be worth pursuing, especially if particularly busy periods can be planned for.
 - Park and Ride schemes by water taxi, electric bus or bike. Parking could be located in or close to Holme to promote local tourism and business.

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- Providing a bridge or footbridge.
- Having a radio station where people can tune into receive information about the Great Fen Project.
- Timing bus services with the level crossing.

Parking within the Great Fen Project Area

2.87 It was expressed that to help with the issues of security, it would be sensible to concentrate parking at the main visitor facilities in Zone 5. It was also suggested that this would draw people to the main visitor facilities, and would make sense from an income generation point of view. It was suggested by the Project Partners that there could be limited parking in the Project area by viewpoints/ interpretation points.

Public Transport Links

2.88 The importance of talking to bus companies, and exploring public transport links and options, was highlighted by consultees across the groups. It was felt that for many individuals this would be the only viable non-car option. It was asked whether the guided busway from Cambridge to St Ives could at least get people part of the way to the Great Fen. Although there will always be limitations in influencing the routes of private transport providers, the Project Partners will liaise further with local public transport providers, including community transport providers to ensure that they are aware of the Great Fen and potential demand for transport from the surrounding towns and villages.

Footpaths, Cycleways and Bridleways

Circular Routes within and to the Project Area

2.89 A view shared across groups was the desire for circular routes from surrounding communities into the Great Fen, existing and National Networks, as well as radiating from the visitor centre, with shorter and longer options available, and opportunities to extend. For example, the Ramblers felt that a 12 mile walk was easily achievable in a day.

2.90 The British Horse Society (BHS) said that community circuits would be the most important thing for local communities, as they do not involve transport of horses in boxes, and therefore are both easier for users and more sustainable. Circuits of 10 to 15 miles were suggested, with circuits whose boundaries touch or overlap, to enable variation. Avoidance of fast moving motorised traffic and routes avoiding black spots was seen as highly preferable. BHS suggested that for novices, routes of 7 to 10 miles may be more achievable, for example, if pony hire was set up. The possibility of using banks along waterways was suggested, particularly where this may give views over the Project area.

2.91 The importance of providing “family-safe” routes was highlighted i.e. being on quiet roads, or off-road paths or farm roads. It was suggested that, where possible, these routes should follow existing hard surfaces and PRowWs to minimise the cost of improvements. The need for reasonably level and direct, and attractive routes was also highlighted.

2.92 The following routes were suggested:

- Links to the Peterborough Green Wheel east of Stanground, via Farcet and either Straight Lode or the quieter Conquest Lode, with a short length of farm track (negotiation required) to link to the Great Fen via existing bridges. The Conquest Lode route reaches Great Fen at Zone 1.
- Links to the Ortons and the Hamptons (including the Hampton Country Park and a potential visitor centre at Hamptons which could be a gateway to the Great Fen)
- Links from Peterborough via Yaxley (including the proposed Country Park) and Sawtry.
- Link from Yaxley via farm roads and a river bank (this will require negotiation with the landowner).
- Alternative route from Yaxley following Yaxley Lode.
- Link from Sawtry where there are existing bridleway rights at Five Arch Bridge, though nearby farm road may provide a better surface (rights would need to be obtained).

- Access from Ramsey along the old railway line.
- From Ramsey the public footpath on Biggin Lane and Bury Lane is used by some cyclists, but rights would need to be obtained.
- Access from Ramsey via Chapel Road and Woodwalton Fen.
- Links from Woodwalton village utilising existing PRow in the south of the Project area.
- Direct links from Holme village to Holme Fen.
- Route running from Holme village to the visitor centre, avoiding the road.
- Links from Upwood and Great Raveley (one of the PRow currently stops in a field).
- Links with RAF Upwood.
- Links with Alconbury Airbase.
- Links from Huntingdon as part of the Ermine Street allocated development. This should become the preferred National Cycle Network route between Huntingdon and Alconbury, and might be preferable to the route starting on the Abbots Ripton Road, though this better serves the existing residential areas of Oxmoor etc.

2.93 Also suggested was upgrading the footpath through Yaxley to a cycleway/ bridleway. Another suggestion was a route alongside the waterway from Ramsey which would have the benefit of ownership by Middle Level Commissioners. It was noted that the part of the access would be alongside the road, which may not be desirable from an aesthetics and noise point of view.

2.94 Sustrans also recommended that bike stands (Sheffield stands preferred) be located where people are allowed on foot but not by bike.

2.95 BHS is also aiming to develop a bridleway linear link from Huntingdon to Peterborough Green Wheel, tying in with a national initiative of the British Horse Society to have a route from London to Boston, linking into existing routes there (the H1 Great Northern Bridle Route). These can be signed by white writing on a red patch (e.g. H1), which looks like the cycle network signs, but also indicates to cyclists that it is not necessarily a smooth road.

2.96 The project partners have considered potential circular, safe routes from the surrounding communities. Some proposed routes were consulted on during the Phase 2 consultation.

Link from Holme Fen to Woodwalton Fen

2.97 A member of the Countryside Access team at Cambridgeshire County Council suggested that in light of the problems with security and parking at Holme Fen, safe and legal off-road walking links from Holme Fen to Woodwalton Fen should be provided, incorporating the paths along Yaxley Lode and also to Holme village. It was suggested that these should be a priority and that with landowner agreement, the County Council could help to deliver these within a year. The Great Fen partners have incorporated safe links as suggested, although with reference to delivery within five years, the partners highlight the issue that much of the land is tenanted to long term tenants.

Public Rights of Way

2.98 The advantages of providing PRow were highlighted, including upkeep by Cambridgeshire County Council, and automatic inclusion on OS maps. The Project Partners expressed the concern that if PRow were introduced, and then species arrived, such as cranes, which were very sensitive, it would then be impossible to cordon off an area and so it was recognised that their constraints would make them inappropriate in some locations (including use at all times, legal procedures to divert, and very difficult to extinguish altogether). See [Flood Risk Management, LINK] for discussion of changing the existing PRow access to the west of Woodwalton Fen.

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- 2.99** However it was identified that permissive paths have their own issues, not least the associated long term uncertainty when public money is involved. The suggested approach was to establish a 'backbone' bridleway network with PRow status, shown on OS maps, offering safe off-road routes, linking to a network of permissive paths, which might have seasonal availability and which might change as the fen restoration process proceeds.
- 2.100** Sustrans recommended that it would be valuable to have a high quality route extended through the Great Fen, particularly routes linking Peterborough and Huntingdon with the proposed visitor centre. This would enable easy day trips to be made whereby people might get the train from Peterborough to Huntingdon, and then cycle back to Peterborough via the Great Fen. Such a link could potentially become the main National Cycle Network (NCN) route in the area, putting the Great Fen directly on the NCN and making it an obvious attraction for touring cyclists.
- 2.101** The Project Partners have decided on two key, off road, spinal routes, north to south through the project area, and east to west. These link into existing footpath and cycle routes, although their designations/status are yet to be determined.
- 2.102** Sustrans added that provision of service for cyclists at the visitor centre, and any other facilities near cycle routes and road entrances to the Great Fen would be useful, as would secure cycle parking (Sheffield stands) in any places beyond which only walkers would be permitted.
- 2.103** BHS said that they will publicise PRows, but don't tend to publicise permissive paths, as they can spend money advertising and then the paths are closed. If a path was going to be a PRow, the British Horse Society could help to raise money for it as a charity, but this wouldn't be possible for permissive paths, because they are not permanent.

Multi-user versus Single User

- 2.104** There were mixed views on multi-user paths. It was thought that the occasional bike would not pose issues, however in areas where there would be cycle hire and heavy use by bikes, it was thought that this could be much more of a problem, so walkers and cyclists should be kept separate. It was also suggested that more should be done to consult people with disabilities to see how they felt about sharing paths with cyclists. It was also suggested that some walkers prefer not to walk on bridleways, so suggested not to combine the two. It was suggested that there are many possible approaches for multi-user paths which can satisfy all users, which will require further research and consideration.
- 2.105** The BHS said that multi-user paths have worked with no conflict where the paths are sufficiently wide. They suggest that the ideal would be 5 metres, with 3m of grass path designated for horses. However, it was appreciated that this would not always be possible. Where it is just a bridleway, BHS said that it would normally be 4 metres wide, coming down to 3 metres if there is not the land, some obstacle, or where there is a pinch point (1.6m for stopping entry by car). There is discretion to not take out good trees or species, and also allowance of rotation for cuts (e.g. for a 5m path, mowing one side one year, and one side another). However riders don't like riding in long grass next to roads because of potential litter which could include sharp objects. BHS said that horse riders main objections arise when an existing bridleway is tarmaced over, but that they are generally happy where there is new provision. BHS have said that when we get to the implementation stage, they will provide advice on the nature of gates, based on experience across the country.

Path Surfaces

- 2.106** It was suggested that on multi-user routes there could be a section of hard surfaced track for walkers/cyclists, and an adjacent section of softer surface for horse riders, who may use the tarmac or hard surface when the other section is particularly dry or wet. Sustrans felt that tarmac was required if cycle paths were to be shared with horse-riders, due to the increased impact of horses. The use of alternative surfaces was also suggested.

2.107 BHS said that grass is generally preferred, although horse riders will use harder surfaces in wet weather, therefore this would also be a benefit of multi-surfaced/ multi-user paths. It was also felt that shared use would save on maintenance of the grass areas, as people will tend to walk on the harder surface. Crushed stone was suggested as a good hard surface.

2.108 A network of paths with different surfaces was recommended by Countryside Access. This is in line with previous consultation with Royal National Institute for Blind People (RNIB) and other disability groups who commented that people will enjoy walking or using a wheelchair on non-tarmac surfaces e.g. using grass paths.

Concern with Cycling Impact on Wildlife

2.109 Consultees from the conservation and wildlife group expressed concern about the impact of cycling on wildlife in terms of potential disturbance and effects on the movement of deer. A local wildlife specialist said that the cycle route at Grafham has impacted very severely on disturbance to wildlife. The partners will look to manage this and provide screening where appropriate.

Cycleway around Zone 2

2.110 It was proposed that there could be a cycleway around Zone 2 without access in, providing a circular route with different land structures to tell the story of the Fen, habitats and farming. This suggestion was incorporated into the first draft of the masterplan.

Waterways and Moorings

Waterway Access

2.111 Environment Agency said that access from Peterborough to the Great Fen via boat takes approximately a day. They suggested that the Fen Waterways feasibility studies are also worth revisiting, to look at wider masterplanning that is happening in the area and potential links to the Great Fen. The boating community thought that the Middle Level is currently underutilised by boat users. The most obvious waterway access for powered boats was highlighted as being along the New Dyke, which runs along the centre of the Project area, just south of the B660. Exhibition Bridge was highlighted as a major problem for limiting access via the eastern edge of the project, and would be expensive to remedy.

Moorings and Turning Points

2.112 The boating community suggested that:

- It is better to have basic moorings provided than have boaters create their own.
- At boating facilities and a mooring terminus, a local services would be an advantage.
- All Environment Agency moorings are metallised.
- There should be 20m turning points on the western and eastern ends of this waterway.
- 30m of moorings should be provided for narrow boats (accommodating 12 boats).

2.113 It was highlighted that it would make sense to tie in links with footpaths from the moorings to the visitor centre. Access for people with disabilities to the visitor centre was highlighted as a potential issue.

2.114 Three locations of moorings were proposed along the central waterway by the boating community, which would be suitable for long boats. Two further locations of moorings were proposed by the Environment Agency on the waterway between Ramey St Mary's and Pondersbridge.

2.115 A member of the Countryside Services team at Huntingdonshire District Council recommended against long term moorings because of associated problems with cars on tracks, and hours of use. The Inland Waterways Association (IWA) recommended 48 hour maximum moorings. IWA felt that the facilities would definitely attract people from the Nene and Grand Union Canal to the Ouse, but felt that the visitor centre

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should be positioned next to a canal or drain. The Great Ouse Boating Association said that they could manage moorings in or around the Great Fen Project area. Local landowners have expressed concern about how moorings may impact on security and privacy.

Canoeing and Kayaking

- 2.116** It was suggested that people could canoe from Ramsey. Cambridgeshire Canoeing Association recommended that a water entrance to the Great Fen would enable canoeists and kayakers to come to the Fen from adjacent rivers and then to paddle within the Great Fen itself. It was felt that there was not easy, near access from rivers and other bodies to the Great Fen, so the demand from people paddling their way in would probably be limited, but it would be important for them to feel welcomed.
- 2.117** Like walkers, the Association said that canoeists prefer to do circular routes. It was suggested that to be a success, the approved routes would need some adjustment to the fen drove banks to make it easier to get out of the water and into another piece of water, for example, the Environment Agency can provide stepped banks, and it was noted that the British Canoe Union HQ is willing to give advice about design and construction of portage points.
- 2.118** The Cambridgeshire Canoeing Association also suggested that a car park adjacent to the water which could be easily accessed with a good landing stage would enable visitors to drive to the Great Fen and then to launch their own craft once there. It was highlighted that this would enable them to spend more time within the Great Fen itself. The Association thought that if this area was close to a restaurant and toilet facilities then it could be a very popular option with visitors.
- 2.119** The Project Partners will indicate canoeing circuits on the masterplan, and look at how portage points and stepped access will need to be integrated. How canoeing might be linked into Zone 5 (visitor facilities) will be considered during further visitor facilities consultation.

Activity Provision

Boat, Canoe or Punt Hire

- 2.120** Based on other models (e.g. Slimbridge, Wildfowl and Wetlands Trust) it was suggested that boat hire and canoe hire be located at the visitor centre to help with staffing and impact management. This was recommended as both a good opportunity for income generation, and a good way to see wildlife with minimal disturbance.
- 2.121** Cambridgeshire Canoeing Association recommended a canoe hire facility within the boundary or just outside, if for administrative reasons this is the practical solution. It was suggested that to enable visitors who have difficulty walking to see the wildlife, the most suitable option would be stable touring open boats (paddled with a one bladed paddle for two to three people). The potential for punting was also suggested, either as either a guided or self-guided experience. A Cambridgeshire County Councillor said that it would not be possible to encourage sailing because of the depth of the water.

Cycle Hire

- 2.122** It was suggested that cycle hire could either be provided internally, or it could be provided by a local entrepreneur and business. The idea was presented that there could be more than one point to hire a bike, which then could be dropped off elsewhere, and another mode of transport taken for the return journey. The partners will investigate opportunities for this in the future.

Horse Riding

- 2.123** It was suggested that a good way to view wildlife without disturbing it is on horseback, and that people could hire horses or ponies, with a circular route around an area where people could go wildlife watching. There was concern about people bringing horses into the Project area if they were unused to riding in the

Fens. It was also pointed out that the clay in the south was often too wet or too dry for riding. The British Horse Society suggested looking on the Ride UK website for information and rationale support for funding bids.

- 2.124** Due to the high density of cars, people and possibly livestock in Zone 5, the Project partners detailed consideration is required of how to provide provision for horse riders in the Project area which doesn't conflict with Zone 5. Local horse riders were consulted further on this during Phase 2 of the consultation, (see 'Access to and within the Great Fen Project area').

Angling

- 2.125** A representative from Yaxley, Holme and District Angling Association felt that it would be good to have angling facilities close to the visitor facilities, where safe parking would be available, as security can be an issue. Having fishing platforms would be particularly useful for people with disabilities and young children.
- 2.126** Hunts Association for Tourism said that the southern end of the Great Raveley drain is fishable and that there is a hard road beside it. However, the Project Partners have said that they have a concern about the potential disturbance caused by this, and are not sure that there is adequate road access. It was also suggested that the Great Fen could be good for hosting fishing competitions to attract many visitors. It was thought that this would also help to encourage overnight tourists.
- 2.127** The local Neighbourhood Manager for Ramsey said that the fishing culture was huge locally and for new migrant worker communities. It was proposed by a local resident that there could be a fishing lake stocked with edible fish, such as trout. It was also suggested during the consultation that there may be some conflict between angling and boating.
- 2.128** The partners will look further into provision of angling facilities in the Project area. The partners will liaise further with local anglers to provide appropriate facilities and to minimise conflicts with other users.

Wildlife Watching

- 2.129** It was also considered important to develop opportunities for winter attractions i.e. wildlife, swans (as at Welney), birdlife. Provision to go and view the wildlife was seen as important. Moving forward from the idea of raised viewing platforms, treetop accommodation was proposed to watch wildlife, and it was proposed that wilderness tours could be undertaken, as in Africa. These tours could be conducted during the day or at night (e.g. badger watching possibly using infra-red viewing).
- 2.130** The Project Partners will take these considerations into view when looking in more detail at visitor facilities and business opportunities in the future.

Walking and Dog Walking

- 2.131** Concerns were expressed about the problems with dogs defecating and not being kept on leads. It was proposed by the Project Partners that there could be routes designated for people to walk dogs off the lead, and there could be other 'no dog' routes. It was discussed that these may need to be somewhat self-policing.
- 2.132** The Access and Recreation representative from Natural England highlighted the importance of dog walkers (for example, 40% of RSPB members are dog walkers) for revenue and support on site in reducing vandalism and influencing other dog owners, particularly out of hours when staff aren't present.
- 2.133** Access could be organised using a red (no dog), amber (dogs on leads) and green (dogs off leads) system. Routes would ideally include circular dogs off lead routes, and rectangular areas with opportunities to loop back.

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- 2.134** Natural England suggested that there should not be a blanket “dogs on lead” approach, where the demands of grazing or land use do not require it; there should be good provision across the project area and that dogs on leads everywhere can become unenforceable.
- 2.135** Natural England also highlighted that where health walks are provided (often 1hr to 1.5hr in duration), dogs are often not allowed so alternatives which do allow dogs should be provided. Suggested activities included training days, or encouraging dog walkers to organise events. The Project Partners agreed that utilising the red/ amber/ green approach would be a sensible one which could be outlined in the text of the masterplan.

Dog Mess Issues

- 2.136** Natural England said that research has shown that dog mess can be deposited in standard litter bins, so there is no need for separate provision, unless the partners wished to reduce the amount of litter being deposited in bins throughout the area. They recommended a bin after 100m of the start of a walk, when dogs are most likely to defecate. It was recommended that they should also be marked on a map. Natural England also suggested consideration of the Forestry Commissions successful “Stick and flick” approach, which involved flicking dog mess off paths and useable areas, where it will biodegrade, rather than going into landfill. This advice will be considered by the partners when looking at future management of dog walking access, particularly within Zone 5 where the greatest provision for dog walking will be made.

Camping and Caravanning

- 2.137** There was a general feeling that camping and caravanning should be located outside the Project area, although the question was also raised as to whether a caravanning site could be located in the south end, linking to a new cycleway. Ferry Meadows was provided as an example of a site where a caravanning site situated on the outskirts is very popular, where people can walk and bus easily to facilities and a pub. The Project Partners concluded that they would signpost people to local caravanning businesses operating outside the Project area and not provide any extra caravanning provision within the area.

Wilderness Camping

- 2.138** The heritage, business and tourism group thought opportunities for eco-friendly, wilderness camping, which would be low impact and involve single night stays, should be considered. This could also be linked with bushcraft activities. It was thought that the New Forest could provide advice on campsites. This is an area which the Project Partners will continue to consider, particularly in Zone 5 of the Project, where this provision could link in with educational and community group opportunities.

Backpacking Experience

- 2.139** Providing a youth hostel in a converted building, or similar backpacking experiences was suggested, like Bunkhouse Barns (Deepdale, Norfolk), which could provide affordable accommodation in the form of a bunkhouse/ camping etc. The Project Partners considered that this could be a possibility in the future.

Teambuilding and Educational Activities

- 2.140** Discussion was undertaken with Bridgwater College to consider the possibility of corporate teambuilding and educational activities linked to use of natural resources e.g. natural shelter building, rope bridges, lighting fires. It was suggested that the ideal scenario would be to create small woodlands close to the visitor facilities, each approximately 2.5ha and divided into three to enable rotation for management purposes. A range of woodland types would also be useful; high impact woodland, with species such as Ash and Scots Pine for coppicing and shelter-building, and multi-root trees for rope bridges, low impact woodland, incorporating habitat piles, more wildlife akin to a traditional wood, and resources that require special management care and educational use woodland, incorporating more sparsely planted areas so children can remain in sight and enable freer play, and a range of species providing textual activities (e.g. horse chestnut, pine, holly).

2.141 It was suggested that these three or four woodlands were in separate locations within Zone 5, not grouped together, to enable users to have a greater feeling of exploration on site, and to make a clear distinction between woodlands and their uses (e.g. clear change when a youth group progresses from high impact to low impact activities). Further discussions will be required to determine how access will be managed. The Project Partners will consider these issues further when consulting on visitor facilities and surrounding area of Zone 5.

Additional Suggestions for Activities and Attractions

2.142 There was a suggestion for wild swimming provision, with a query over water quality near the visitor centre for this. It was suggested that there could be a designated area with associated services. There were concerns about health and safety of this activity and the Project Partners decided that this was not something which they would undertake.

2.143 It was suggested that there could be balloon flights from, to or over the Great Fen, and just a field might be needed. A contact was provided who might be able to run balloon flights. However it was highlighted that this would unfortunately have significant negative impacts on both cattle and wildlife, particularly sensitive species such as cranes.

2.144 Huntingdonshire Association for Tourism thought that it would be an opportunity to work in partnership with the Game Conservancy, who conserve land for game, especially partridges. It was thought that the upland area in Zone 4 may be a good area.

2.145 It was noted that a miniature steam railway group in Mereside were looking for a place to set up a track. It was suggested that a train could take people from the visitor centre to the NNRs.

Social, Economic and Tourism Considerations

Education, Training and Volunteering Opportunities

2.146 The following suggestions were made for education, training and volunteering opportunities by consultees and Project Partners:

- Apprenticeships for young people e.g. in traditional crafts like thatching, or through Wildlife Trust Volunteer Officer schemes.
- Vocational volunteering opportunities.
- PhD and higher education studies e.g. in carbon sequestration.
- Volunteer wardening.
- Link with Canon Cameras at Wennington to develop joint courses in wildlife photography.

2.147 The Project Partners are working on a providing more volunteering and training opportunities on these themes and will explore these opportunities over the next five years.

Agriculture

2.148 Concerns were expressed by a Councillor that agriculture shouldn't be replaced in the Holme Fen area before it is known what is going to replace it and how many jobs are going to be created. The Project Partners agree that it is vital to be clear what the business and local economy benefits of the Great Fen Project will be. There is now a Business and Economy working group for the Great Fen. In addition to looking at jobs created through land management, grazing, and jobs at the proposed visitor centre and facilities, they will be developing wider plans to ensure that local communities and the wider region benefit through new business opportunities, for example, providing accommodation, cafes, or new activities such as cycle, canoe or boat hire. See also 'Visitor Facilities'.

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Growth Areas

2.149 It was identified that it would be useful to have future urban development plans to the south of Peterborough marked on the maps. There was a question raised as to how the Project links to wider geography and large green infrastructure projects, like Wicken Fen and Lakenheath. The Project Partners will be providing a map showing how the Great Fen links into the wider green infrastructure and future housing development.

Peterborough Airfield

2.150 It was asked whether the growth of this airfield has been factored into plans, for example, whether it might detract from visitor experiences, but also how it might be used for opportunities, such as balloon flights. The owners of the airfield are supporters of the Project. There is a zone that extends for approximately 2000 metres around the airfield within which tall structures could pose an unacceptable risk to aircraft. The Project Partners do not propose such structures within the Great Fen, so this should not be a constraint.

High Value 'Staying Visitors' and Visitor Profiling

2.151 The importance of attracting high value 'staying visitors' was raised, and the need to make links with existing accommodation providers. It was felt that better access, for example from Ramsey, would help to attract these visitors, and provide economic return to local businesses and communities.

2.152 It was felt that visitor profiling would be important in ensuring economic return to the local business community. It was also argued that the Great Fen partners need to consider how visitor profiles will change in future, how it could be of benefit and how to make that happen.

Business Opportunities

2.153 It was recommended that there could be opportunities for creating a retail outlet for local crafts, foods and products. Another suggestion was that it might be possible to grow biomass and crops which have benefits to wildlife. Implementation of the Masterplan will include investigating any opportunities for developing business in and around the Project area that are consistent with the social and environmental goals of the Project. These could be for the benefit of the Project Partners' needs to generate income to sustain the Project, or to support independent local enterprises. This will include land management activities, such as grazing and the production of biomass for various purposes, including energy generation.

Partnerships, Marketing and Promotion

Museums, Heritage and Archaeology Attractions

2.154 A number of consultees suggested that the Great Fen should link up with local museums, heritage and archaeology attractions in terms of physical access e.g. via the Peterborough Green Wheel cycle routes and the Fen Waterways link, as well as for promotion and joint events. Promotional links will be run with local attractions over the next five years, for example, through better information, running events which transport people between the attractions, and through joint interpretation projects (e.g. film and animation). On the masterplan maps, the Project Partners have planned new links between the Great Fen Project and the Peterborough Green Wheel in addition to circular routes running to and from local communities, such as Ramsey and Sawtry, where there are local attractions.

Promotion Opportunities with the Train

2.155 Promotion visible from the trains was suggested as an excellent means of gaining publicity. The partners will look into options of how this can best be achieved, and will also liaise with the train companies.

Promoting Active Travel

2.156 It was suggested that the Great Fen partners could promote active travel, bringing health benefits. A number of consultees also suggested that access by car and other motorised modes, including powered boats, should be limited where possible. The Project Partners are aiming to enable and promote sustainable transport to the Great Fen, which includes safe pedestrian, cycle routes and bridleways from surrounding communities. Powered boats will be able to moor along New Dyke (running through the centre of the project). The partners have proposed that access through other parts of the project area is likely to be only by small craft (such as canoes or punts) or electric boat.

Unique Selling Point

2.157 It was proposed that the Great Fen needed to establish unique selling points and attractions that would really excite and inspire people to visit. The partners agree with this and will be investigating further as the Great Fen develops specifically looking at the visitor facilities in Zone 5.

Phasing and Delivery

2.158 It was suggested that a key element of delivery would be phasing development of attractions and access over time, alongside restoration work. The partners agree that this will be vital.

Public Perception, Involvement and Future Consultations

Public Perception

2.159 Parish Councillors expressed that there was some feeling in local communities of elitism regarding the project and that it was not for communities, for example, due to the publicity surrounding Prince Charles and Stephen Fry. They also said that local people were worried that the Project was snowballing and moving too fast. More communication and going out to local communities was suggested, but not through coming to the village hall, as they thought people would not turn up.

Suggestions for Future Consultees

2.160 Stakeholders thought that the following consultees should be included in further consultation:

- Volunteers.
- Local airport.
- Public transport companies.
- Green Blue (advice on boating issues).
- Potential providers for electric boats (can be provided by David Biggs, Inland Waterways Association).
- Disability groups.
- Age Concern and U3As.
- Parkinson Society.
- Motor Neurone.
- Teachers and schools .
- Local horse riders (can be invited by British Horse Society).
- Steve Jenkins an access consultant (also an ecologist, previous manager of Highways team, and expert in animal behaviour) used by Natural England.
- Kennel Club.

2.161 The partners agreed to invite these individuals and groups to participate in the Phase 2 consultation.

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Suggestions for Future Consultation

2.162 Local residents suggested having an event at Ramsey Heights Countryside Classroom. It was also suggested that involvement should be interactive, conversational and should avoid jargon. There were other suggestions including consider participatory budgeting for one part, attending local events to consult, using joint consultation to help share resources and to avoid consultation fatigue, using methods in line with government policy on the empowerment agenda, not imposing decisions, taking people through the thought processes, and going out to towns/ communities then bringing people back into the Great Fen.

3 Phase 2 Consultation Summary

- 3.1** The second phase of public consultation was undertaken between 5 September and 16 October 2009, considering the first draft of the master plan. Groups consulted during this second stage included:
- Emergency services
 - Young people
 - Schools
 - Families
 - Older people
 - Disability organisations and users
 - Existing volunteers
 - Cross-section of the general public
 - Further feedback from stakeholders consulted in Apr-May 09
- 3.2** Nineteen events and structured interviews were held at public venues and schools in the area. Event locations included central venues such as Serpentine Green shopping centre in Peterborough, Ramsey Community Information Centre, Huntingdon Farmers Market and libraries. Structured interviews were carried out with local horse-riders, people with disabilities from the Papworth Trust, Disability Cambridgeshire, pupils and parents at local schools, and young people at Abbey College and Ramsey Youth Centre. The Project Partners spoke to over 500 people during these events.
- 3.3** Sixteen information points were established at libraries and information centres in the area between and including Peterborough and Huntingdon. Visitors were able to find out more about the Great Fen Project and feedback was recorded, either through informal comments, or through completing a questionnaire. Questionnaires were also available online.
- 3.4** Over 260 responses were received and analysed, with 85% of the responses coming from the Cambridgeshire and Peterborough area. There was some under-representation in the questionnaire responses of both the under 16s and 16-35 year olds (which will include families) and Black and Minority Ethnic groups. The views of children and young people, particularly in terms of what they would like to see and do in the Great Fen in the future, were gained through events in schools and in a local youth centre. Parents and carers were also encourage to provide comments in after school sessions.
- 3.5** Responses were also received from nine stakeholder organisations via email: Peterborough City Council (Natural Networks); Sustrans; English Heritage; Inland Waterways Association; Great Ouse Boating Association; Cambridgeshire Local Access Forum; National Farmers Union; Cambridgeshire County Council (Environment Policy and Projects team and Countryside Access team) and Disability Cambridgeshire.
- 3.6** People either spoke to staff, looked at an In-Brief document (two pages and a map), a Public Information Booklet, and/ or the full Masterplan Report, depending on their level of interest. The documents were available on the Great Fen website as well as at events and at information points in local communities, such as local libraries.

Habitats and Land Management

Range of Habitats

- 3.7** People were positive that a range of habitats would be provided to create interest, including woodland, grassland and fenland.

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Agricultural Production

- 3.8** During the public consultation and events, a number of people were concerned about the Great Fen Project on the grounds that the value of agricultural land and food production from this intensively farmed area could reduce, especially in view of the growing population, food security, and because much of the area is high quality agricultural land. It was also suggested that a better explanation of the benefits and objectives would be useful to anyone with these fears.
- 3.9** A number of people also felt that the farming story could be more incorporated into education and communications about the Great Fen, and also linked with the history and heritage stories e.g. the winning of the land in the monastic and 18th century, the draining of Whittlesey Mere, the continuing drainage story. This would set the Great Fen area in the context of the wider fenland area and its modern importance.
- 3.10** The Project Partners acknowledge the importance of farming in the Fens. Research by DEFRA has shown that projects like the Great Fen will not have undesirable impacts on UK food security. The partners will work to ensure that education and community work includes more information about farming and its importance, providing a fuller picture of the history and wildlife of the Fens.
- 3.11** Some people felt that the Project did not justify taking farmland out of production. The points put forward by Project Partners were that:
- the Great Fen Project would provide vital extra flood storage to help protect thousands of hectares of surrounding farmland and communities during extreme rainfall events, predicted as a result of climate change
 - the rate of peat shrinkage will lead to the valuable topsoil being lost in the future, reducing its fertility and versatility and that this would be tackled through the project
 - farming practises such as grazing will continue in the Project area. The creation of new grasslands will halt the loss of peat and could be managed in partnership with local farmers.
 - in responding to future increased food demand, there is other agricultural land not in active production in the UK with less potential value for people and wildlife, and it is also estimated that a third of all food is currently wasted in the UK. Reducing current wastage will be a key part of meeting the food needs of a rising population.
 - the area being converted from intensive root and arable crop agriculture to other forms of agriculture and land management is a very small fraction of the agricultural land available nationally (0.019%), and presents a rare opportunity to provide many other benefits for wildlife, and also for human recreation and health, for tourism and the local economy (training, jobs and businesses) and to prevent the equivalent of 325,000 tonnes of carbon dioxide being released each year.
- 3.12** The National Farmers Union emphasised the importance of farming in the Fens and its contribution to national food production, particularly with the challenges of climate change and the need for local food. They also suggested that although the Project Partners had consulted with farmers further consultation will be needed. The Project Partners fully recognise the need to work closely with the farming community both within and outside the Project area. The Project Partners will also continue to seek ways to work with tenants and landowners to develop opportunities for working together.

Mosquitoes and Malaria

- 3.13** A few people raised concerns about increases in mosquitoes and a resurgence of malaria as a result of increasing water levels in the Project. The Project Partners are undertaking studies into mosquitoes in the Great Fen to inform land management and ensure that habitats and land are managed in a way that minimises opportunities for mosquitoes to breed close to where people live and limit any possibility impacts on people. The partners have also taken advice from Public Health authorities on the factors required for Malaria and are satisfied that risks are insignificant.

Open Water

- 3.14** A number of people expressed support for the provision of more freshwater areas as these were seen as beneficial to anglers and fish stock.

Flood Risk Management

Concerns about Flooding

- 3.15** A few people expressed similar misconceptions as in Phase 1 (see 'Flood Risk Management' for information) that the whole Great Fen area was going to be flooded. These concerns were alleviated when it was explained that the Great Fen was not to be flooded but would provide water storage to help protect surrounding communities and farmland. The Project Partners also explained that water tables are being raised mostly below ground, and therefore there would only be limited amounts of extra open water across the whole project area. On the whole, there was a positive response to providing extra flood risk management capacity.

Access Zones

Finding a Balance between People and Wildlife

- 3.16** The concept of using zones to support the management of people and wildlife continued to be supported. A number of people were worried about the potential impact of people on the wildlife of the Great Fen and felt that this needed to be managed carefully. Some people were worried that there would not be areas of peace and quiet. Possible solutions included the concept of zoning with limited access to some areas, and providing plenty of viewing areas where people can see the environment without harming it.
- 3.17** The Project Partners emphasise that a key benefit of a large area like the Great Fen, would be the possibility to create areas of peace and quiet for people and for wildlife, as well as areas of higher activity, where larger numbers of people can come to appreciate and support the wildlife and heritage of the Fens. Zone 1 will provide an area of very limited access for people, with only occasional viewing, for example, by electric boat trip. Zone 5, including the visitor centre and surrounding area, will provide an area with a wide range of activities for visitors.
- 3.18** It was also suggested that good signposting and circular walking routes could help keep people on designated routes and minimise disturbance. The partners will be providing clearly marked trails for visitors.

Zone 1 – Quiet Area/ Very Limited Access

- 3.19** A perimeter access route around the north and east sides of Zone 1, such as is currently the case at Minsmere where there are sensitive species was suggested. The Project Partners will be providing perimeter access along the west of Zone 1 and access into Zone 1 will be possible from the visitor centre by a limited number of boat trips. The Project Partners did not feel that a perimeter route would add significantly to people's experiences to justify the expense. There are also privacy and land ownership constraints in the area. The Project Partners will not be restricting public access on the public highway in Zone 1, as it leads to private dwellings.

Zone 2 – Woodwalton Fen

- 3.20** Concerns were expressed that Woodwalton Fen might be damaged, and that the access that was enjoyed now would be restricted. There are no plans to change the access at Woodwalton Fen from what it is now, namely, access for pedestrians only, and no dogs except assistance dogs. A significant aim of the Project as a whole is to protect the wildlife and habitats of Woodwalton Fen, and the Project Partners are very much committed to this now and in the future.

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Existing Access

Public Rights of Way (PRoW) within the Project Area

3.21 During Phase 1, the conservation and wildlife group recommended that it would be highly beneficial for wading birds if the eastern PRoW in Zone 2 of the project area, or a section of it, could be permanently removed to provide a waders area, with the parallel western PRoW providing the main access. The access and activities group, including Huntingdonshire Ramblers Association, had no issues with this idea and consultees considered this PRoW to be used very little at present. Countryside Services (Cambridgeshire County Council) suggested that it may be possible to close the PRoW if the Great Fen partners provide an alternative route or diversion. During Phase 2, however, Countryside Services expressed concerns about removing the PRoW from a legal point of view. The Project Partners will continue to seek a diversion of the eastern PRoW, providing a diversion using the western PRoW, but recognise the statutory constraints within which the diversion would have to be carried out.

Existing Amenities and Services

3.22 Consultees recommended the following changes to the map: Bed & Breakfast accommodation to be inserted at Upwood; the pub at Ramsey Mereside has closed, delete; add other points of interpretation interest, such as archaeological features marked on OS maps (e.g. Castle Moat); add Wildlife Trust nature reserves in and around the Project area (Woodwalton Marsh and Five Arches, Riddy Wood, also Upwood Meadows NNR and Lady's Wood). The Project Partners recognised that there were other features of interest in the area but also wished for the masterplan maps to be as simple as possible and so would not add lots of other features. They could feature in future maps or other interpretation provided by the partners, as necessary.

Visitor Facilities

Visitor Facilities at Ramsey Heights Countryside Classroom and Nature Reserve

3.23 A number of people asked what was available to visit now. Ramsey Heights Countryside Classroom will be the main base for the Great Fen team of staff and volunteers, and the main location for school and community group visits and events, and it will also serve as an information point for casual visitors to the Great Fen, with a trail and interpretation about the Great Fen Project.

3.24 The availability of a grass parking area, surfaced blue badge holder parking, an indoor space, toilets, including an accessible toilet, and good access for a range of abilities, are seen as particular advantages of this location. However, its capacity is limited to local community use and events, due to road access and size. A future visitor centre will provide facilities for wider tourism and larger numbers.

Visitor Facilities at Woodwalton Fen National Nature Reserve

3.25 The lack of toilets at Woodwalton Fen was identified and is seen as a real drawback for visiting groups. Currently, activities for schoolchildren are therefore limited. The Project Partners have said that they are looking to redirect pressure away from Woodwalton Fen and that they were aware that they needed to provide better information about the availability of toilets (e.g. at the Countryside Classroom during office hours).

Visitor Facilities at Holme Fen National Nature Reserve

3.26 Car park security was identified as something that deters people from visiting Holme Fen. The lack of toilets is also an issue. The Project Partners are working on increasing wardening at Holme Fen National Nature Reserve to improve security. The Project Partners also hope that increasing visitor numbers to the Great Fen Project area will increase presence at Holme Fen and therefore reduce the incidence of car break-ins and vandalism.

New Visitor Centre and Surrounding Facilities

- 3.27** Respondents were very much in favour of the of the proposed new visitor centre. 58% of questionnaire respondents said that one of the things they would do was 'go to the Visitor Centre' when they visited the Great Fen Project area.
- 3.28** Several people also asked about timescales of new visitor facilities. The Project Partners are aiming to begin developing visitor facilities in 2013, but this is dependent on technical investigations and feasibility studies, as well as securing funding.
- 3.29** Many people who commented on the location felt that the visitor centre was in a good location. Cambridgeshire County Council welcomed its location on the North-South footpath and cycleway spine.
- 3.30** Representatives from the Great Ouse Boating Association felt that the visitor centre would be better located by a waterway, and said that consideration should be given to how boaters will access the visitor centre.
- 3.31** The Project Partners will continue to consider how boaters will have access to the visitor centre, for example, by ensuring that moorings are linked into footpaths and cycleways wherever possible, and potentially by having an extra bus stop close to the moorings on New Dyke (as indicated on the masterplan map).

Visitor Experiences

- 3.32** Respondents wished to take part in a wide variety of activities when they visited the Great Fen, many of which would involve the visitor centre. Suggestions for the visitor centre included:
- A demonstration area near the visitor centre to show people how to grow their own vegetables and possibly pigs or chickens, and live more sustainably was suggested by several people. This could feed into a farm shop at the Centre. A working farm was suggested, and young people suggested an area to pet animals.
 - Shop selling local items
 - Live webcams showing perhaps water birds on the meres or nestbox activity in the spring, especially for those unable to go far into the Project area. Recorded film could also be shown at other times.
 - Facilities for small children and babies, including paths for pushchairs and baby-changing
 - Facilities for angling, including provision and platforms for groups (e.g. youth groups, disability groups) where there is parking, toilets and other facilities close by.
 - An outdoor centre for a variety of activities, including canoeing, climbing, off road biking and archery.
 - A unique attraction (or Unique Selling Point) to attract visitors and tourists from further afield e.g. unique adventure facilities.
- 3.33** Activities for the Great Fen as a whole are discussed under Phase 2 in 'Activity Provision'.
- 3.34** Facilities to improve access for disabled visitors at the visitor centre included:
- Accessible parking – sheltered area for transferring people, if possible to cover all round a vehicle.
 - Braille and tactile books and leaflets.
 - Easily understood signposting, colour coding for visually impaired.
 - Hearing loop in the visitor centre and a portable loop.
 - Good photos with big legends, especially helpful for those with learning disabilities.
 - Possibly a sensory garden.
 - Big buttons for wheelchair access to visitor centre and disabled toilets
- 3.35** In the short term, the Project Partners are making improvements at the Ramsey Heights Countryside Classroom, the community centre for the Great Fen. These include:

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- blue badge holder parking closer to the building (and a space available during office hours at Woodwalton Fen NNR)
- tactile books and maps, and large print available
- clear waymarking
- portable hearing loops
- free all terrain mobility scooters for hire
- improvements to surfaces/ removal of steps to create an accessible circular route
- a new accessible outdoor shelter/ bird hide

Alternative Visitor Centre Facilities

3.36 Sustrans were concerned that a central visitor centre would lead to people driving to it rather than taking sustainable means of transport. They suggested more visitor centres on the periphery of the project area, for example, on the northern end close to the Hamptons and at the southern end close to Woodwalton. The Project Partners will encourage information points and facilities in local communities surrounding the project area, with cycling and walking links. It is also possible that other transport (e.g. water taxi, electric bus, cycle hire) could be provided in the future from these points, depending on opportunities arising with local businesses and entrepreneurs.

Visitor Projections

3.37 The problem of underestimating visitor numbers was identified, and the subsequent negative impact that this might have e.g. on roads and traffic, on staff. Suggestions to mitigate this issue included:

- Making the visitor centre large enough to accommodate larger numbers of visitors from the beginning
 - Capacity will be considered as part of consultation on the visitor centre and surrounding facilities
- Modelling predictions of visitor numbers and visits during peak and off peak periods
 - A range of investigations will need to be undertaken before the Project Partners bring forward detailed proposals for the visitor centre. Visitor modelling will need to be considered as part of the investigatory phase.
- Manned signal at Holme crossing
 - The Project Partners have been given informal advice that it may be possible to make changes to the way the barriers are closed at Holme Crossing. This will be investigated further.
- Sufficient parking
 - The Project Partners are looking to have an overflow car park at the visitor centre for peak periods
- Park and ride
 - The Project Partners are very interested in park and ride, but highlight that these opportunities will depend on business feasibility and local business providers
- Enough toilets (and accessible toilets) at the right locations
 - The Project Partners will have toilets and accessible toilets at the visitor centre. The Project Partners will also signpost local facilities (e.g local pubs), gateways and local village based facilities, and will describe the accessibility of these facilities. The Project Partners hope to encourage use of local facilities and businesses in this way.

Visitor Gateways and Local Village Based Facilities

- 3.38** There was a positive response to the idea of providing Great Fen information points and facilities in local communities, as a means of encouraging use of local shops and businesses. It was suggested that Stilton and Upwood could be included as Local Village Based facilities. It was agreed that Stilton was a suitable location. Upwood village was considered by the partners to be quite small as a base for local village based facilities, although the Project Partners did not discount it as a possibility in the future.
- 3.39** The Head Teacher at Ashbeach School in Ramsey St Mary's suggested that the new community centre next to the school could serve as a gateway, as there is space for information and parking available. The Project Partners thank Ashbeach School and would very much like to follow up on this.
- 3.40** A number of people suggested access from these facilities by non-car modes of transport. For example, people especially liked the idea of travelling into the Great Fen by water taxi, for example from Ramsey, and cycle hire. The Project Partners will be looking into the feasibility of these ideas over the coming years, and would welcome contact from any local businesses who would like to provide services.
- 3.41** Circular routes from gateways were preferred by cyclists, walkers and horse-riders. The Project Partners have tried to provide circular routes wherever possible, and will continue to seek to provide these wherever feasible.
- 3.42** Cambridgeshire County Council said that they welcomed consideration of visitor gateways. They suggested a further gateway where walkers from Yaxley would approach the Great Fen. The Project Partners will consider the appropriate level of information at all points where visitor enter the Project area, and will develop this entry point as appropriate.

Access to and within the Great Fen Project area

Managing People and Wildlife

- 3.43** There were concerns about the impact of too many people on the wildlife they had come to see. Suggestions included: restricting people to particular areas; leaving large areas where people are not allowed; limiting intrusion, signs, instructions, renaming of features. The Project Partners have provided a zoning system as part of the masterplan, with areas of higher levels of access – particularly Zone 5 (visitor centre and surrounding facilities) and Zone 4 (a large amount of the Project area). There are, however, some areas that will have restricted access to enable sensitive wildlife to succeed – particularly Zone 1 (very limited access) and Zone 2 (Woodwalton Fen, will retain existing access status of walkers and adapted all terrain wheelchairs (available for free hire), and no dogs (except assistance dogs). The partners are also sensitive to the needs of residents to preserve their privacy and security. Zoning is also discussed under 'Access Zones'.

Access for People with Disabilities

- 3.44** A number of people were pleased to see that access for people with disabilities had been considered. Much feedback was provided by people with disabilities and groups, including Disability Cambridgeshire. The following issues were raised:
- People with disabilities (and other users without disabilities) may need a toilet break, for example, once an hour
 - The Project Partners will provide toilets and accessible toilets at the visitor centre, with shorter and longer walks and activities available from there. There is also an accessible toilet at Ramsey Heights Countryside Classroom, from where community activities and events are currently run for the Great Fen. The Project Partners will also keep this in mind when organising events and activities.

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- Accessible toilets are needed outside of staffed hours
 - The partners will look into options (e.g. radar key operated toilets) at the Great Fen. The partners will also publicise from 2010 the location of the closest accessible toilets (e.g. in local pubs).
- Access for vehicles (e.g. through gates) may be required if a mobility scooter breaks down
 - Staff and emergency vehicles (potentially including mobility scooter breakdown services if they register with us) will be able to gain access through locked gates. Staff will only be able to assist with breakdowns of Great Fen mobility scooters.
- Paths should have wide firm surfaces, if multi-user there must be safe passing space. Mixing cycling and wheelchairs can be problematic. Use of bells was also suggested for cyclists as one of the solutions to this problem.
 - Wherever possible, the Project Partners will aim to provide wider paths on mixed use routes, and will also seek to provide pedestrian/ wheelchair user only routes wherever feasible.
 - The Project Partners will also raise the issue of bells with cycle hire providers in the future
- Anglers with disabilities would like safe angling platforms, preferably at the new visitor facilities
 - Fishing is unlikely to be available at the new visitor centre. The open water provided by the visitor facility is intended to be for the benefit of wildlife and wildlife watching. These water bodies will not be suitable for fish species that anglers will be fishing for. Angling is available in other parts of the project area and could be expanded to other locations.
- All terrain scooters/wheelchairs should be available for hire
 - The Project Partners would like to provide these at the new visitor facilities. These will also be available to hire from 2010 at Ramsey Heights Countryside Classroom and Nature Reserve, once new access improvements have been completed to create an accessible circular route, and at Woodwalton Fen National Nature Reserve.
- There should be information and facilities for people with visual impairments, hearing impairments and visitors with learning difficulties
 - The Project Partners will work with local people, including people with disabilities, over the next five years, and when developing the new visitor facilities, to provide the best possible provision across the Project area.

Access to and Visitor Pressure on the NNRs and the Countryside Classroom

- 3.45** Some people asked about the impact of visitor use of the NNRs, and there was a concern that if the Great Fen Project led to greater numbers of visitors at the NNRs, this would have a negative impact on the wildlife that the Project aims to protect.
- 3.46** The Project Partners are zoning access at Woodwalton Fen and Holme Fen NNRs, to help balance access and wildlife. In the Woodwalton Fen area, due to the sensitivity of species on site access will remain at its current level i.e. for pedestrians only, with seasonal restrictions in place where required, with no dogs, except assistance dogs. In the Holme Fen area, access will also remain at its current level (pedestrians, cyclists and horse-riders on designated routes only). Visitor pressure on these sites will also be monitored.

- 3.47** Countryside Access (CCC) felt that better access to Woodwalton Fen and Holme Fen NNR should be provided. During Phase 1, the Ramblers Association said that while you might not want more visitor pressure in Holme Fen, a footpath might be needed, or thought given to how many people there will be and where they should be directed.

Potential Conflict Between Access and Grazing

- 3.48** Countryside Access (CCC) said that while they would support grazing as a practical land management strategy, they noted that perceptions of potential conflict between grazing and users of existing public rights of way have been highlighted in discussion around land management at Wicken Fen. The Project Partners are clear that grazing will be a major means by which land in the Great Fen is managed. Potential conflicts with people accessing the Great Fen will have to be managed.

Impact on Local Roads and Villages

- 3.49** A number of people expressed concern about the impact of increased traffic on local roads and road surfacing, the proposed crossing of the B660 near the visitor centre, and the use of local 'quiet' roads by cyclists, pedestrians and horse-riders. Safety on these roads was seen as paramount, and off-road paths were preferred by all groups. It was also suggested that the potential impact on local roads be assessed prior to developing visitor facilities, to assess their capacity and the impact of large numbers of visitors during peak periods.
- 3.50** Traffic management will be an important aspect of providing Great Fen visitor facilities. Whilst the Project Partners wish to encourage visitors to come by means other than the car, they also recognise the practicality of using cars in rural areas. A lot of consideration will be given to this during the planning phase. The new visitor centre will also be signposted, to help prevent people getting lost on local roads.

Condition of Roads

- 3.51** One person expressed concern about the current condition of roads in Holme. Cambridgeshire County Council's Highways division, have advised that improvements need to be applied for as part of the minor improvement scheme in conjunction with the parish council. The Project Partners will also be liaising further with Highways during visitor consultation in summer 2010.

Park and Ride

- 3.52** Many people suggested the possibility of park and ride facilities for the Great Fen Project, for example, by electric bus, water taxi, bike, both as a way of reducing impact on local roads and other users, and as an experience in itself. The Project Partners are supportive of ideas such as park and ride. The most significant challenge will be to ensure that a service is financially viable for the project. The Project Partners would welcome appropriate business ventures (e.g. potential providers of a water taxi from Ramsey, cycle hire providers at gateways and local village based facilities) to help provide this sort of service for the Great Fen.

Level Crossing at Holme

- 3.53** Respondents also mentioned the problems with the level crossing and the time that can be taken to get across it. Some people felt that holdups here would colour the whole visitor experience. This will require further consideration from the Project Partners. The Project Partners will look into the possibility of working with Network Rail to reduce delays at the crossing.

Dangers to Wildlife from Increased Traffic

- 3.54** A couple of people were concerned about the increased likelihood of wildlife being killed by cars in the Great Fen. One suggestion was for animal crossing signs.

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Suggestion of Closing the B660

3.55 A couple of people suggested that the B660 could be re-routed or closed. The B660 is a key route for local people, connecting Ramsey and surrounding communities to the A1 and Peterborough. Closing it would have unacceptable impacts on local people and the economy. It will also be a key route to the visitor centre. Off road alternatives will be provided for walkers and cyclists (along the east-west spine).

Parking Provision in the Project Area

3.56 During Phase 2, out of questionnaire respondents, 3 out of 4 people said that they would like to be able to travel to the Great Fen by car. A number of people were concerned that other than for the visitor centre, there was not enough parking provision in the Project area. By locating any extra parking in local communities (potentially at some gateways and local village based facilities), rather than inside the Project area, the Project Partners aim to encourage use of local shops and businesses, encouraging benefits to the local economy. This will reduce the risks of security problems for visitors travelling by car, which has proved problematic at Holme Fen NNR, and in many other nature reserves across the UK. A map showing parking areas is available on the Great Fen Project website (www.greatfen.org.uk) or from the Great Fen team (info@greatfen.org.uk, 01487 815524).

Security of Parking

3.57 Security of parking was a concern for a number of people, with particular reference to break-ins at Holme Fen NNR. Security was a key reason for the Project Partners not choosing to have any extra parking areas outside of the visitor centre and visitor gateways/ local village based facilities. The Project Partners are aiming to increase volunteer wardening at Holme Fen NNR and across the Project area as it develops, to create more of a staff presence and therefore a greater deterrent. The Project Partners encourage anyone interested in helping as a volunteer warden to contact the Great Fen team (info@greatfen.org.uk, 01487 815521).

3.58 Local horse-riders were particularly concerned about security of horse boxes and trailers. The British Horse Society recommended the "Give a farmer a fiver" scheme, whereby horse boxes can be parked in farms, and this provides extra security. The Project Partners will look into this and discuss this as a possibility with local farmers.

Dog Friendly Parking

3.59 The idea of dog-friendly parking, as at RSPB Minsmere was suggested. The Project Partners would like to consider this and consult people further on their needs e.g. shaded areas for dogs in cars, as part of the visitor facilities consultation.

Footpaths, Cycleways and Bridleways

3.60 New footpaths, cycleways and bridleways for the area were highlighted by many people as being good aspects of the masterplan. Some specific issues raised were as follows:

- A safe off-road route from Ramsey was seen as key, and many people expressed support for the off-road walking and cycling route from Ramsey to the Great Fen, marked on the masterplan.
- CCC noted that while there was a gateway at Frog Hall (G1 – northern gateway), there are currently no public highway rights to get to Bradford bridge from Farcet Fen. The partners are aware of this and will liaise with landowners as appropriate as with all aspiration shown on land now owned by the Project partners.

Extent of Paths Shown

- 3.61** There was some concerns that the coarse granularity of access away from the visitor centre currently presented would potentially concentrate users on a small number of paths, reducing user choice, increasing environmental impact and adversely impacting the visitor experience. There will be opportunities for providing other access beyond the routes indicated on the masterplan map. These will be considered when more detailed work is undertaken on access in the project area.
- 3.62** It was also suggested that finer granularity paths (i.e. not just the major routes) should also be indicated on the masterplan, and argued that unless such paths are provided, this will not take pressure away from the National Nature Reserves. The Ramblers Association thought that it would make most sense to develop finer path networks as the project develops, in response to demand.
- 3.63** The Project Partners are supportive of adding more public access in the future in the Great Fen Project area, in the light of how the landscape develops and how features of interest develop. Additional access provided will need to be mindful of disturbance to wildlife and the privacy of local residents. Finer grained paths will not necessarily be included at the strategic level of the masterplan, but will be referred to in delivery plans.
- 3.64** a perimeter route was suggested (e.g. along Yaxley Lode/ Old Nene Course and along the line of ECML railway). The Project Partners felt that a route along the railway would not be desirable from a noise, aesthetics, trespassing and safety perspective. The masterplan highlights the major routes for the Project area, which will be a priority for the partners.

Links with the Peterborough Green Wheel

- 3.65** Stronger links with the Green Wheel network via Yaxley and Hampton were requested by walkers, cyclists and horse-riders, including Natural Networks (Peterborough City Council - PCC).
- 3.66** Natural Networks pointed out that with some good signing, this could be an extremely popular route into the Great Fen, with several thousand new houses planned in the Hampton area in the near future. They are currently working closely with PCC's planning department to ensure that a quality cycle route is constructed that heads south through the proposed Hampton Leys development to Yaxley. They said that this could easily be signed towards the Great Fen from the Green Wheel, then link in with a well-signed route through Yaxley and south to the Great Fen.
- 3.67** The Project Partners support the new route from Hampton, and would be happy to link with Natural Networks to provide better signage from the Green Wheel onto the route proposed in the masterplan from Yaxley and Farcet.

Spine Routes (North-South, East-West)

- 3.68** CCC and Sustrans welcomed the north-south Spine Route, crossed by east-west "arms" and Sustrans thought that it could become the most direct cycle and walking route between Peterborough and Huntingdon, and would be an attraction in itself.
- 3.69** Sustrans emphasised that to maximise numbers using the North-South Spine Route, the route should be continued to the main centres of population by the most attractive and direct routes achievable, in partnership with local authorities, other interested organisations and landowners. CCC also asked how the route would be linked to Huntingdon. The partners state that a key aim of the North-South route is to provide a link between Huntingdon and Peterborough. The precise route and means of delivering a route from Great Fen to Huntingdon still needs to be explored and will be done so in partnership with local authorities, landowners and organisations.

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Bridleway Access

3.70 A number of local horse-riders and the British Horse Society were pleased that there were new bridleway routes proposed. However, a number of local horse-riders and key stakeholders (Countryside Access – Cambridgeshire County Council, and British Horse Society) felt that more bridleways could be provided. A number of opportunities for potential further improvement were identified:

- A north-south bridleway linking to the Peterborough Green Wheel, providing access from the north and a long-distance link
 - The Project Partners had originally not included this route to help concentrate use in the south and to avoid conflict between horses and large numbers of users and cars at the visitor centre. However, in light of the comments, the partners will make changes to the north-south spine route to include access for horse-riders.
- Extra bridleways to provide circular routes
 - Two suggested routes would not be possible as they impacted on the Zone 2 buffer around Woodwalton Fen.
 - The Project Partners have agreed two other additional routes in the south of Zone 4, which will be incorporated into the masterplan.
 - An old bridleway running between Stilton and Holme Fen could be reinstated. The Project Partners will investigate this further.
 - Other suggestions to create circular routes, for example, around the periphery of Woodwalton Fen, and a circular route from the north have not been discounted, but the Project Partners felt that they could not be agreed at this stage without further research and considerations (e.g. where they included provision along currently unsurfaced banks). Options for these routes will be investigated.
- Involving local bridleway groups in planning was suggested.
 - The Project Partners have been liaising with British Horse Society, but would also very much welcome the involvement of local bridleway groups and local horse-riders.

Walking

3.71 Residents of Ramsey Heights village identified a lack of pavements next to roads linking to the Project area. The Project Partners raised this issue with Cambridgeshire County Council's (CCC) Highways division, who advised that this improvement has been put forward as part of the minor improvement scheme, but has so far not been taken forward as other improvements in the local area have been selected as being of higher priority. This does not mean that this particularly improvement to pavements will not happen in the future. CCC was concerned that text in the masterplan indicating the creation of circular walks serving the surrounding communities was not adequately reflected in the plans presented, and that they would like to see this include some rides.

3.72 The Project Partners highlight that circular walking routes are proposed from the north (Yaxley and Farcet, linking to the Green Wheel), from Ramsey, from Upwood, from Sawtry and Holme villages. There are also further circular options proposed within the Great Fen. More options will also be available surrounding the visitor centre, enabling people to choose an appropriate length of walk. Walks on rides are available in Woodwalton Fen and Holme Fen NNRs.

Good Signposting

- 3.73** It was suggested that good signposting would be needed for the Great Fen Project, which would help both access and help to reduce the likelihood of people impacting on sensitive wildlife species. The Project Partners will ensure that there is clear waymarking on major trails. Improvements are already taking place at Ramsey Heights Countryside Classroom and Nature Reserve and Woodwalton Fen NNR.

Public Rights of Way

- 3.74** CCC highways division were pleased to see the objectives of the Cambridgeshire Rights of Way Improvement Plan incorporated into the masterplan, but were concerned about some aspects of the proposals for re-directing an existing public right of way. The Project Partners will liaise closely with CCC to ensure that this is undertaken in the correct manner.

Cyclepaths

- 3.75** A number of people said that they were pleased with the new cycleway access routes provided. Sustrans said that in principle the networks were excellent, but asked how the network would be phased. The partners will be producing an action plan showing phasing as a next step to follow the masterplan publication. Sustrans recommended the following for cyclepaths within and outside the reserve area:

- routes should be chosen for their directness and connection to identifiable points of special interest
- inherited angular access grid should be softened wherever possible to match the contours and special features of the reserve area
- long straight paths should be given minor changes of direction where possible, to enhance interest and reduce feelings of fatigue
- major changes of direction should be retained only where they coincide with a location of special interest, as they otherwise add distance without reaching a destination and can be discouraging
- routes should be chosen to include natural viewpoints
- cycle routes should have a hard, sealed surface, such as tarmac, which is the least costly for maintenance and the kindest to the user.
- where visitors are expected to proceed on foot to a particular area of interest, the surface should change and cycle stands should be provided

- 3.76** The Project Partners will bear these points in mind and will liaise with local organisations, including Sustrans, when putting new cycleways in place. There will be some areas where farm tracks which can be used for cycleways are already present, where there will be fewer options for changes, without significant extra cost. The Project Partners will decide on surfaces at a later stage, in consultation with local people. From 2010, the partners will be providing cycle stands at Woodwalton Fen National Nature Reserve and Ramsey Heights Countryside Classroom, where people cycling to these reserves can proceed on foot on grass paths.

- 3.77** The Head at Ashbeach requested an off-road cycling route from Ramsey St Marys (one of the gateways to the Project area) to the Great Fen. This would enable them to cycle school groups out to the Great Fen Project. The Project Partners will contact the Highways Agency (Cambridgeshire County Council) and investigate this as an option for the future.

Specific Suggestions on Cycle Routes

- 3.78** The following was suggested by Sustrans:
- With the prospect of further population growth in Hampton and Great Haddon the access route via Yaxley Lode could become the most important route into the reserve for cyclists and walkers from these areas and from the west of Peterborough, if suitably attractive routes north of Yaxley can also be provided. The Yaxley approach, suitably located (eg through the Recreation Ground), could give excellent views over the project area. We suggest a bridge over the Lode to Black Ham Drove could

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serve both this route and the Farcet route via Conquest Drove. Alternatively, old maps show a straight farm road southwards from Broad Drove (south-east of Yaxley). If this could be recreated it would be more direct.

- The Project Partners will be adding a text box to indicate an additional route to be provided by Natural Networks, from Hampton to Yaxley. Beyond Yaxley, the route currently described in the masterplan has the advantage of being located to a greater extent within the Great Fen Project boundary, and therefore may be more achievable and may offer more of an experience of the Great Fen landscape. Detailed planning for specific routes may yield more suitable or cost-effective access which is different from that proposed in the masterplan.
- The cycleways map shows the Spine Route as being very angular and indirect south of Black Ham Drove. It would be better if this could follow a more direct route with gentler changes of direction, following around and between the natural zones planned for this part of the reserve.
 - At the moment the partners are following drove roads as much as possible to keep costs of new pathway development down, however, the Project Partners agree that smoothing out tight corners is desirable. This level of detail will be considered at the implementation phase.
- The Spine Route south from Middle Farm should preferably follow the slight ridge to Manor Farm and Church End, to allow it a more direct line and the best possible views. The Ordnance Survey 1:25000 map indicates intermittent farm tracks along this ridge, which could no doubt be linked appropriately.
 - The existing route provides a better network of tracks and still affords good views over Woodwalton Fen, so it was felt to be more appropriate. However, this alternative route will be considered at the implementation phase.
- The Spine Route might best be connected southwards from Woodwalton Bridge Street via a bridleway to the B1090 and thence via Clay Lane and the reinstatement of a former right of way directly to Owl End, Great Stukeley. As usage grows it might be worth considering the possible closure of the B1090 to motor traffic at the top of Walton Hill.
 - While it is too early to draw specific routes through to Huntingdon, the Project Partners will bear this option in mind as opportunities and plans for links from Huntingdon in the future.
- The eastern spine shown on the Cycleways map is excellent, and needs the most direct possible links into Ramsey, especially the link shown from the north of the town towards Speed the Plough Farm and around the north of Woodwalton Fen. This route might need much negotiation with landowners and new surfacing, but it would be very beneficial, giving a direct and safe cycle route between Ramsey and Peterborough via Yaxley or Farcet. There is no safe cycle route out of Ramsey at present.
 - The precise route between Ramsey and the Great Fen will be decided in consultation with landowners, tenants, users and others. The route to Speed the Plough Farm is direct, though the partners are also aware of constraints that limit the potential of this route.

3.79 A member of the public also suggested that cycleways should link into the Ramsey Town Transport Plan. The partners will continue to liaise with the relevant departments in both Huntingdonshire District Council (also a partner in the Great Fen Project), Cambridgeshire County Council and Peterborough City Council to ensure that cycleways proposed for the Great Fen link up with wider networks and plans.

Access from Moorings

- 3.80** CCC put forward that boaters often wish to be able to cycle from moorings, so cycleways should be provided where possible mooring is likely. The Project Partners have this very much in mind, and new moorings on New Dyke will be located adjacent to the major E-W cycling and walking route wherever possible.

Suggestions for Phasing Access Routes

- 3.81** Sustrans recommended prioritising cycling and walking access from Peterborough (via Yaxley and Farcet) and from Huntingdon, so as to promote local visits from the early stages. They then recommended access from Ramsey following this. The Project Partners will consider this as part of the action plan phase.

Multi-user Versus Singular Use

- 3.82** There were mixed views about multi-user paths. Some people highlighted that bikes can pose difficulties and come up quickly behind walkers, wheelchair and mobility scooter users. One horse-rider felt that dogs and bikes should be kept separate from horses. Solutions suggested included having wider paths with different surfaces for different users, that dogs should be kept on leads where there is horse-riding, and that there should be some separate provision for different types of users.
- 3.83** Due to cost and maintenance considerations, it will not always be possible to provide separate provision for all different types of users in the Great Fen. However, as part of the network, the Project Partners will aim to provide some sections specialised to different users where possible and in liaison with local users, authorities and landowners.
- 3.84** Some respondents differentiated between family or pleasure cyclists (admiring scenery or out for gentle exercise) and speed cyclists (those timing themselves around a circular route). It was suggested that these two groups could be kept apart. The Project Partners do not have the ability to provide alternative routes for cyclists who will be going at significant speed. Visitor management strategies will need to be considered to deal with this issue if it arises.

Bridges to Holme Fen NNR

- 3.85** Concern was expressed about narrow pathways over bridges at Holme Fen and the difficulty of access for people with disabilities and parents with buggies. It was suggested that if wider access bridges were provided, these could be marked on the maps. The Project Partners are currently looking into making improvements to widen the bridge to the Holme Post at Holme Fen.

Waterways

- 3.86** Cambridgeshire Local Access Forum (CLAF) identified that there is currently poor access provision to fenland waterways. They agreed that access for canoes should be provided, and asked whether canoes would have access via Exhibition Bridge. They said that they did not think it would make financial sense to change Exhibition Bridge to allow motorised access into Zone 1. The partners agree that this is not currently cost-effective and will not be seeking changes to Exhibition Bridge.
- 3.87** Great Ouse Boating Association (GOBA) were concerned about that the Great Fen would limit powered boat access into the Great Fen Project area, for example, along New Dyke and Great Raveley drain. The Project Partners state that there is no intention to restrict certain types of boats to the already-navigable parts of the Middle Level System in and around the Great Fen Project area. It is only the current restrictions, such as bridges, which will constrain access. Specifically there is no intention to allow only electric boats into the Middle Level waterways in the Great Fen.

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- 3.88** The Project Partners may be in a position to create smaller waterways within the project area which will not be directly connected to the Middle Level system. These waterways will be narrow and winding and close to wildlife. For these reasons the Project Partners will likely restrict these waterways to specific areas with additional limits on the number and nature of craft.
- 3.89** Boaters who wish to access into the Great Fen can do so via the Middle Level navigation which is linked to the rivers Great Ouse and Nene. These in turn form part of the national navigation network thus affording those who are on both short and extended trips the opportunity to access the project area using owned or hired pleasure craft. In addition a suitably sited base for tripper boats can offer an interesting alternative to the more widely adopted park and ride concept.

Moorings and Turning Points

- 3.90** GOBA were concerned that there were no moorings shown apart from at Bill Fen Marina. The Project Partners have been considering where best to locate moorings in the Project area. Moorings will be provided along the New Dyke, providing access to the heart of the Great Fen. The exact location of these moorings is to be determined. These moorings will be located as close as possible to proposed new walking and cyclepaths, and a new bus stop is proposed so that boating visitors would not necessarily need to walk or cycle the distance (approximately 1 km) if they are unable.

Canoeing and Kayaking

- 3.91** CLAF agreed with the Cambridgeshire Canoeing Association in their views that it would be desirable to provide access to the project area for canoeists from adjacent rivers, and to paddle within the Great Fen Project area, and also agreed that a small car park adjacent to the water with a good landing stages would enable people to launch their own crafts from the Great Fen. The Project Partners will be looking at developing canoeing circuits in the future and will liaise with local canoeists. The Project Partners will look at how portage points and stepped access will need to be integrated through further consultation with canoeists and kayakers. How canoeing might be linked into Zone 5 (visitor facilities) will be considered later.

Public Transport Links

- 3.92** A reliable, regular bus service (particularly on summer weekends) was seen as essential for a number of people in the local communities who do not drive, including older people and people with disabilities.
- 3.93** It was also commented that it would be essential for many tourists e.g. attracting people to visit who are already in Cambridge and could use the guided bus/ bus links as far as Huntingdon, and enabling people to visit who could come by train to Peterborough or Huntingdon from London. It was suggested that there could be a 'Fen Hopper' bus service, similar to the "Coastal Hopper" currently running in rural North Norfolk. One perceived advantage of the Coastal Hopper was that it served both tourist and local communities seeking to travel in the area.
- 3.94** Although there will always be limitations in influencing the routes of private transport providers, the partners will liaise further with local public transport providers, and community transport providers, to encourage new services in and around the Great Fen Project.
- 3.95** Natural Networks (PCC) suggested discussing proposals of a shuttlebus service connecting Peterborough's residents/ visitors to the Great Fen with the PCC Passenger Transport Contracts and Planning Team Manager.

Panoramic Views and Raised Viewpoints

- 3.96** A number of people suggested that locations for raised viewing would be useful as a little height would provide a good view over the flat landscape. Creative means of doing this, for example, by treehouse, zipwire or climbing wall were suggested. It was also highlighted that access for wheelchair users, people with mobility impairments and pushchairs would also need to be considered. Views from the visitor centre will be considered as part of its design process.

Information, Signage and Interpretation

- 3.97** It was suggested that the story of the Fens should not concentrate on the recent (post 1800) story but instead take a much wider and longer view. It could include eras such as Hereward the Wake, the monasteries and their influence and landholdings, the story of the use and demise of Whittlesea Mere, Napoleonic War prisoners of war camp, the coming of the railways and the Holme to Ramsey branch line, and nearby WWII airbases. The Project Partners are already working on interpreting some of this history through new education and community programmes. It will also be incorporated at the new visitor centre and at key features in and around the project area wherever appropriate.

Activity Provision

Boat, Canoe or Punt Hire

- 3.98** Large numbers of respondents in the public consultation said that they would like to take a boat ride when they visited the Great Fen, and many also said they would like to go canoeing, particularly children and young people. People with disabilities said that travelling by boat would be a good way to see the Fens. Sailing, pedal boats and rowing boats were also suggested as environmentally friendly possibilities. Cambridgeshire Local Access Forum wanted to see motorised petrol/ diesel boating kept to a minimum in the Great Fen Project area. Motorised and petrol/diesel boat access will continue to be allowed on the Middle Level System throughout the Great Fen Project. On drains outside the Middle Level system, controlled by the partners, there will be access by electric boat or non-powered vehicles only.

Cycle Hire and Biking Activities

- 3.99** Cycle hire, cycle lessons, cycle paths or trails and facilities for visitors bringing their own cycles were all popular with the public questionnaire respondents. The need for secure cycle stands was also mentioned by many, especially those who would travel into the Great Fen on their own bicycles. Young people suggested bike trails which included bumps, slopes and more of a challenge. To avoid motorcycle access onto these trails, one option identified was keeping access to these trails via a moat. Cycle parking will be provided in a number of locations. It is being provided in 2010 at Woodwalton Fen NNR and Ramsey Heights Countryside Classroom.

Horse Riding

- 3.100** A number of people were interested in horse riding in the Great Fen, including over 10% of questionnaire respondents. People were interested in riding their horses from where they live, bringing their horses using horse boxes, or riding with a school. The British Horse Society said that they would encourage people to ride from where they live whenever this is possible. It was felt that better access provision and facilities for horse-riders from surrounding communities would enable this. Circular routes were also preferable.

Fishing

- 3.101** Many people were interested in fishing, including 13% of questionnaire respondents, young people and people with disabilities. The importance of fishing as a local activity was highlighted. People with disabilities highlighted the need for accessible fishing platforms, toilets and parking close by. A number of people with disabilities, young people and parents wanted to see fishing provision close to the visitor centre. It

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was suggested that the new freshwater areas might also provide a commercial opportunity in the raising of freshwater fish whereby frozen or smoked fish could be sold at the Visitor Centre or in the suggested farm shop.

- 3.102** Fishing is unlikely to be available at the new visitor centre. The open water provided by the visitor facility is for the benefit of wildlife and wildlife watching. These water bodies will not be suitable for fish species that anglers will be fishing for. Angling is available on the Middle Level Drains which provide the best habitat for coarse fish. It is these areas where there may be opportunities for enhancing facilities and catering for all users.

Local Wildlife

- 3.103** A large number of respondents would like to discover local wildlife at the Great Fen. Many of the groups spoken to, including children and young people, were also very interested in wildlife. There will be many opportunities for wildlife watching which will develop as the Great Fen develops. The Project Partners expect a rich and varied menu of wildlife activities to be available for all visitors.

Walking and Dog Walking

- 3.104** Walking was the most popular choice of activities (over 85% wanted to walk in around the Great Fen Project area). At least 1 in 4 questionnaire respondents wanted to walk dogs in and around the Great Fen. A number of people who wanted dog-walkers' access to be regulated, and a number who wanted more access for dog-walkers. Concerns were also expressed about the problems with dogs defecating and owners not keeping them on leads. It was proposed by the Project Partners that there could be routes designated for people to walk dogs off the lead, and there could be other no dog routes. It was discussed that these may need to be somewhat self-policing. This suggestion received positive feedback.
- 3.105** The Project Partners agreed that utilising the red/ amber/ green approach would be a sensible approach to dealing with the sensitive issue of dogs and dog walking. Dog bins were also suggested. The Project Partners will consider how best to deal with this issue as dog-walking routes develop, in liaison with local dog walkers.

Discovering Local History

- 3.106** Almost half of all questionnaire respondents want to find out about local history. Specific suggestions included peat-digging at Woodwalton Fen, exploring the wider history of the Fens prior to Victorian times, Hereward the Wake, drainage and the Whittlesey Mere, WWII and the surrounding airbases, and archaeological finds. The Project Partners have already begun to run some events exploring local history and will be providing new schools programmes, events and interpretation (including boards, trails and leaflets) exploring the local history of the Fen, from Neolithic times to modern farming. This includes an oral history project to gather memories of the Fens. This work will be developed over the coming years and will very much be part of the new visitor centre and the facilities surrounding it. The partners are also working with the Fenland Museums partnership to explore the history of the Fens.

Camping and Caravanning

- 3.107** In the Phase 2 consultation 13% of respondents said that they would like to stay overnight in the area. Opportunities for camping in the Great Fen were of particular interest to young people. Cambridgeshire Local Access Forum and a few other people felt that camping and caravanning would be more appropriate based outside the Project area. Several local campsites, including at Kings Ripton and Pidley, have made contact during the consultation events. Young people also suggested an outdoor centre where they could stay overnight.

Wilderness Camping

- 3.108** Young people were very interested in wilderness camping, either close to the visitor centre, or at their own spot reached, for example, by canoeing. The Project Partners agree that they would like commercial camping and caravanning sites to be located outside the project area, which will benefit local businesses. However, wilderness camping, for youth groups or community groups, may well be made available inside the Project area.

Picnic Areas

- 3.109** Many people would like to have a picnic in the Great Fen (44% of respondents). This was also a popular option with children and young people. The Project Partners will provide picnic facilities at the visitor centre. Picnic benches are also provided currently at Ramsey Heights Countryside Classroom and Nature Reserve (the nature reserve is free and open all year round).

Play Facilities and Adventure Activities

- 3.110** The provision of both play facilities and adventure activities were very popular, particularly among children, young people and families. There were many ideas and concepts proposed for adventure play areas, including natural play areas (similar to those provided at Stanwick Lakes), den building activities and/or areas, a climbing wall with either natural or artificial holds, a natural assault course, zipwires, a treetop village linked with bridges and zip wires, high ropes, low ropes, a “Go Ape” type experience (bridges/ zip wires), a slide or slope created that could include something like tobogganing. Bushcraft was also suggested as an adventure activity, along with other outdoor activities suggested above (such as canoeing, kayaking and biking).
- 3.111** These facilities will be considered further as part of the visitor centre feasibility work. Some activities, like den building, are already available as part of the Great Fen programme of events and activities as discussed below.

Events and Activities

- 3.112** Many people wanted to attend events at the Great Fen (36% of questionnaire respondents). Suggestions for events included wildlife watching, gift-making events and stargazing events. The Project Partners currently provide some small scale family and community events, walks and training workshops, mainly from Ramsey Heights Countryside Classroom, but also out in the local community. Details of these events are on the Great Fen website, in the free Great Fen newsletter (available by email and by post) and are from the Great Fen team.
- 3.113** With the visitor centre, the Project Partners will be able to provide more events, some on a larger scale, for local communities, businesses and the general public. The Project Partners will welcome ideas and discuss further options as part of the visitor centre feasibility work.

Arts

- 3.114** Art activities were popular, and suggestions included photography, painting and music event. One suggestion was provided for showing photography areas on a map. The Project Partners would like to provide a wide range of art events and activities over the next few years, including photography, painting, wood carving, sculpture, willow weaving, animation, film, storytelling and smaller scale music events. The partners have also marked potential viewpoints on the masterplan map, and will develop these further as features develop.

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Visiting Local Shops/ Pubs/ Cafes

3.115 Many people (29% of respondents) wished to visit local shops, pubs and cafés in and around the Great Fen Project area. The Project Partners hope to encourage this through provision of circular walks, visitor gateways and local village based facilities in surrounding communities. The partners will also highlight this demand to local public transport providers.

Visiting Churches and Museums

3.116 1 in 5 people wished to visit churches and museums in and around the Great Fen Project area. The Project Partners are working alongside local museums, for example, through the Fenland Museums partnership to ensure joint promotion and the partners will signpost other local attractions. The Project Partners will also highlight demand for visiting local attractions with local public transport providers. The Project Partners may be able to work in partnership on special events, for such as Heritage Weekend, to provide some transport, for example, between Ramsey Rural Museum and the Great Fen.

Bring Friends and Family

3.117 A large number of people (over 45% of respondents) wished to bring friends and family to visit the Great Fen Project. It was suggested that there could be group discounts.

Additional Suggestions for Activities and Attractions

- **Archery** - It is possible that this activity could take place. However, as there is currently already archery available in the local area.
- **Paintballing** - There is already provision close by, near to Monk's Wood. The Great Fen partners would direct people to local providers.
- **Wild swimming** - The Project Partners think that the demand for and issues surrounding wild swimming would need to be investigated further if any provision was to be made available in the future.
- **Shooting (wildfowl and clay)** - Shooting activities in the project area would need to take place in a way that is not detrimental to the wider aims and objectives of the project.
- **Astronomy/ Meteorology** - Options for astronomy, meteorology or cloud watching and taking advantage of the dark skies in the area were suggested. The Project Partners will look to speak to any local astronomy societies in the coming years to see what might be possible, for example, having stargazing walks or events.

Education, Training and Volunteering

Education and Learning

3.118 A number of people felt that the Great Fen had a great potential for educational activities for schools, children, young people, families and the public as a whole, including involving local people, schools and groups in its development. The Great Fen team offer some services at the moment from Ramsey Heights Countryside Classroom, including school and community group visits, as well as some family and community events. Educational activity provision will be able to widen and increase when the team moves to the visitor centre.

Training and/ or Workshops

3.119 Over 15% of questionnaire respondents were interested in training and/or workshops. Suggestions included photography and local crafts. The partners will be providing training, informally through volunteering, as well as through workshops. Training workshops currently available include a variety of wildlife workshops, photography and land management skills (as part of the Wildlife Trust's Wildlife Training Workshops programme). The partners hope to widen provision in the future, for example, providing training in local traditional crafts such as willow weaving, or in areas such as bushcraft.

Volunteering and Work Experience

3.120 A large number of people wanted to volunteer at the Great Fen Project (almost 1 in 5 of respondents). A number of young people expressed an interest in helping with practical work and doing work experience at the Great Fen. The Project Partners expect to see volunteering opportunities increase as the Great Fen develops. There are currently a wide range of volunteering opportunities with opportunities to learn new skills, including practical work, helping with researching local history, helping with community and family events, including walks, making props, and office support. There are also work experience opportunities available.

Academic Studies

3.121 A couple of people suggested conducting academic research on the Great Fen. CLAF suggested that consideration might be given to studies into carbon sequestration and methane release.

3.122 The Project Partners have already begun undertaking studies. For example, the partners linked up with the Open University to study carbon sequestration – it was predicted that the Great Fen Project would prevent the release of the equivalent of over 320,000 tonnes of carbon dioxide each year. Woodwalton Fen has long been used as a site to study ecology and has a rich history of biological recording. Partnerships with academic institutions will continue to provide the partners with research and advice the whole range of issues the project is aiming to address.

Emergency Services – Access and Egress

3.123 Ramsey Fire Brigade members attended a public information event held in Ramsey, to look at the plans for the Great Fen and start to identify what they would need if called upon to rescue anyone from an accident. The firemen at Ramsey are 'retained' staff – that is they are not a full-time fire brigade and have to be called in from their normal occupations. They do however have a good response time, but to reach most of the southern part of the Great Fen area would take time. It may be worth investigating response times further with them.

3.124 Points raised included:

- Clear ways to locate incidents - A map, divided into quarters using the north-south access spine and B660 e.g. ABCD or 1234 to identify location of the accident or they could use OS grid refs.
- Grid refs on waymarker posts would be very useful.
- Wider tracks rather than footpaths would enable access to an accident, although fire engines are heavy vehicles and may not be able to travel far within the Project area in wet conditions.
- Map and keys for gates need to be kept by all emergency services.
- if campfires are permitted then the Fire brigade should be informed
- Coverage of the Great Fen area should be investigated further as the northern part of the area is likely to be served by the Yaxley Brigade.

Funding

3.125 A number of people were concerned about how the Great Fen would be funded, for example, the cost of ongoing maintenance. Suggestions including commercial sponsors, charges for access/ car parking/ sales, government endorsement and education links. The Project Partners will seek a variety of sources of funding, from traditional sources such as charitable trusts, as well as from the visitor centre and other land management enterprises.

3.126 One person also felt that there should be free services at the Great Fen. The Project Partners will provide some free services as part of overall provision in the Great Fen, to ensure that those with lower budgets are also able to enjoy the Great Fen.

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Social, Economic and Tourism Considerations

3.127 A number of people highlighted benefits to local businesses and tourism as being good aspects of the masterplan.

Unique Attraction

3.128 Some people felt that more vision was required to bring in tourists. A number of people felt that a unique attraction was needed, for example, adventure facilities or unique facilities found nowhere else.

Emphasis on Tourism

3.129 It was raised that there should be more consideration of tourism. Natural Networks (PCC) felt that greater emphasis could be made on Peterborough as a very nearby tourist destination with an excellent range of facilities, attractions and accommodation just a few miles from the Great Fen and the visitor centre. They suggested that this could be explored further with staff at the tourist information centre. The Project Partners will follow up on this link and will be gaining further advice on effectively developing new tourism and business opportunities.

Local Food and Crafts

3.130 It was suggested that local craft workers might also give demonstrations and sell handicrafts. The Project Partners are keen to support local artists and craft workers, both at the visitor centre and at visitor gateways and local village based facilities.

Partnerships, Marketing and Promotion

Better Information and Promotion

3.131 The need for better information and promotion was highlighted by many people during the masterplan consultation. Suggestions included:

- More frequent articles and updates in the local press
- continue community/ education work
- marketing/ PR/ commercial sponsorship
- more roadshows
- clearer explanation of benefits
- focus on different uses of land for farmers/ food security
- school projects
- local schools e.g. Folksworth
- promote the role of carbon capture
- help tackle government apathy and get government support
- better promotion east of Whittlesey e.g. Wisbech, March – advertise and hold events in wider areas
- Get young people involved
- Better information for anglers
- Better information for dog walkers
- Advertise on bus timetables
- Highlight the economic benefits
- Reach people and visitors further afield
- Add to the list of Peterborough tourist attractions
- Provide a central point of information

- 3.132** These are all valuable suggestions. The team is aiming to do more publicity, events and roadshows, including a central information point at Ramsey Heights Countryside Classroom, where many of the Great Fen team are based. The team welcome any suggestions for places to promote events, activities and the projects in general (e.g. through community talks, newsletters and information boards).

Museums, Heritage and Archaeology Attractions

- 3.133** The importance of making promotional links with other attractions and tourist networks was mentioned by several people and stakeholders. The Great Fen Project team will be developing promotional links with local attractions over the next five years, for example, through better information, running events which transport people between the attractions, and through joint interpretation projects (e.g. film and animation). The Project Partners will also follow up on suggested tourism contacts given during the consultation.

Phasing and Delivery

- 3.134** It was suggested that a key element of delivery would be phasing development of attractions and access over time, alongside restoration work. The Project Partners agree that this will be vital. Many people during Phase 2 asked about long-term timelines and when the various facilities would be available. Following completion of the masterplan the Project Partners will be producing an action plan to describe their anticipated objectives for the next three years. All aspects of the masterplan will be dependent on funding and partnership work with local authorities, landowners and other organisations. Some aspects of the masterplan are planned to happen relatively quickly - the visitor centre is planned for the next five or six years. Other aspects, such as the full network of access paths, will take a lot longer.
- 3.135** The action plan that will be developed following the masterplan will show how access will be developed alongside land management. This is an essential part of providing for visitors to the Great Fen Project. The Project Partners are already undertaking access improvements at Ramsey Heights Countryside Classroom and at the National Nature Reserves.

Public Perception, Involvement and Future Consultations

Public Perception

- 3.136** The general public provided very helpful views throughout the consultation. A wide range of positive aspects of the project were highlighted by participants. These included:
- Provision for wildlife
 - Fen restoration
 - Footpaths and car free walking
 - Bridleways and including horse riding facilities
 - Cycling and the potential to experience nature and cycle safely
 - Bus links and new bus stops
 - Walking/ cycling links from local communities
 - Opening up waterways
 - Boat rides
 - More open space with accessibility
 - Ambitious size
 - Learning and education
 - Disabled access and inclusion
 - Variety of purposes and functions of the Great Fen
 - Range of interests and activities and access
 - Fishing
 - Tourism, increase in local trade, local economy, and bringing visitors to the area
 - Infrastructure for the area

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- Support for shops and employment at the visitor centre
- Opportunities for local people and families to learn about the local environment
- Bring communities together
- Helping people to learn about value of wildlife
- Exercise
- Visitor centre
- Experience past fen life
- Flood safety valve
- Carbon capture
- Balance of wildlife and people

3.137 A wide range of potential problems, solutions and questions were raised, including potential issues with access, better provision of information, and balancing provision for wildlife and people. The range of potential problems and solutions have been discussed throughout this report and will also be incorporated into the Frequently Asked Questions on the [Great Fen website](#).

Involvement and Future Consultations

3.138 A number of people asked that the public or a particular group (e.g. local horse-riders) be involved in future consultations and decision making. The partners will actively seek and welcome further involvement. Individuals and groups, for example, who would like to comment on ongoing access and interpretation (boards, leaflets, trails, art) improvements are welcome to contact the Great Fen team to get involved (info@greatfen.org.uk; 01487 815524).

3.139 The partners would like to thank everyone for their comments and suggestions during the consultation on the masterplan. Balancing the needs and interests of a diverse range of users and interest groups is challenging but the partners hope the Great Fen will offer something for everyone and become a fantastic resource for local communities.

Abbreviations

BHS - British Horse Society

CCC - Cambridgeshire County Council

CLAF - Cambridgeshire Local Access Forum

EEDA - East of England Development Agency

GOBA - Great Ouse Boating Association

HDC - Huntingdonshire District Council

IWA - Inland Waterways Association

NNR - National Nature Reserve

PCC - Peterborough City Council

PRoW/RoW - Public Rights of Way/ Rights of Way

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1. COMT	14 TH NOVEMBER 2011
2. DEVELOPMENT MANAGEMENT PANEL	21 ST NOVEMBER 2011
3. OVERVIEW AND SCRUTINY (ENVIRONMENTAL WELLBEING)	5 TH DECEMBER 2011
4. CABINET	8 TH DECEMBER 2011

RAF BRAMPTON URBAN DESIGN FRAMEWORK (Report by Head of Planning Services)

1. INTRODUCTION

- 1.1 The purpose of this report is to update Cabinet regarding the recent consultation about the draft RAF Brampton Urban Design Framework (Draft UDF) and, taking account of any appropriate additional comments from the Overview and Scrutiny (Environmental Wellbeing) Panel and the Development Management Panel, to recommend the approval of the Draft UDF (incorporating minor adjustments) as planning guidance to inform the development of Council policy and the consideration of potential planning applications.

2. BACKGROUND INFORMATION

- 2.1 The Draft UDF seeks to establish positive planning, urban design, and development principles for the potential development at RAF Brampton in line with the principles established in the adopted Huntingdonshire Core Strategy (2009). In particular, the Draft UDF provides a framework to enable the delivery of a high quality, sustainable, mixed-use development.
- 2.2 At the Core Strategy Examination in Public, an independent Planning Inspector examined the principle of development in this area and found it to be sound. The following extracts from Planning Inspector's report, dated 29th July 2009, confirm the basis on which RAF Brampton was selected.

3.43 In the case of the Huntingdon Spatial Planning Area this includes Godmanchester and Brampton. Godmanchester is virtually contiguous to Huntingdon and relies on the market town for most of its needs, and at RAF Brampton there is an extensive area of previously developed land which can be used for large scale mixed development, avoiding the need to take further greenfield land around Huntingdon. I find this to be a sound and realistic approach which would recognise the close relationship between the Market Town and the Key Service Centres nearby. These developments with their improved public transport will be served by Huntingdon railway station and extensive bus services, including the new priority bus and guided bus route linking Huntingdon / St Ives with Cambridge.

3.46 With its grouping of settlements within the Spatial Planning Area Huntingdon has ample opportunity for sustainable growth. There is previously developed land at Huntingdon West which is the subject of a forthcoming Area Action Plan. Brampton and Godmanchester are closely linked to Huntingdon and RAF Brampton, a previously developed site, has

potential for mixed use after 2012. Although the Godmanchester and Fenstanton developments may have to wait for road improvements, the development at Huntingdon West and RAF Brampton is not similarly constrained.

- 2.3 The Draft UDF was subject to extensive public consultation between 12th September and 21st October 2011. The consultation was well publicised in 'Brampton Matters' (the village magazine), the local press, on posters and flyers, and through the Parish and District Council websites. A pre-consultation event staffed by Planning Services officers was held on 5th September 2011. Consultation exhibitions were staged at Brampton Memorial Centre during the consultation period and again these were staffed by Planning Services officers on 22nd September and 3rd October 2011. An evening village meeting was held on 12th September 2011 where Planning Services officers presented the Draft UDF and answered questions. Some 80 members of the public attended. A substantial and detailed response was received from the Parish Council along with comments from statutory consultees. In total, 166 written responses were received from 52 respondents.
- 2.4 For planning purposes, within the adopted Core Strategy, RAF Brampton is identified as a strategic area of mixed-use development within the built up area.
- 2.5 The Draft UDF preferred option sets out urban design principles, places significant emphasis on providing enhanced public open space, ensures integration with Brampton village, and reflects the historic form in particular through protecting and enhancing the setting of Brampton Park House and referencing the existing structure of the site.
- 2.6 With regard to the capacity of development at RAF Brampton, as identified in the Draft UDF, the site has capacity for 400 dwellings, 3.2ha of employment land, provision for one or two neighbourhood shops, community facilities, and publically accessible open space. A plan showing the proposed disposition of land uses (taken from the Draft UDF) is at Appendix A.

3. CONSULTATION THEMES

- 3.1 A summary of the consultation comments and the District Council responses can be found at Appendix B. The main consultation themes that emerged were as follows:
- Retention of Brampton Park Theatre
 - Traffic and transport
 - Footpaths and cycle paths
 - Flooding
 - Housing
 - Trees and open space
 - Social infrastructure
 - Environmental infrastructure
 - Proposed shop
 - Process issues

4. CONCLUSIONS

- 4.1 A range of comments was received on the proposals set out in the Draft UDF. There is little evidence of challenge to the principles of a significant mixed-use development on this site. There is both support for and objection in parts to the detail within the Draft UDF. The main objections derive from users and supporters of the Brampton Park Theatre, many of whom live in Brampton itself. Following a request from some of these objectors, members of the Parish Council and recommendations of the RAF Brampton Working Group, alternative plans will be incorporated into the final document to show the potential retention of the theatre building or the theatre plus the attached junior ranks mess respectively.
- 4.2 It is considered that the principles set out in the Draft UDF establish a robust framework for the delivery of the District Council's adopted Core Strategy policies for mixed-use development in this area. The Draft UDF secures the opportunity to create a high quality, mixed-use development set within a mature landscaped framework with important integration with Brampton village
- 4.3 It is intended that the UDF will be used as planning guidance to inform emerging Council planning policies and to provide a robust framework for the consideration of any planning applications received in the interim.

5. RECOMMENDATION

- 5.1 It is recommended that Cabinet authorises the Executive Councillor for Strategic Planning and Housing, in conjunction with the Chairman of the Development Management Panel and the Head of Planning Services, to finalise and approve the RAF Brampton Urban Design Framework as planning guidance to inform Council policy and Development Management decisions on potential planning applications.

BACKGROUND INFORMATION

Draft RAF Brampton Urban Design Framework September 2011

(This document can be found on the HDC website at the following link:

[http://www.huntingdonshire.gov.uk/Planning/Urban%20Design/Brampton/Pages/RAF BramptonUrbanDesignFramework.aspx](http://www.huntingdonshire.gov.uk/Planning/Urban%20Design/Brampton/Pages/RAF%20BramptonUrbanDesignFramework.aspx))

Adopted Huntingdonshire Core Strategy 2009

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APPENDIX A

PLAN OF RAF BRAMPTON – PROPOSED DISPOSITION OF LAND USES

APPENDIX B

**SUMMARY OF DRAFT RAF BRAMPTON URBAN DESIGN FRAMEWORK
CONSULTATION COMMENTS AND DISTRICT COUNCIL RESPONSES**

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Drawing: RAF Brampton Urban Design Framework - Map 15 Land Uses

Application Ref: N/A



Map 15: Land Uses

Location: Brampton

Item:

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APPENDIX B

RAF Brampton Urban Design Framework Summary of Consultation Comments and District Council Responses

Principle, scale and location of proposed development	
Summary of Consultation Comments	District Council Responses
<p>There is general support from respondents from Brampton relating to the proposed development, safeguarding significant trees and providing open space and linking the development to Brampton village.</p> <p>One consultee noted that it is not necessary to build new homes on a site that is a very short distance from a major Waste Management Site (with a 24 hour usage capability)</p> <p>Reference to the site's military heritage and archaeological potential should be further referenced</p> <p>Concern over parking and full capacity of village Doctors surgery.</p>	<p>The District Council must deliver its adopted Core Strategy, which seeks to provide a mixed use development at RAF Brampton. The principle, scale and location are set out in the Core Strategy. This Draft UDF has no policy making role in relation to principle, scale and location of development.</p> <p>Noted as above. The adjacent Waste Management site does not yet have a 24 hour licence.</p> <p>To be incorporated into the final UDF.</p> <p>Car parking capacity within the proposed RAF Brampton development area is considered to be satisfactory. Car parking capacity for existing facilities in Brampton village may need to be reviewed and this will be taken forward in conjunction with the Parish Council, Cambridgeshire County Council and relevant interested parties.</p>
Retention of Brampton Park Theatre	
Summary of Consultation Comments	District Council Responses
<p>Users and friends of Brampton Little Theatre have expressed that they would like to see the 'theatre' building retained. The theatre together with the attached Airmen's Mess building could be redeveloped into an Arts Centre, providing cultural facilities for Brampton; it could also provide changing rooms for the sports pitches.</p>	<p>Save the Theatre Action Group have been advised that a 'theatre' in itself does not provide a multi-use community building as required by the development to meet community needs of the residents. However alternative options Plan B and Plan C will be included within the final UDF which leave the way open for the action group to purchase the building. It is however doubtful if changing rooms at this location would meet Football Foundation criteria.</p>

<p>The building has been registered on the Theatres Trust's Building's At Risk register. The Parish Council, Theatres Trust, Brampton Park Theatre Company and Brampton Choral Society should be consulted on Plan B.</p> <p>S106 / Community Infrastructure Levy funding could be used to refurbish the building, this being more pragmatic use of the funding than any new-build community building. A business case shows that an Arts Centre can survive without ongoing subsidy, and there is local support for it.</p>	<p>Noted. Appropriate contact with The Theatre's Trust will be maintained.</p> <p>Whilst there is an active support group, some of whom are Brampton based, the support is, as yet, unquantified. The parties interested in the retention of the building will need to provide appropriate evidence of viability and refurbishment within their business plans costs if they intend to seek developer contributions for refurbishment. Other sources of capital and revenue funding may also need to be investigated.</p>
Traffic and Transport	
Summary of Consultation Comments	District Council Responses
<p>The roads into Huntingdon are barely managing to carry traffic in the morning; additional 500 vehicles coming off the site will only make matters worse. Concern of additional congestion along the High Street and Church Road at peak times.</p> <p>Parish Council welcomes the proposed mini roundabout on the High Street, Church Road and Buckden Road junction and also the reopening of the Park Lane exit onto Buckden Road.</p> <p>Parking along the High Street outside the shops is problematic; there is an opportunity to remodel this area to provide a lay-by, which this development could fund.</p> <p>The road / track to Park Road from the site should be reconnected – access will be required by emergency services.</p> <p>Sustainable transport methods could be augmented by frequent and affordable</p>	<p>Cambridgeshire County Council as local highways authority raised no objections in terms of highways capacity and congestion when RAF Brampton was considered at Core Strategy stage. New development proposals will require detailed travel and transport assessments.</p> <p>This issue will be investigated with the CCC as highway authority as proposals for the development of RAF Brampton are brought forward.</p> <p>Car parking capacity for existing facilities in Brampton village may need to be reviewed and this will be taken forward in conjunction with the Parish Council, Cambridgeshire County Council and relevant interested parties.</p> <p>This would be welcomed, however Park Road from the Grafham Road junction to the site is a private road in 3rd party ownership. Any increase in vehicular traffic could increase the usage of the substandard junction onto the A1 northbound from Grafham Road which is dangerous.</p> <p>This issue will be investigated with CCC as highway authority and with bus providers,</p>

<p>community shuttle buses – preferably electric powered to reduce noise and air pollution – to connect to key points within the village and RAF site. A morning and evening peak hour shuttle service could connect the site with Huntingdon railway station, Hinchingsbrooke, and Huntingdon Town Centre.</p> <p>Frequency of bus services needs to increase.</p> <p>Parish Council would like to see each person moving into the site provided with a one year free buss pass by the developers.</p> <p>DIO has no control over any land outside the surplus estate and no control over Annington Homes roads which are proposed for upgrading to adoptable standards.</p> <p>Bus stops should have shelters.</p> <p>Roads within the site must be wide enough for vehicles to park and maintain free flowing traffic including buses.</p> <p>There may be instances where cul-de-sacs are appropriate in the masterplan.</p> <p>The 30mph sign along Buckden Road must be moved south past the Park Lane junction and car garage.</p>	<p>including potential funding sources.</p> <p>This will be investigated with CCC as highway authority and with bus providers.</p> <p>This will be investigated with CCC as highway authority and with bus providers.</p> <p>To be investigated with CCC as highway authority and Annington Homes.</p> <p>Agree - to be investigated with CCC as highway authority, to be included within the final UDF.</p> <p>Agree - to be investigated with CCC as highway authority, to be included within the final UDF.</p> <p>Generally disagree - cul-de-sacs do not allow for permeability throughout the site.</p> <p>To be investigated with CCC as highway authority.</p>
Footpaths and cyclepaths	
Summary of Consultation Comments	District Council Responses
<p>Natural England, the Parish Council and CCC welcomes proposal to enhance pedestrian and cycle connections to existing public rights of way and to the wider countryside such as Brampton Wood SSSI and the Ouse Valley Way. Request that this be a bridleway.</p> <p>Development should contribute to the wider pedestrian / cycle routes to be upgraded to Paxton Pitts.</p> <p>The route to school for secondary school children needs to be carefully considered.</p>	<p>Noted. To be discussed with CCC and the landowner.</p> <p>This matter will be considered in conjunction with CCC.</p> <p>Pavement widths are constrained by existing boundary walls; however this will</p>

<p>Buckden Road and Church Road are narrow and the crossing to the north side of Thrapston Road / Huntingdon Road at the roundabout is dangerous. Use of the east side requires a better crossing of Huntingdon Road.</p> <p>The upgraded footpath across the field to the school must be out of bounds from horse riders. The trees along this route should be retained.</p> <p>The existing rights of way network is fragmented. Wherever possible rights of way need to be bridleways which can be used by walkers, cyclists and horse riders.</p> <p>Requirement for more dog walking routes.</p> <p>The south west part of FP3 around the current perimeter fence leading to Buckden Road should be retained as it is a countryside route and an important link to the Ouse Valley Way and access to the waste tip when it is eventually restored.</p> <p>Stopping up FP3 to the west of the camp is a pity because it is an informal countryside route across fields. Rather than being stopped up it could be linked with the changed route of FP4 to the school and diverted through the tree belt on the western edge of the site.</p> <p>FP2 should not be stopped up, but diverted to the inside of the hedge along the road to the fishing lakes.</p> <p>Brampton is a popular village for horse riders but this activity has no mention.</p> <p>Pedestrian and cycle routes through the development need to have public highway status.</p>	<p>be investigated with CCC as highway authority.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Consideration is to be given to the rationalisation and improvement of the footpath network in the area.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. To be discussed with CCC and the landowner and amended in the final UDF as necessary.</p> <p>Noted. The Draft UDF does not indicate any space or facilities specifically for equestrian uses.</p> <p>Noted. To be discussed with CCC and amended in the final UDF as necessary.</p>
Flooding	
Summary of Consultation Comments	District Council Responses
<p>The site is part of and is adjacent to a very large flood plain. Serious consideration has to be given to the impact of</p>	<p>This has been carefully considered as the Draft UDF has been prepared. Detailed flood management measures will need to</p>

<p>development on the base upon the flood plain.</p> <p>Concern that DIO and Annington Homes should have consideration of the Pitt Report and the Cambridgeshire Flood Memories Project.</p> <p>The Parish Council wishes to see measures incorporated to protect the housing and employment areas from high flows in the River Great Ouse.</p> <p>The Parish Council would like to see figures related to the net additional run-off created by development on the site. Any increase in run-off would be considered a major concern given the flooding of residential areas adjacent to the site.</p> <p>The Parish Council wishes to have sight of the Surface Water Drainage and Flood Risk Strategy.</p> <p>This section should be referencing Hydrology and Flood Risk or there should be a separate section on flood risk.</p> <p>The employment areas north of Central Avenue will need careful consideration with only footprint redevelopment allowed without suitable mitigation / compensation.</p> <p>Design issues relating to flood risk and its mitigation where appropriate must be included within the UDF for the site. Surface water management methods need to be incorporated in master planning at an early stage as it can impact on the layout.</p> <p>A “drainage and flood risk strategy” will need to be agreed which must include any phased development proposals and future maintenance responsibilities.</p>	<p>be discussed as developers prepare appropriate planning applications for the area.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted – these will be considered as proposals are developed.</p> <p>Noted – these will be considered as proposals are developed.</p> <p>Noted as above.</p> <p>Noted as above.</p> <p>The Draft UDF has taken careful consideration of the potential flood risk issues and this is reflected in the proposed disposition of land uses. Further detailed work on flood risk issues will need to be undertaken as proposals are developed.</p> <p>This will be undertaken as proposals are developed.</p>
Housing	
Summary of Consultation Comments	District Council Responses
<p>Questions regarding why 400 homes are needed in this location.</p>	<p>The District Council must deliver its adopted Core Strategy, which seeks to provide a mixed-use development at RAF Brampton.</p>

<p>The Parish Council accepts modest infill development within the Annington Homes sector.</p> <p>The Parish Council considered that 400 homes located in a mix of high and low density areas is acceptable.</p> <p>The Parish Council has highlighted concern that there are no proposed bungalows, a number which will be necessary to create an all-age development.</p> <p>Concern regarding 2 and a half and 3 storey housing close to Buckden Road unless they are hidden by the tree screen.</p> <p>Clarification is needed as to whether affordable housing is to be 40% or up to 40%.</p> <p>The Parish Council have recommended that some of the new houses be reserved for the children and grandchildren of local residents, thereby reinforcing the sense of community.</p> <p>The document states that there is an opportunity for small local builders and self-builders and their architects to be involved in the provision of a variety of homes to add interest to the site. There is no indication as to how this process is to be undertaken. How can we register our interest in making use of the opportunity to undertake a self-build on the site?</p> <p>This must not be a repeat of boring traditional housing estates, modern and eco friendly designs should be used.</p> <p>Photovoltaics would be appropriate on new build roof surfaces.</p>	<p>Noted, as reflected within the UDF.</p> <p>Noted, as reflected within the UDF.</p> <p>Bungalows have not been specifically included within the Draft UDF. However, should a need or market demand require bungalows these can be considered as part of any planning application.</p> <p>The existing woodland edge along Buckden Road will obscure views into the site. The majority of development adjacent to this treed edge will be 2 storey with only limited 2 and a half storey development.</p> <p>Core Strategy Policy CS4 states that developments of this kind should seek to achieve a target of 40% affordable housing.</p> <p>Noted. There is no formal mechanism for securing this but it can be investigated at the appropriate time as development proposals are brought forward.</p> <p>The District Council will work with any potential developer of the area to seek to develop an appropriate mechanism through which small local builders can get involved in the development.</p> <p>The UDF has been produced to ensure that the development on the site is of high quality.</p> <p>Sustainability measures will be required on the development. There is no objection per-se to the principle of photovoltaics.</p>
Employment	
Summary of Consultation Comments	District Council Responses
<p>The location of the employment area further separates the site from the village by blocking views and occupying an area</p>	<p>Disagree; the employment area helps to integrate the site with the village by being in a location accessible to existing</p>

<p>where south facing homes can be provided.</p> <p>The location for employment is close to and benefits from good access from the B1514.</p> <p>There is potential for the Officers' Mess to provide catering and housekeeping jobs that could be attractive to local residents.</p> <p>Concern about the types of employment that would be permitted. The Parish Council would like strict control to be maintained and would wish this to be agreed now.</p> <p>The Parish Council would like the District Council to consider how the alternative use to which the 'employment area' could be put should there be insufficient take up by new employers, reference competition from Alconbury.</p>	<p>residents. Views to the village / site will not be blocked; many existing trees in this location will be retained. Employment buildings occupy a similar footprint to buildings currently in this location. The majority of the dwellings proposed have south, west and east facing gardens through the layout of the site.</p> <p>Noted.</p> <p>Noted.</p> <p>The employment uses are envisaged to be class B1 uses that encompass, offices, research and development or products or process, or for light industrial processes as stated within the UDF. The proposals put forward by the landowner / developer will be considered at planning application.</p> <p>The take-up of employment land is monitored on an annual basis by HDC. However, the Draft UDF employment land areas relate to land supply requirements over the life of the Core Strategy (to 2026).</p>
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Trees and Open Space

Summary of Consultation Comments	District Council Responses
<p>Retention of feature trees and tree belts is welcomed.</p> <p>The Parish Council assumes responsibility (safeguarded by an appropriate commuted sum) for the many fine specimens on the site.</p> <p>A community orchard in the walled garden would complement the allotments.</p> <p>Brampton needs playing fields, allotments, and the historic house to enhance the present village amenities.</p> <p>Biodiversity and wildlife should be</p>	<p>Noted, these are a unique quality to the character of the site.</p> <p>These issues will be addressed at a later stage.</p> <p>The development generates a requirement for an allotment. The possibility of a community orchard will be investigated and incorporated into the final UDF. Parts of public open space could contain fruit trees.</p> <p>These are proposed within the UDF.</p> <p>The Draft UDF seeks to achieve this by</p>

<p>encouraged through a network of green spaces and SUDs and for trees and planting to provide shading and cooling in summer. Green corridors should be as wide as possible and incorporate structural and habitat diversity.</p> <p>It will be important to consult young people including the Youth Forum regarding the contents of the new LEAPs, NEAP and woodland trim trail.</p> <p>Loss of existing cricket pitch on the site is regrettable. The availability of tennis courts is seen as an asset and the Parish Council would see merit in retaining three courts. The playing fields will require changing facilities to Football Foundation standards. It is important that cycle racks be provided.</p> <p>Open space will need to be high quality so residents can meet many of their recreational needs within the development.</p>	<p>securing the retention of a high quality landscape, with substantial wooded areas and green corridors throughout the development area.</p> <p>Noted.</p> <p>Noted. The tennis courts are shown in the Draft UDF as being retained, and it is envisaged that changing facilities could be provided as part of a multi-use community facility.</p> <p>Noted. The Draft UDF seeks to achieve this.</p>
Listed buildings	
Summary of Consultation Responses	District Council Response
<p>The retention of listed buildings and a sense of the history of the site will be particularly welcome.</p> <p>The Gate House could be changed back into a one bed house.</p> <p>The Parish Council is concerned that Brampton Park House should have a viable and productive future. If no future can be found MoD might consider retaining for training and conference purposes.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The best way of preserving a listed building is to ensure that it has an active an viable use.</p>
Social Infrastructure	
Summary of Consultation Responses	District Council Response
<p>The Parish Council welcomes the proposal that the existing village school be expanded, as this will serve to bind the enlarged village together.</p> <p>Retaining the theatre / mess building is highly suitable for development into an Arts Centre. This has to be more sensible and cost effective option for S106 money to be invested.</p>	<p>This is the aspiration and discussions are in place with CCC as education authority.</p> <p>Noted (see previous comments relating to the Brampton Park Theatre).</p>

<p>Brampton has no provision for the Arts other than the theatre and already huge facilities for sports.</p> <p>The Parish Council welcomes the consideration given to the visual and physical integration of the Annington properties in the proposal. It should avoid the creation of two separate enclaves.</p> <p>There is little information with in the UDF regarding benches street lights, pillar boxes and other street furniture. The Parish Council would like to be consulted before the frequency and positioning of these items is finalised.</p> <p>The number of potential new residents will require provision of additional community facilities. These are shown most conveniently co-located with the changing rooms. The location indicated has good parking and open space / sports provision adjacent.</p> <p>The Parish Council has requested that the integral tool store be large enough to accommodate a tractor and other grounds maintenance equipment.</p> <p>The community building could house pre-school educational facilities. On site pre-school provision should be made.</p> <p>An opportunity is being missed for a sports centre. There is plenty of accommodation for visiting competitors. The Officers Mess is already a small hotel with annexes.</p>	<p>Noted.</p> <p>It is important for the long term sustainability of the site as a whole that Annington Homes and new development are integrated.</p> <p>The Parish Council will be consulted as development proposals are brought forward.</p> <p>Noted.</p> <p>Noted.</p> <p>This has potential to be provided with a multi-use community building. To be further investigated.</p> <p>A development of this size is unable to deliver a sports centre through S106 or CIL. There could be potential for the Officers Mess to be converted to a hotel, subject to planning requirements.</p>
Environmental Infrastructure	
Summary of Consultation Responses	District Council Response
<p>Buckden Road should not be allowed to become a 'highway' into Huntingdon with buildings turning their backs on it.</p>	<p>Agree - the UDF illustrates dwellings fronting outwards on the site.</p>
<p>Key views within the development have been carefully considered.</p>	<p>Noted.</p>
<p>The tree belts within the site will be heavily used by village people. A quieter area should be provided.</p>	<p>A range and size of different types of open space will be provided on site to cater for different users.</p>

<p>Access to formal and informal green space should be considered with regard to Natural England's Access to Natural Greenspace Standards.</p> <p>The developers should make reference to the Cambridgeshire Green Infrastructure Strategy in linking areas of open space with the surrounding countryside and green infrastructure network.</p> <p>A map should be included with the UDF demonstrating how the development will link into the surrounding green infrastructure network.</p> <p>Allotments will provide multi-functional benefits. Inclusion of green walls, bat and bird boxes would also provide biodiversity enhancement. Provision must be made for animal habitats, bird boxes, etc.</p> <p>Development of the site will require a detailed ecological assessment and mitigation and enhancement strategy.</p> <p>CIL money should be allocated for enhancement to nearby strategic green infrastructure that might suffer from increased usage.</p>	<p>Noted.</p> <p>The Cambridgeshire Green Infrastructure Strategy will be a material consideration as development proposals are brought forward.</p> <p>Noted. This will be considered.</p> <p>Noted. This will be considered as development proposals are brought forward.</p> <p>This will be a requirement of any planning application.</p> <p>The CIL is not yet in place. The prioritisation of use of potential CIL funds will need to be considered against a range of community infrastructure measures.</p>
Proposed Shop	
Summary of Consultation Responses	District Council Response
<p>Some concern that a potential shop within the site will have an adverse impact on the viability of the existing village shops. A few small shops on the site rather than one convenience store would help reduce car journeys and congestion on the High Street. Need to encourage early provision.</p>	<p>A limited retail provision will help to serve residents of the development and this part of Buckden Road and environs without having an adverse impact on the existing shops.</p>
Process Issues	
Summary of Consultation Responses	District Council Response
<p>Concern that it is unrealistic and environmentally unsustainable for residents of Annington Homes to have to travel to RAF Wyton for social facilities, particularly when the proposed Arts Centre is on base.</p> <p>The Parish Council is concerned that</p>	<p>Disagree; there are a number of social facilities currently within Brampton village that Annington residents can use. A multi-use community centre is proposed as part of the development.</p> <p>The District Council will work with the DIO</p>

<p>maintenance be put in place to coincide with the departure of MOD. Otherwise assets, such as the listed buildings and the open space to be used as football pitches will quickly deteriorate and become devalued.</p> <p>Open space will be owned and managed by a variety of public bodies. Long term management will be essential in ensuring these areas provide maximum long-term benefits for people and wildlife.</p> <p>It is important that access be made available from the north western corner of the site to the footpath to school from the first day of withdrawal of security.</p> <p>Residents of the village should have access to the open spaces at the earliest opportunity.</p> <p>The Parish Council wishes to be closely involved with the determination of the level of S106 payments required and consulted on the proportion of CIL money to be allocated.</p> <p>The Parish Council would like to see a schedule that ties provision of infrastructure to the completion of specific numbers of houses.</p> <p>Responsibility for removing the security fence around the perimeter of the site should be made explicit and when this will occur.</p> <p>Security of the site needs to be put in place after MoD leave the site to reduce vandalism of empty buildings.</p> <p>The demolition of existing structures should not take place until a proper survey and assessment of their significance has been carried out in accordance with PPS5.</p> <p>Contaminated land will require remediation.</p> <p>The Parish Council would like the development to be called Brampton Park and have an input into the naming of roads.</p>	<p>and the Parish Council to develop an appropriate management and maintenance strategy when HM Forces vacate the site.</p> <p>These issues will be addressed at a later stage, and potential partners have already been identified.</p> <p>Agree. To be investigated further as development proposals are brought forward.</p> <p>Agree. To be investigated further as development proposals are brought forward.</p> <p>Noted. The Parish Council will be consulted on these matters at the appropriate time.</p> <p>Noted. The Parish Council will be consulted on these matters at the appropriate time.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Heritage assets have been considered carefully within the Draft UDF and impacts will be considered as development proposals are brought forward.</p> <p>Noted.</p> <p>Noted.</p>
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