

A meeting of the **DEVELOPMENT MANAGEMENT PANEL** will be held in the **CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 21 NOVEMBER 2011** at **6:30 PM** and you are requested to attend for the transaction of the following business:-

PLEASE NOTE CHANGE IN TIME OF MEETING

APOLOGIES

1. MINUTES (Pages 1 - 6)

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

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. RAF BRAMPTON URBAN DESIGN FRAMEWORK (Pages 7 - 22)

To consider a report by the Head of Planning Services.

4. GREAT FEN MASTERPLAN - PLANNING GUIDANCE (Pages 23 - 84)

To consider a report by the Head of Planning Services (Appendix B to the document has been circulated separately to Members of the Panel only.)

5. DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (Pages 85 - 186)

To consider a report by the Head of Planning Services. (Appendices A and B to the document have been circulated separately to Members of the Panel only).

6. UNAUTHORISED OCCUPATION OF LODGES, HOUSE BOATS, NARROW BOATS AND BOATS, HARTFORD MARINA, BANKS END, WYTON, HUNTINGDON (Pages 187 - 196)

To consider a report by the Planning Service Manager (Development Management).

7. DEVELOPMENT MANAGEMENT - DEFERRED ITEM, REPLACEMENT DWELLING - ROSE COTTAGE, PUDDOCK ROAD, WARBOYS (Pages 197 - 222)

To consider a report by the Planning Service Manager (Development Management).

8. DEVELOPMENT MANAGEMENT - OTHER APPLICATIONS

(a) Huntingdon (Pages 223 - 250)

The demolition of 20-24 Chequers Court and 31-54 Chequers Court, comprising 2 retail units with offices above, 5 ground floor and basement retail units, together with 2 floors of vacant offices above. The buildings will be replaced by the construction of a new supermarket, 7 retail units, a restaurant/café and 2 kiosks – Chequers Court Site, Chequers Court.

(b) Easton (Pages 251 - 268)

Demolition of existing outbuildings and replacement with single-storey extension to provide ancillary guest/tourist accommodation. Alterations to listed building and provision of new vehicular access – West Farm, The Lane.

(c) Folksworth and Washingley (Pages 269 - 284)

Erection of agricultural farmhouse with offices, outbuilding and livestock barn – land south of Folksworth Lodge, Folksworth Road, Norman Cross.

To consider reports by the Planning Service Manager (Development Management).

9. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL

(a) Bluntisham (Pages 285 - 306)

Agricultural Dwelling – land north of Orchard Estates, Station Road.

(b) Huntingdon (Pages 307 - 344)

Erection of 36 residential units (including 14 affordable units), public open space, paths, roadways, garden stores, hard and soft landscaping and car parking. Demolition of existing buildings and structures – Huntingdon Health Authority, Primrose Lane.

(c) St. Ives (Pages 345 - 356)

Extend 2 rear (two-storey extension) ground floor store room and first floor living accommodation – 17 East Street.

(d) Upwood and The Raveleys (Pages 357 - 380)

Change of use of existing buildings from agriculture to B1 (offices) – Common Farm, Chapel Road, Ramsey Heights.

(e) **Warboys** (Pages 381 - 400)

Proposed residential development (two dwellings) – land opposite 18 Bencroft Lane.

(f) **Yaxley** (Pages 401 - 414)

Re-build of main and annexe sections of barn – Palmers Barn, Two Pole Drove.

To consider reports by the Planning Service Manager (Development Management).

10. APPEAL DECISIONS (Pages 415 - 420)

To consider a report by the Planning Service Manager (Development Management).

11. DEVELOPMENT MANAGEMENT PROGRESS REPORT: 1ST JULY - 30TH SEPTEMBER 2011 (Pages 421 - 424)

To consider a report by the Planning Service Manager (Development Management).

LATE REPRESENTATIONS (Pages 425 - 432)

To be published on the website – www.huntingdonshire.gov.uk on 18th November 2011.

Dated this 11th day of November 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 Ms C Deller, Democratic Services Manager, Tel No. 01480 388007/e-mail: Christine.Deller@huntsdc.gov.uk. If you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Panel. However, if you wish to speak at the Panel's meeting regarding a particular Agenda Item please contact Jackie Holland - Tel No. 01480 388418 before 4.30pm on the Friday preceding this meeting.

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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Agenda Item 1

HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT PANEL held in the Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN on Monday, 17 October 2011.

PRESENT: Councillor D B Dew – Chairman.

Councillors Mrs B E Boddington,
P L E Bucknell, G J Bull, E R Butler,
W T Clough, J J Dutton, N J Guyatt,
R B Howe, Mrs P J Longford, P D Reeve,
P A Swales, R G Tuplin, P K Ursell,
P R Ward and R J West.

IN ATTENDANCE: Councillors J D Ablewhite, I C Bates, J W Davies, Mrs J A Dew and A Williams.

33. MINUTES

The Minutes of the meeting of the Panel held on 19th September 2011 were approved as a correct record and signed by the Chairman.

The Panel was informed that this would be the last meeting that Elizabeth Fitzgerald would attend in her role of Development Management Team Leader prior to starting a new post with Harlow District Council. Members thanked Elizabeth for her help and advice during her time with Huntingdonshire and wished her well in her future career.

34. MEMBERS' INTERESTS

Councillor N J Guyatt declared a personal and prejudicial interest in Minute No. 36(a) and left the room during discussion and voting thereon.

Councillor E R Butler declared a personal interest in Minute No 36(a) by virtue of his appointment as the District Council's representative on the Ramsey Internal Drainage Board.

Councillor P D Reeve declared a personal interest in Minute No. 36(a) by virtue of his membership of Ramsey Town Council.

Councillor D B Dew declared a personal interest in Minute No. 36 (c) by virtue of his appointment as the District Council's representative on the Great Fen Project Steering Group.

Councillor G J Bull declared a personal interest in Minute No. 36 (c) by virtue of his appointment as the District Council's representative on Holme Internal Drainage Board.

Councillor P A Swales declared a personal and prejudicial interest in

Minute No. 36 (c) by virtue of his family relationship with an individual who had a commercial connection with the Great Fen Project. Councillor Swales left the table during discussion and voting thereon.

35. ST. IVES WEST URBAN DESIGN FRAMEWORK

(Councillors J D Ablewhite, I C Bates, J W Davies, Mrs J A Dew and A Williams addressed the Panel on the following item.)

Further to Minute No. 25, the Panel considered a report by the Head of Planning Services (a copy of which is appended in the Minute Book) regarding the response received to consultation on the draft St. Ives West Urban Design Framework (UDF). Members were reminded that the Panel was being invited, as a consultee, to make their observations on the content of the proposed document.

In forming their conclusions, the Panel had regard to the representations made by the District Councillors who had addressed them. Although aware of varying degrees of support for the draft UDF, the Panel were of the view that the principles to be established would provide a robust framework within which to deliver new housing to the west of St. Ives in accordance with the strategic direction of growth identified within the adopted Core Strategy, a high quality designed development and facilities and a large area of new publically accessible strategic green space which could help to effectively separate St. Ives town and the village of Houghton and Wyton.

With these conclusions in mind, the Panel

RESOLVED

that the Cabinet be recommended to authorise the Head of Planning Services, after consultation with the Executive Councillor for Strategic Planning and Housing and the Chairman of the Panel to finalise and approve the St. Ives West Urban Design Framework as planning guidance to inform Council policy and future decisions on potential development applications.

At 7.55pm, it was

RESOLVED

that the meeting stand adjourned.

Upon resumption at 8.00pm.

36. DEVELOPMENT MANAGEMENT

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Panel and advised Members of further representations (details of which also are appended in the Minute Book) which had been received in connection therewith since the reports had been prepared. Whereupon, it was

RESOLVED

- (a) **Application to replace planning permission 05/01658/OUT for erection of food store, petrol filling station, residential development, community facilities and associated highways and infrastructure works, land at the corner of Stocking Fen Road and St. Mary's Road, Ramsey.**

(See Minute No. 34 for Members' interests.)

(Councillor R Brown, Ramsey Town Council and Mr W Allwood, agent addressed the Panel on the application.)

that the Head of Planning Services be authorised, after consultation with the Executive Councillor for Strategic Planning and Housing and the Chairman and Vice-Chairman of the Panel, to determine the application subject to –

- ◆ consideration of the surface water drainage and flood risk implications of the proposal;
- ◆ the varied time limit and the re-imposition of the other conditions relevant to the outstanding residential phases of development, modified as appropriate to take account of any details which already had been approved; and
- ◆ prior completion of a supplemental Agreement under Section 106 of the Town and Country Planning Act 1990, the terms of which shall be determined by the Head of Planning Services following consultation with Ward Members.

- (b) **Erection of a temporary building and the creation of temporary car parking, British Red Cross Society, Castle Moat Road, Huntingdon – 11/00668/FUL**

(Mr K Davies, objector on behalf of Mrs M Renwick, addressed the Panel on the application.)

that the application be approved for a temporary period of three years only subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

- (c) **Alterations to existing car park entrance and road access, erection of a bird watchers hide, construction of granular material footpath, culverting of two ditches to form a crossing point for grass footpath and construction of ditches as part of The Great Fen Project, Halfway Farm, Long Drove, Holme – 11/01418/FUL**

(See Minute No 34 for Members' Interests.)

(Ms K Carver, applicant addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

- (d) **Variation of Condition 10 of Planning Permission 08/00897/FUL for erection of supermarket to: the use hereby permitted shall not be open to customers outside the following times; 0700 to 2200 Monday to Sunday including public/bank holidays, 20 Glatton Road, Sawtry – 11/01473/S73**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include an additional condition relating to a restriction on deliveries.

- (e) **Replacement dwelling, Rose Cottage, Puddock Road, Warboys – 11/01037/FUL**

(Mr A Campbell, agent addressed the Panel on the application.)

that determination of the application be deferred to a future meeting to enable the applicant to submit further information to the Head of Planning Services on the history and size of the original dwelling on-site (1948) and to allow further consideration to be given to reducing the extent of the curtilage.

- (f) **Retention of Annexe as detached dwelling, 32 Cranfield Way, Brampton – 11/01350/FUL**

(Councillor S Jordan, Brampton Parish Council and Mr D Mead, agent, addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning Services to include that listed in paragraph 8 of the report now submitted.

- (g) **Proposed additional dwelling and garage, 4 The Close, Godmanchester – 11/01436/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

- (h) **Sub-division of existing dwelling and erection of extensions to form a new two-bed dwelling, 13 Windsor Road, Godmanchester – 11/01525/FUL**

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

- (i) **Variation of Condition 1 of Planning Permission 08/02184/FUL to extend temporary consent to December 2015 for continuation of use of portable building as two class rooms, Huntingdonshire Regional College, California Road, Huntingdon – 11/01264/S73**

(Mrs E Megson, applicant addressed the Panel on the application.)

that the application be approved for a temporary period to 31st December 2015 subject to conditions to be determined by the Head of Planning Services to include that listed in paragraph 8 of the report now submitted.

- (j) **Removal of brick wall and replacement with 1.8 metre high close boarded fence, land off Bydand Lane and rear of Park Crescent, Little Paxton – 11/01200/FUL**

(Mr J Griffiths, applicant addressed the Panel on the application.)

that the application be approved subject to conditions to be determined by the Head of Planning Services to include those listed in paragraph 8 of the report now submitted.

37. APPEAL DECISIONS

The Planning Service Manager (Development Management) advised the Panel on the progress of various appeals against refusal of planning permission by the District Council.

Referring to the application for four wind turbines at Woolley Hill, Ellington, Councillors R B Howe and R J West indicated that they were prepared to support the Council's case at the appeal hearing scheduled to take place between 9th – 20th January 2012.

On a different subject, the Chairman reported that an update on progress at Hartford Marina would be given at the next meeting.

Chairman

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
 - Affordable 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

Contact Officer: Paul Bland – Planning Services Manager (Policy)

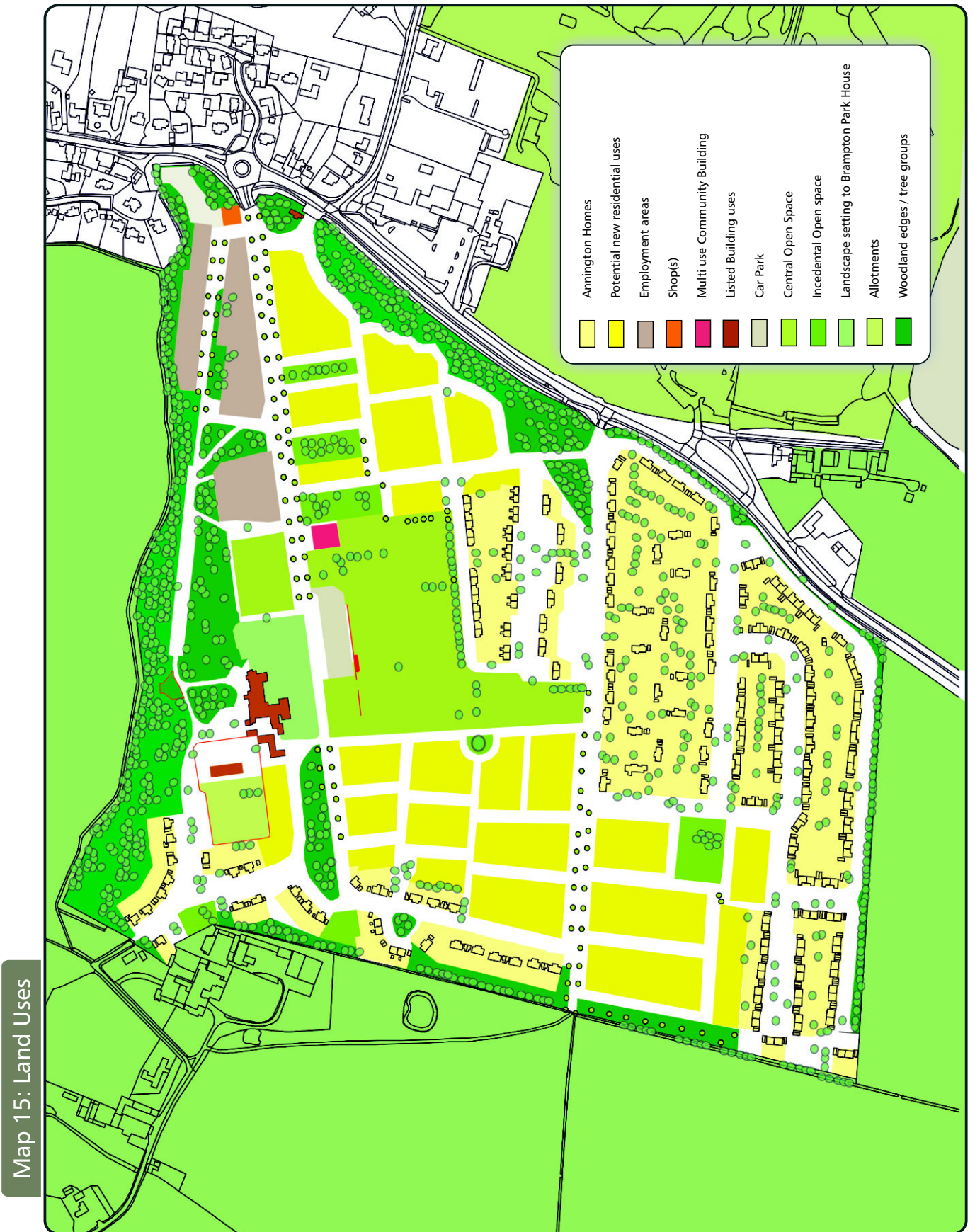
☎ 01480 388430

Alison Wood – Urban Design Officer

☎ 01480 388476

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

Application Ref: N/A



Location: Brampton

Item:

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 community shuttle buses – preferably</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.</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, including potential funding sources.</p>

<p>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>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. Buckden Road and Church Road are</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 be investigated with CCC as highway</p>

<p>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>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 development on the base upon the flood</p>	<p>This has been carefully considered as the Draft UDF has been prepared. Detailed flood management measures will need to be discussed as developers prepare</p>

<p>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>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 Parish Council accepts modest infill</p>	<p>The District Council must deliver its adopted Core Strategy, which seeks to provide a mixed-use development at RAF Brampton.</p> <p>Noted, as reflected within the UDF.</p>

<p>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>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 where south facing homes can be</p>	<p>Disagree; the employment area helps to integrate the site with the village by being in a location accessible to existing residents. Views to the village / site will not</p>

<p>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>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 encouraged through a network of green</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 securing the retention of a high quality</p>

<p>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>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 and 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>Key views within the development have been carefully considered.</p> <p>The tree belts within the site will be heavily used by village people. A quieter area should be provided.</p>	<p>Agree - the UDF illustrates dwellings fronting outwards on the site.</p> <p>Noted.</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 maintenance be put in place to coincide</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 and the Parish Council to develop an</p>

<p>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>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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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 appropriately to 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 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

Huntingdonshire LDF | 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.

Summary

Huntingdonshire LDF | Great Fen Masterplan: Statement of Consultation

- 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,

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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 PRoWs 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 PRoWs 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.

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- 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.

3 Phase 2 Consultation Summary

Huntingdonshire LDF | Great Fen Masterplan: Statement of Consultation

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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**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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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 be 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 be 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.</p> <p>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	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>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	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>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	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>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.

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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 infrastructure 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 s106 contributions 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

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				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.

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				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>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
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

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				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.

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				<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>

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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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				<p>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.</p>	
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	<p>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.</p>	<p>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.</p>
Stuart Garnett, Savills (L&P) Limited for Gallagher Estates	DCspd134	4.16	Object	<p>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</p>	<p>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.</p>

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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>

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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>

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				<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>	

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				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.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
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	<p>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.</p> <p>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.</p> <p>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.</p>	<p>Accepted.</p> <p>Document will be amended to note flood risk management solutions as potential negotiated requirements.</p>
Tom Gilbert- Wooldridge English Heritage	DCspd89	5.4	Have observations	<p>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</p>	<p>Noted. Historic environment issues will be captured within the negotiated requirements, taking into account the 3 statutory tests.</p> <p>Document will be amended to clarify.</p>

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				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.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
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

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				<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>
<p>Garth Hanlon, Savills (L&P) Ltd for St John's College Cambridge</p>	<p>DCspd78</p>	<p>B.7</p>	<p>Object</p>	<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.</p> <p>Any such requests must satisfy the three statutory tests and CIL Regulations.</p>
<p>Garth Hanlon, Savills (L&P) Ltd for AWG Landholdings Limited</p>	<p>DCspd84</p>	<p>B.7</p>	<p>Object</p>	<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.</p> <p>Any such requests must satisfy the three statutory tests and CIL Regulations.</p>

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				<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>

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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

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				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.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
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

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
					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.

Name, Company/ Organisation	Comment ID	Para. Number	Do you?	Comment	Officer's recommendation
				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 comments 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 Preliminary Draft Community Infrastructure Levy Charging Schedule 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:
- 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 due to be consulted on later this year 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 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 enactment of the Decentralisation and Localism Bill. 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 Infrastructure Project Plan List, 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 planned to be consulted on in December 2011. 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

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- 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 Preliminary Draft Community Infrastructure Levy Charging Schedule, which is also being consulted on at this time 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.)

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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. This team provides 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⁾.
- 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 Bill will also oblige Local Authorities to produce a Strategic Tenancy Policy (STP) to outline its response to these proposals. This is required within 12 months of enactment of the Bill. 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 Preliminary 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 4.26.

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, 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 = $1.6\text{ha of land} / 1,000 \text{ population} = 0.0016$ 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.

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

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

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

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 120 (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.

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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

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- 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:

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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

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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

Village Pond/Open Water (up to 0.05ha)		£	34,720.00	per site
Village Pond/Open Water (over 0.05ha)		£	44,798.00	per hectare
Open Space (formal)		£	43,681.00	per hectare
Sports Pitch		£	105,993.00	per hectare
Open Space (conservation)		£	33,599.00	per hectare
Woodland (existing mature)		£	31,360.00	per hectare
Woodland (new buffer/copse)		£	27,999.00	per hectare
Balancing Area (mainly dry pond)		£	35,843.00	per hectare
Balancing Area (mainly wet pond)		£	31,360.00	per hectare
Formal Shrubbery		£	48.93	per sq m
Hedges		£	3,060.00	per 1000m2 hedgeface
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 sq m
Tarmac footpaths		£	21.11	per sq m
French drain	Jetting/inspection	£	5.30	per linear m
	Manhole emptying	£	158.00	each
Swales		£	87,358.00	per hectare
	With shrubbery	£	49.00	per sq m

Appendix 2: Schedule of Landscape Maintenance Rates

Huntingdonshire LDF | Developer Contributions Supplementary Planning Document

Ditches	Digging	£	9.54	per linear m
	Flailing	£	4.23	per linear m
Stilling Ponds	Emptying	£	95,013.00	per pond
	Inspection/repair	£	21,114.00	per pond
	Hardstanding	£	3.26	per sq m

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. Likely to be abolished as part of emerging planning reforms).

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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DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

ENFORCEMENT ACTION

Case Nos: 06/00167/ENURES
07/00146/ENBOC

Description: UNAUTHORISED OCCUPATION OF LODGES,
HOUSEBOATS, NARROWBOATS AND BOATS

Location(s): HARTFORD MARINA, BANKS END, WYTON, HUNTINGDON
LAND AT HARTFORD MARINA, BANKS END, WYTON,
HUNTINGDON

Owner(s): MR B PERRY AND OTHERS

Grid Ref: 526625 272514

Parish: HOUGHTON AND WYTON

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to update Members on enforcement issues at Hartford Marina which were last considered by the Panel on 23rd May 2011 (report attached as a green paper) when it was resolved that:

“the Chairman and Vice-Chairman of the Panel be requested to engage in further consultation with the owners of Hartford Marina and the Hartford Marina Community Association and in the light of a factual presentation by the Head of Planning Services on planning policy and processes, the owner/manager and/or occupiers of floating lodges, house-boats and other boats as at 17th August 2009 be invited to apply for planning permission to rationalise the current situation at Hartford Marina.”

2. UPDATE

- 2.1 The meeting took place on Monday 22nd August 2011. In addition to the Chair and Vice-Chair the meeting was also attended by Councillors Ablewhite, Bates and Williams; representatives of Houghton and Wyton Parish Council and 39 other members of the public including the Marina Owners and Manager and their representatives, a representative of the Residential Boat Owners Association, members of the Hartford Marina Community Association and Marina residents.
- 2.2 In a presentation, officers explained the planning status of the land, national and local planning policies which apply and they set out potential scenarios for the site as a whole and the implications for individual berth-holders. The proposal which had been included in the report to the Development Management Panel in May 2011 as a means of securing a gradual transition to holiday occupation which would comply with planning policy was also set out, namely:

- those who were berth holders in August 2009 could be granted personal planning permissions for their residential use (of berths) for as long as they remain occupiers; and
- when those occupiers move, the personal permission would end and use of the berth would thereafter be restricted to holiday accommodation which would be in accordance with planning policy.

2.3 The meeting was addressed by the Ward Councillors, Councillor Ablewhite and representatives of the Parish Council, the Marina owners, the Residential Boat Owners Association, Hartford Marina Community Association and some of the berth holders. There was a full and frank discussion of the issues.

2.4 It was agreed that:

- the effective date for any proposal to grant personal planning consent for residential use should be 22nd August 2011 (the date of the meeting) rather than August 2009;
- the presentation and notes of the meeting would be distributed;
- general advice would be made available for berth holders.

2.5 Since the meeting a number of legal and technical issues have been explored with the Marina owners' planning consultant; a draft list of berth holders as at 22nd August 2011 has been prepared and draft general advice for berth holders is being prepared. An application for a Certificate of Lawfulness for Existing Use or Development on one berth has been received by the Council.

2.6 The Owners' planning consultant has been advised to submit an application for the site as a whole but excluding any berths which are to be the subject of applications for Certificates of Lawfulness. Consideration of Certificate of Lawfulness applications could, if the berths were included in the overall application for legal reasons, delay the determination of an application where no claim of lawfulness is being made. Subject to identifying berths which are to be the subject of a Certificate application it is the expectation that the preparatory work that has now been undertaken will enable an application for the Marina as a whole to be submitted in the near future.

3.0 RECOMMENDATION

3.1 That the report be noted.

BACKGROUND PAPERS

Report to the Development Control Panel on 25 February 2008 and Minutes

Report to the Development Control Panel on 19 January 2009 and Minutes

Report to the Development Management Panel on 17 August 2009 and Minutes

Report to the Development Management Panel on 23 May 2011 and Minutes

Enforcement files reference 06/00167/ENURES and 07/00146/ENBOC

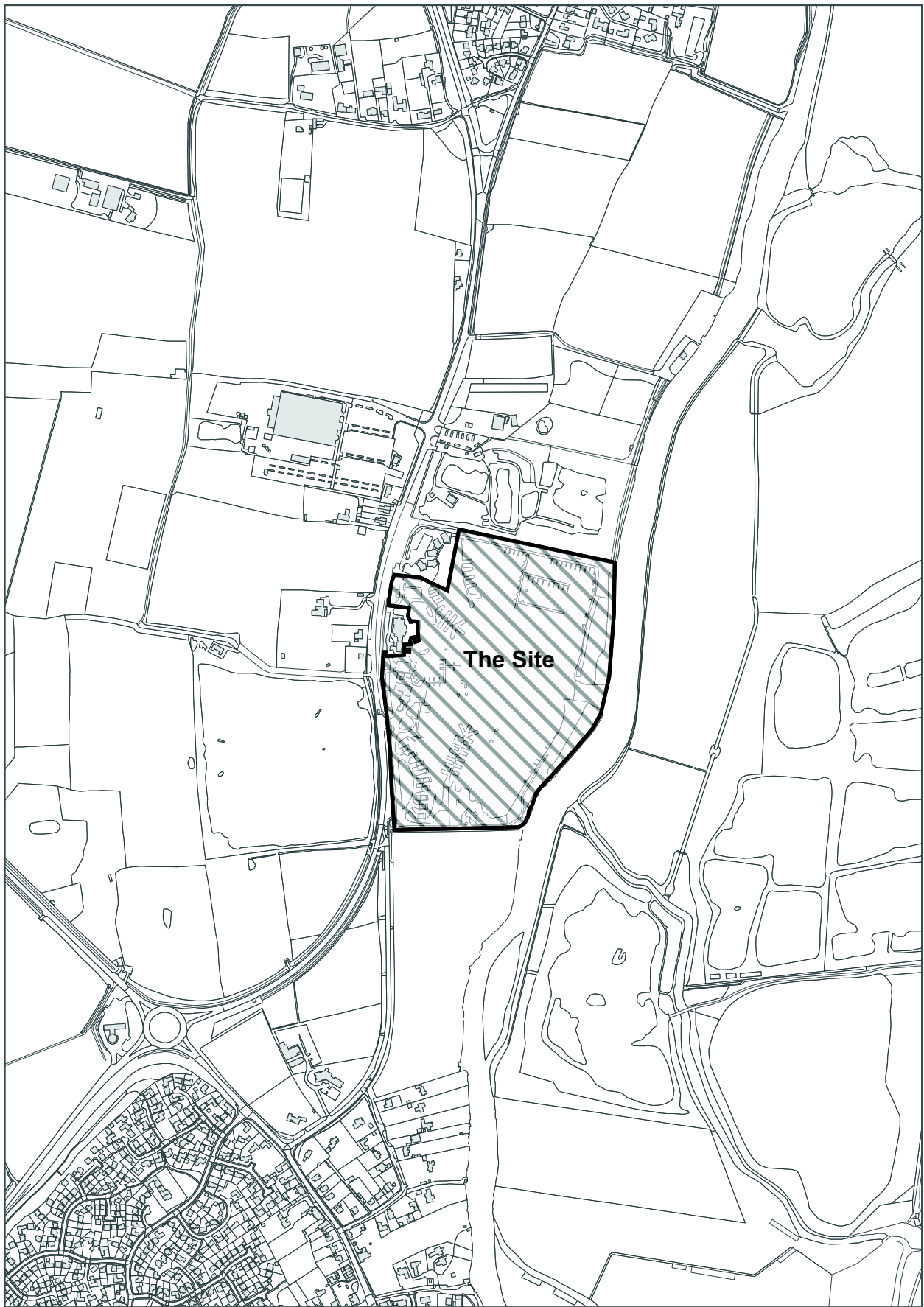
CONTACT OFFICER:

Enquiries about this report to:

Nigel Swaby, Development Management Team Leader (Enforcement)
01480 388461

GREEN PAPERS FOLLOW

Drawing: Location Plan
Enforcement Action, Hartford Marina

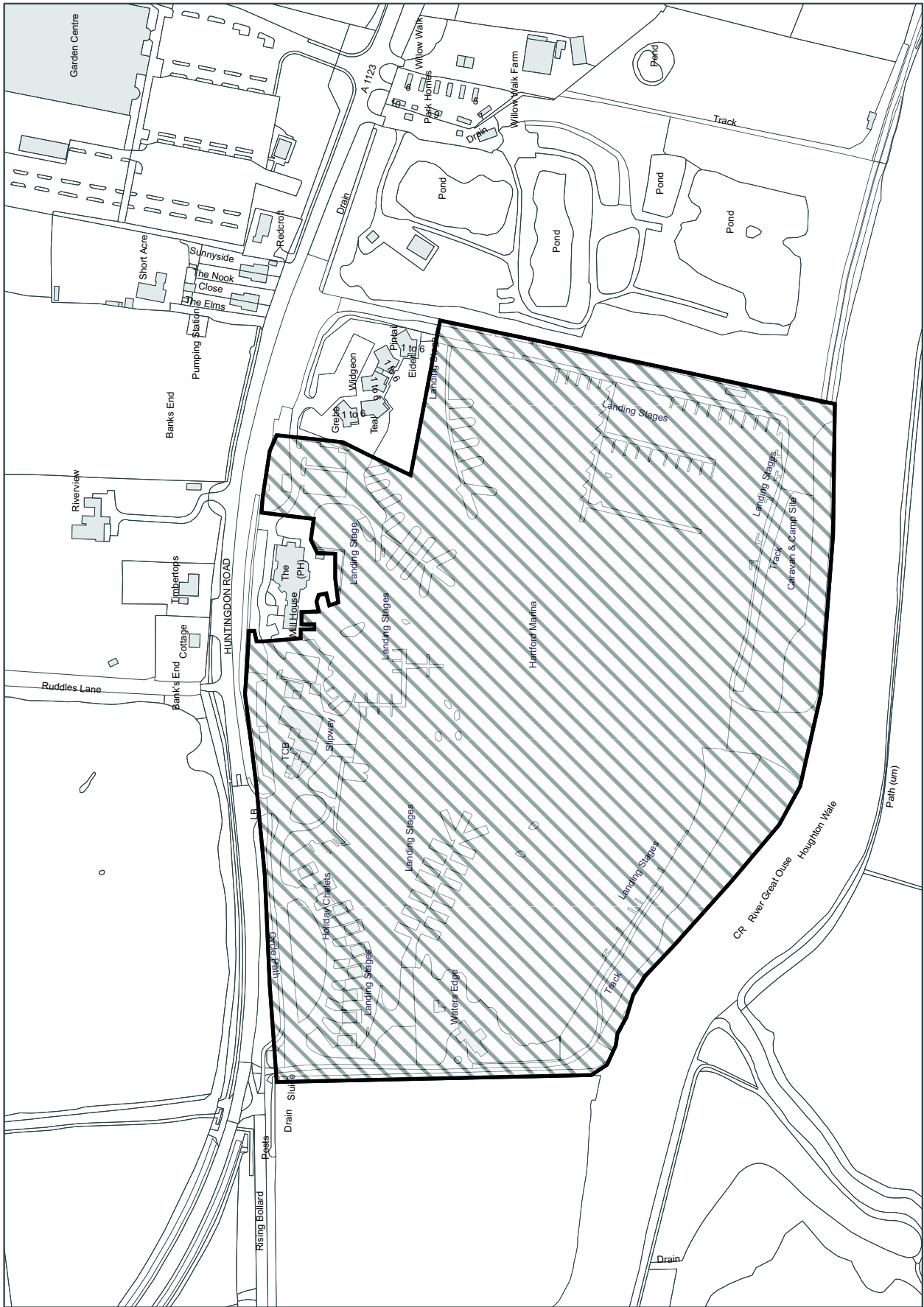


Location: Houghton and Wyton

Item: 3

Drawing: Site Plan

Enforcement Action, Hartford Marina



Location: Houghton and Wyton

Item: 3

ENFORCEMENT ACTION

Case Nos: 06/00167/ENURES
07/00146/ENBOC

Description: UNAUTHORISED OCCUPATION OF LODGES,
HOUSEBOATS, NARROWBOATS, BOATS AND FLATS AS
SOLE OR MAIN RESIDENCES

Location(s): HARTFORD MARINA, BANKS END, WYTON, HUNTINGDON
LAND AT HARTFORD MARINA, BANKS END, WYTON,
HUNTINGDON

Owner(s): MR B PERRY AND OTHERS

Grid Ref: 526625 272514

Parish: HOUGHTON AND WYTON

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to update Members on enforcement issues at Hartford Marina which were last considered by the Panel on 17th August 2009.

2. BACKGROUND

- 2.1 The matter was first raised on 28th February 2008 when it was reported that enforcement investigations had identified a number of potential types of breach of planning control, including:
- floating lodges and houseboats occupied as sole or main residences which were either entirely unauthorised or contrary to a planning condition limiting occupation to holiday accommodation;
 - narrowboats and boats occupied as sole or main residences without the benefit of planning permission; and,
 - flats occupied as sole or main residences contrary to a planning condition.
- A recommendation that the breaches be investigated further and addressed was endorsed.
- 2.1 As a result of a further report on 19th January 2009 the Panel resolved to set up a Member Working Group to consider planning policies, a way forward for the enforcement process and the implications of enforcement action for other Council services. Enforcement action was put on hold pending the Working Group's findings.
- 2.3 On 17th August 2009 the Panel received a report from the Hartford Marina Working Group (Cllrs. Ablewhite (Chair), P A Swales, G S E Thorpe and R J West). The Group recommended that a policy on the permanent occupation of marinas be prepared as part of the

forthcoming Development Management Development Plan Document (DM DPD) on the basis that this would be subject to public consultation and scrutiny and form part of the Local Development Framework. Members were aware that the DM DPD was not at that time due to be submitted to the Secretary of State until May/June 2010. They were also aware that a delay might result in additional occupiers becoming immune from enforcement action but, equally, taking action against occupiers might result in the relocation of a large number of families. The Working Party made three further recommendations:

- that the Owner/Manager and/or Occupiers of the Marina be invited to apply for planning permission as soon as sufficient weight could be given to an emerging planning policy on marinas to rationalise the current situation at Hartford Marina;
- that no action be taken against current residents in the interim on the understanding that they provide reasonable information on the status of their occupancy in the period prior to formalisation of the policy sufficient to enable Council Tax to be recovered from those who form part of the settled community; and
- that there should be no further expansion of the Marina without planning consent.

The Working Party's recommendations were accepted by the Panel.

3.0 UPDATE

- 3.1 The Development Management DPD: Proposed Submission was published in March 2010. It has not however been submitted to the Secretary of State because the Coalition Government announced soon after the election last year that it would be reviewing national planning policy. That inevitably brought some uncertainty about the direction of future policy and caused the Council to take stock of its intended programme for proceeding with the local planning policy framework. Work on the DM DPD was put on hold to await the outcome of the national review of planning policy. It was originally understood that this would be available by Spring 2011 but at the end of last year the Government announced that the review would not be carried out until Spring 2012.
- 3.2 The logic behind the Working Group's recommendation was that it would be best for all concerned if any action were taken or applications determined against the background of a policy which had been subject to public consultation, independent testing for soundness at an Examination in Public and could be given the full weight of being part of the 'development plan'. However, the unexpectedly prolonged delay is causing continuing uncertainty for berth holders and the Marina owners. In these circumstances it is considered that the best way to move matters forward within a reasonable timescale would be for applications to be made now, albeit before the adoption of a DM DPD policy.
- 3.3 The consideration of any application for planning permission would take into account, amongst other factors, policy H6 of the Development Management Development Plan Document: Proposed Submission 2010 which states:

"H6 Residential Moorings

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

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

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

- 3.4 As part of the public consultation on the DM DPD: Proposed Submission two objections have been made to policy H6, by Hartford Marina and Natural England. One of the grounds for Hartford Marina’s objection is that the policy does not encourage residential moorings in suitable locations. The objections mean that the policy will be considered by the Inspector reporting on the document and there can therefore be no certainty as to the final form of the policy.
- 3.5 It is ultimately for the Marina owners and berth holders to decide if and when they make an application for planning permission and what they apply for. However, because the Panel previously advised that an application should await greater certainty about local policy on the residential occupation of marinas, it is appropriate to advise the Panel about the change in circumstances and give Members an opportunity to consider revising the advice about the timing of applications.
- 3.6 The decision on any planning application which is submitted will be taken by the Panel. In without prejudice, pre-application discussions officers have advised the Marina owners that that the site does not comply with the emerging policy because it is not in or adjacent to the existing built up area of Huntingdon/Hartford. The site is, and would therefore remain, in the open countryside where residential development is strictly controlled by virtue of national and local policies.
- 3.7 Given the circumstances of this particular marina, the Marina owners could be advised to consider making an application to allow those berth holders (i.e. the occupiers of floating lodges, houseboats and other boats) who were occupiers at the time of the last Panel report on 17th August 2009 to continue to occupy their berths as holiday or full-time residential occupation on a personal permission. If the ownership of an individual berth were to change in the future the permission would then be limited to occupation as holiday accommodation by the new occupiers. This would enable those who occupied berths at the time of the last Panel consideration to have residential use for as long as they want but, in the medium to long term, the unauthorised nature of the occupation should eventually be brought to an end. It would also give all concerned clarity over the value of the assets if they sell. So as not to be seen to reward those who have occupied berths on an unauthorised full-time residential basis nor penalise those who have restricted their occupation to holiday use, it is suggested that there should be no distinction between the two groups i.e. both sets of occupiers could occupy berths on a holiday or full-time residential basis. The only exception would be berths which have been continuously occupied on a full-

time residential basis for a length of time which gives them immunity from enforcement action – a period of 10 years in officers' view. For those berths separate applications for Certificates of Lawfulness could be submitted.

- 3.8 The position in respect of the flats, which had been built on land in separate ownership adjacent to the Marina is different. At the Panel meeting in August 2009 it was also resolved that that the Heads of Law, Property and Governance and Planning Services be authorised to take appropriate enforcement action, as sensitively as possible, to secure the cessation of any unauthorised permanent occupation of the flats. That remains the case and the action will now be pursued.

4.0 RECOMMENDATION

- 4.1 That the Owner/Manager and/or Occupiers of the Marina be invited to apply for planning permission to rationalise the current situation at Hartford Marina.

BACKGROUND PAPERS

Report to the Development Control Panel on 25 February 2008 and Minutes
Report to the Development Control Panel on 19 January 2009 and Minutes
Report to the Development Management Panel on 17 August 2009 and Minutes
Enforcement files reference 06/00167/ENURES and 07/00146/ENBOC

CONTACT OFFICER:

Enquiries about this report to:

Nigel Swaby, Development Management Team Leader (Enforcement)
01480 388461

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Case No: 1101037FUL (FULL PLANNING APPLICATION)

Proposal: REPLACEMENT DWELLING

Location: ROSE COTTAGE PUDDOCK ROAD

Applicant: MR AND MRS T W LUMLEY

Grid Ref: 531719 282499

Date of Registration: 15.06.2011

Parish: WARBOYS

RECOMMENDATION - REFUSE

1. UPDATE

1.1 Determination of this application was deferred at the 17th October 2011 DMP meeting to enable the agent to provide evidence of the size of the dwelling as it stood in 1948 (the original dwelling for the purposes of the General Permitted Development Order) and for the applicant to consider reducing the size of the proposed residential curtilage. The previous report to the October meeting is attached.

2 ORIGINAL DWELLING

2.1 The position still remains somewhat unclear as the agent has not provided any evidence of the dwelling as it stood in 1948. Based on a plan from 1924 it is however accepted, on the balance of probability, that the extensions shown in red on the plan submitted by the agent (attached) would be permitted development. This is likely to be a theoretical rather than realistic fall-back position because, as stated in the previous officer report, the reported ground conditions mean that the erection of any further extension/s would seem unlikely. This fall-back position should therefore be given limited weight.

2.2 The following table details some of the key comparative dimensions of the existing dwelling, the existing dwelling with permitted development extensions and the proposed dwelling.

	Existing dwelling	Existing dwelling with permitted development extensions	Proposed dwelling
Footprint	79 sq m	121 sq m	197 sq m
Floor area	136 sq m	203 sq m	306 sq m
Ridge height	6.4m	6.4m	8.5m (added to which should be the proposed 1.5m raising of the ground level)
Main two-storey element	7.75m	10.75m	14.9m

- 2.3 As discussed at the last DMP meeting, the design of a dwelling can disguise or exacerbate its apparent size. The figures above can however be used as part of the assessment of the comparative impacts of the dwellings. The location of the proposed dwelling and the proposed curtilage also need to be considered in assessing the overall impact.

3. SITE AREA/CURTILAGE

- 3.1 An amended site layout plan has been received (copy attached) which shows the site divided into four 'quarters' and the north, east and west 'quarters' of the site as paddocks. A condition could be attached to any permission stating that these three 'quarters' shall only be used as paddocks and are not part of the residential curtilage, but the proposed curtilage would still be some 5 times larger than the curtilage of the existing dwelling.

4. CONCLUSION

- 4.1 Taking all the information into account, including permitted development (albeit that ground conditions mean this is likely to be more a theoretical rather than realistic fall-back position), and the reduced size of the proposed residential curtilage, it is still considered that the proposal does not comply with the policies relating to the erection of replacement dwellings in the countryside in that it will extend built development onto an otherwise undeveloped site, and will significantly increase the scale and bulk of the original building and hence its impact on the surrounding countryside. The impact of the development would be exacerbated by the need to build up the site level.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION – REFUSE for the following reason;

- 8.1 The proposal would be contrary to the provisions of policies H27 and En25 of the Huntingdonshire Local Plan 1995, and policies E1 and E5 of the Development Management DPD Proposed Submission 2010 in that the development, by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and would, thereby, result in an over-dominant feature which would be detrimental to, and have an adverse impact on, the open character and rural appearance of the site and the area in general. The proposed finished floor level would only exacerbate the impact of the proposed building on the character and appearance of the countryside. The proposal would degrade the rural character of this section of Puddock Road by extending the amount of built up development and residential curtilage, and the form of the proposal has not demonstrated that it has adequately responded to the character or historic pattern of built development in the locality.

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

Case No: 1101037FUL (FULL PLANNING APPLICATION)

Proposal: REPLACEMENT DWELLING

Location: ROSE COTTAGE PUDDOCK ROAD

Applicant: MR AND MRS T W LUMLEY

Grid Ref: 531719 282499

Date of Registration: 15.06.2011

Parish: WARBOYS

RECOMMENDATION - REFUSE

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2 ORIGINAL DWELLING

- 2.1 The position still remains somewhat unclear as the agent has not provided any evidence of the dwelling as it stood in 1948. Based on a plan from 1924 it is however accepted, on the balance of probability, that the extensions shown in red on the plan submitted by the agent (attached) would be permitted development. This is likely to be a theoretical rather than realistic fall-back position because, as stated in the previous officer report, the reported ground conditions mean that the erection of any further extension/s would seem unlikely. This fall-back position should therefore be given limited weight.
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4. CONCLUSION

- 4.1 Taking all the information into account, including permitted development (albeit that ground conditions mean this is likely to be more a theoretical rather than realistic fall-back position), and the reduced size of the proposed residential curtilage, it is still considered that the proposal does not comply with the policies relating to the erection of replacement dwellings in the countryside in that it will extend built development onto an otherwise undeveloped site, and will significantly increase the scale and bulk of the original building and hence its impact on the surrounding countryside. The impact of the development would be exacerbated by the need to build up the site level.

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CONTACT OFFICER:

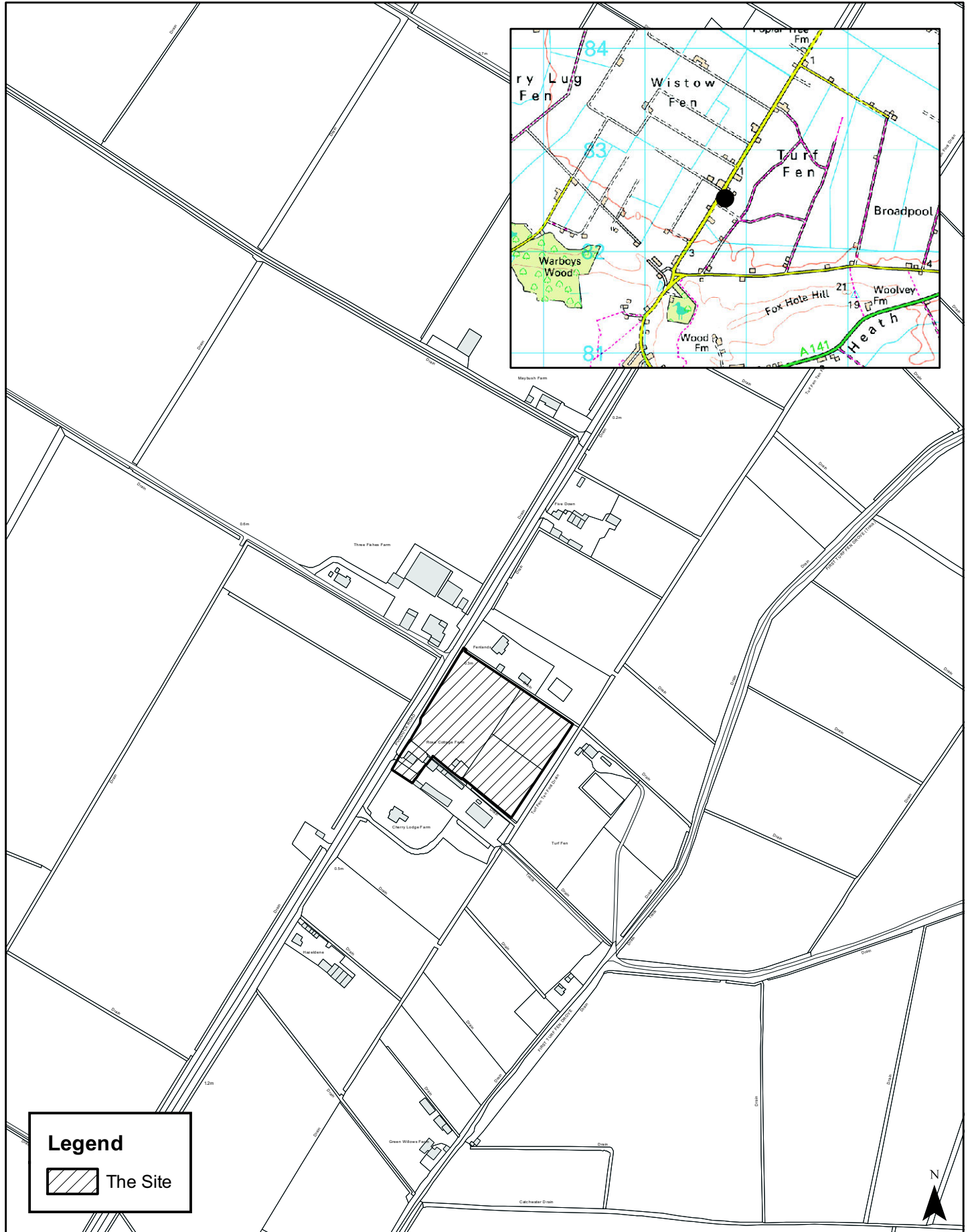
Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

Development Management Panel

Application Ref: 1101037FUL

Location: Warboys

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Scale: 1:5000

PLAN 2. ROSE COTTAGE, WARBOYS - CALL NOTIONS FOR PERMITTED DEVELOPMENT

AREAS: (Overall External Walls)

ROSE COTTAGE:

GROUND FLOOR: $10760 \times 7350 = 79.01$

FIRST FLOOR: $7.350 \times 7.800 = 57.53$

TOTAL AREA: 136.54 M²

OUTBUILDINGS:

GARAGE/STORE: $7.00 \times 3.100 = 21.70$

STORE N°1: $4.700 \times 2.000 = 9.40$

STORE N°2: $2.700 \times 1.940 = 5.13$

STABLES: $5.000 \times 4.400 = 22.00$

TOTAL AREA: 58.23 M²

SINGLE STOREY (NORTH & SOUTH) 49.6 M²

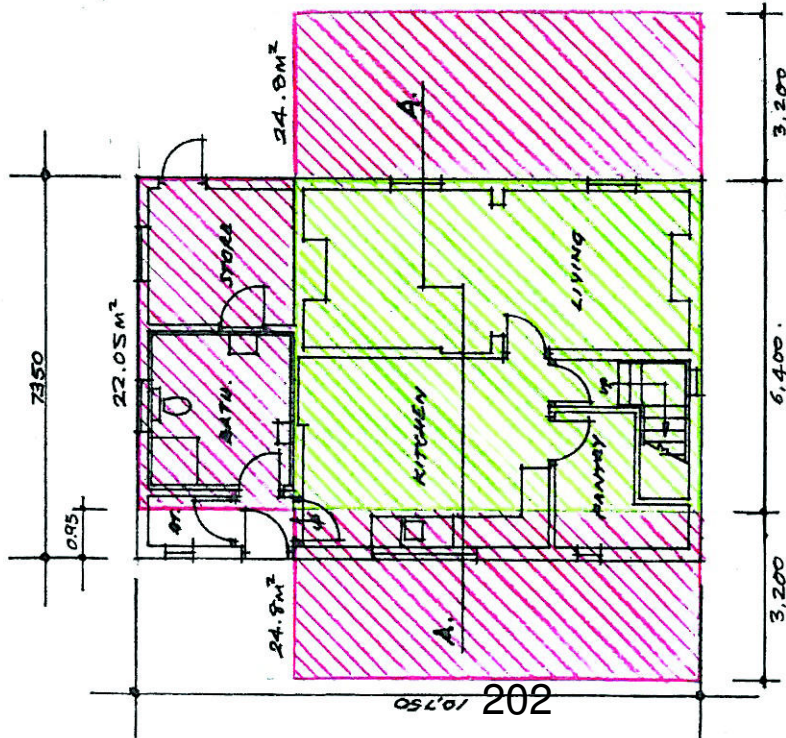
TWO STOREY (REAR) 44.1 M²

TOTAL P.D. 93.7 M²

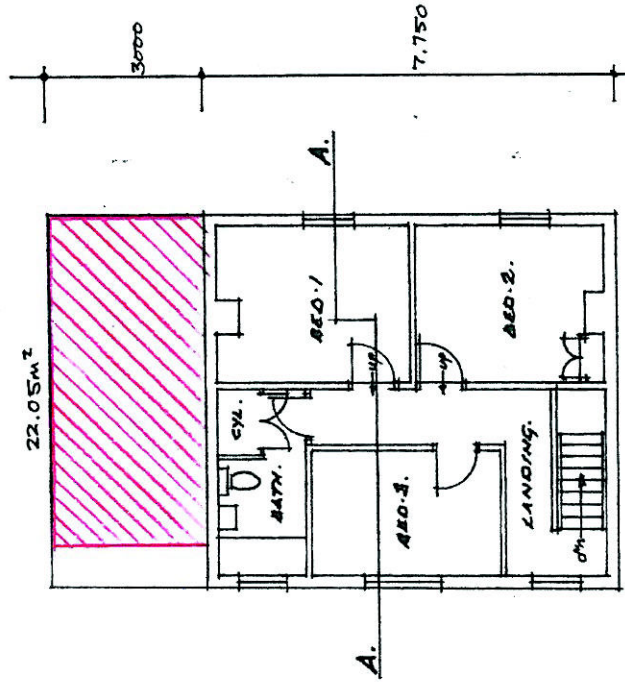
LESS (NET ORIGINAL) 26.56 M²

TOTAL SIZE WITH P.D. 203.48 M²

TOTAL WITH OUTBUILDINGS 261.71

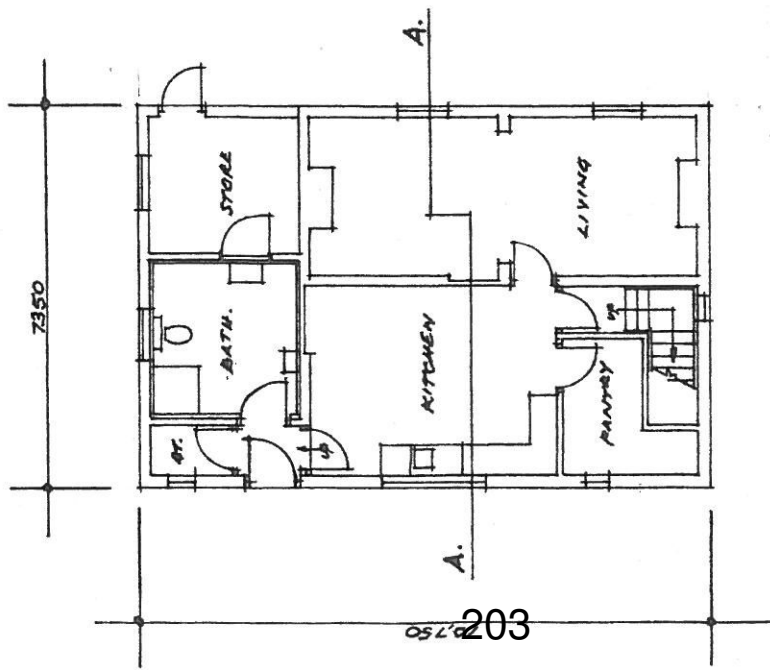


GROUND FLOOR PLAN.

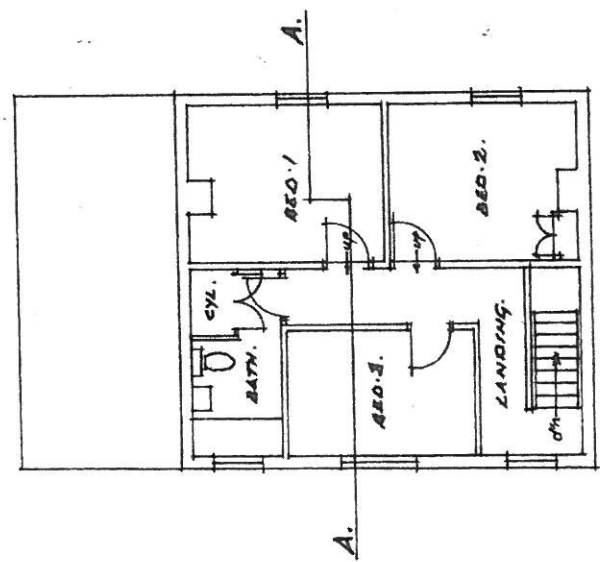


FIRST FLOOR PLAN.

PLAN 1.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

AREAS: (Overall External Walls).

ROSE COTTAGE:

GROUND FLOOR: $10760 \times 7350 = 79.01$

FIRST FLOOR: $7.350 \times 7.100 = 57.33$

TOTAL AREA: 136.34 M²

OUTBUILDINGS:

GARAGE/STORE: $7.00 \times 3.100 = 21.70$

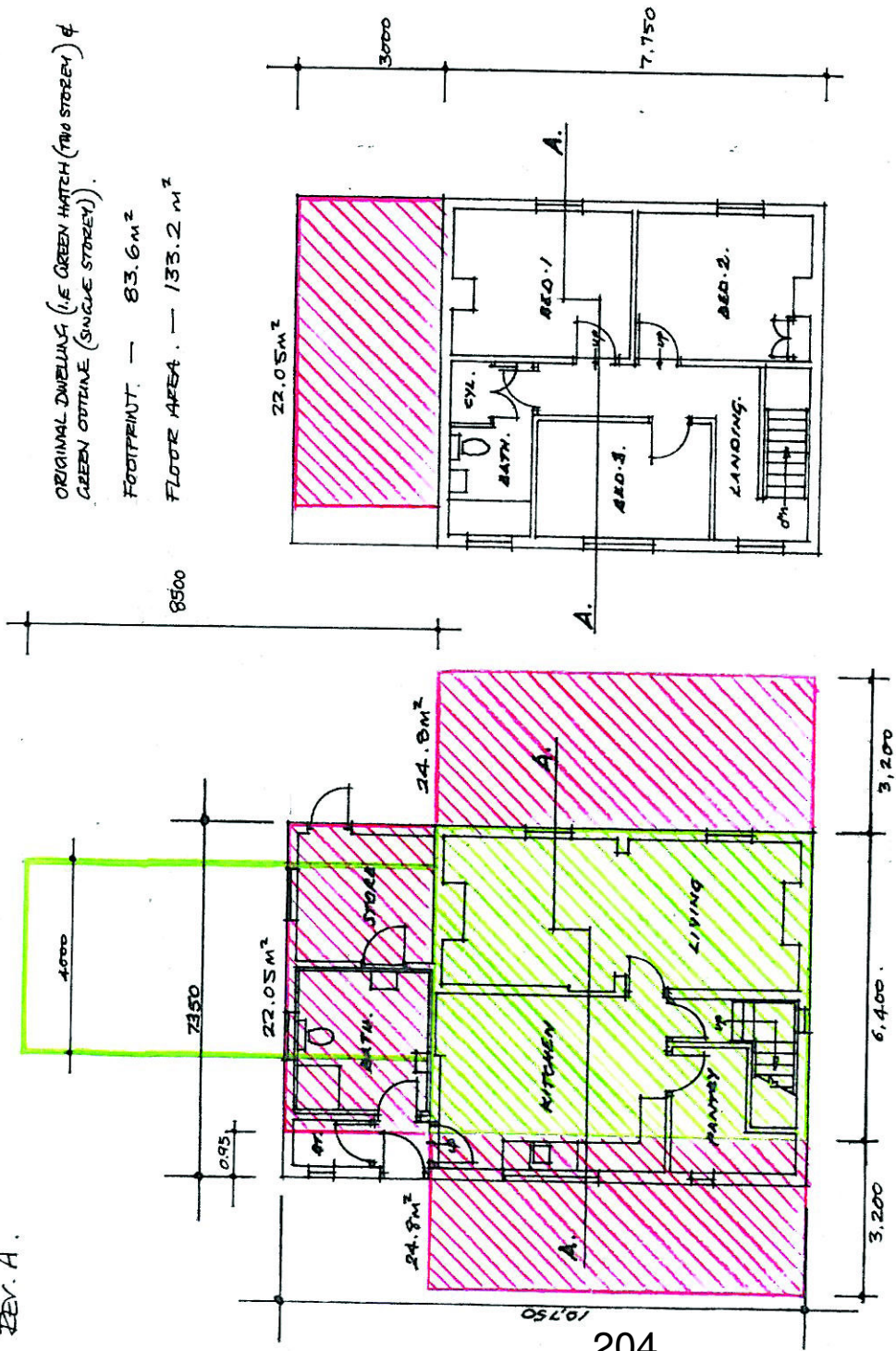
STORE NO. 1. $4.700 \times 2.000 = 9.40$

STORE NO. 2. $2.700 \times 1.900 = 5.13$

STABLES: $5.000 \times 4.400 = 22.00$

TOTAL AREA: 58.23 M²

PLAN 2. ROSE COTTAGE, WARBOYS - CALCULATIONS FOR PERMITTED DEVELOPMENT.
REV. A.



ORIGINAL DWELLING (I.E GREEN HATCH (THO STOREY) & GREEN OUTLINE (SINGLE STOREY)).
 FOOTPRINT - 83.6 m²
 FLOOR AREA - 133.2 m²

AREAS: (OVERALL EXTERNAL WALLS).
ROSE COTTAGE:
 GROUND FLOOR: 10760 x 7350 = 79.01
 FIRST FLOOR: 7350 x 7800 = 57.33
 TOTAL AREA: 136.34 m²
OUTBUILDINGS:
 GARAGE/STORE: 7.00 x 3.100 = 21.70
 STORE N°1. 4.700 x 2.000 = 9.40
 STORE N°2. 2.700 x 1.900 = 5.13
 STABLES: 5.000 x 4.400 = 22.00
 TOTAL AREA: 58.23 m²

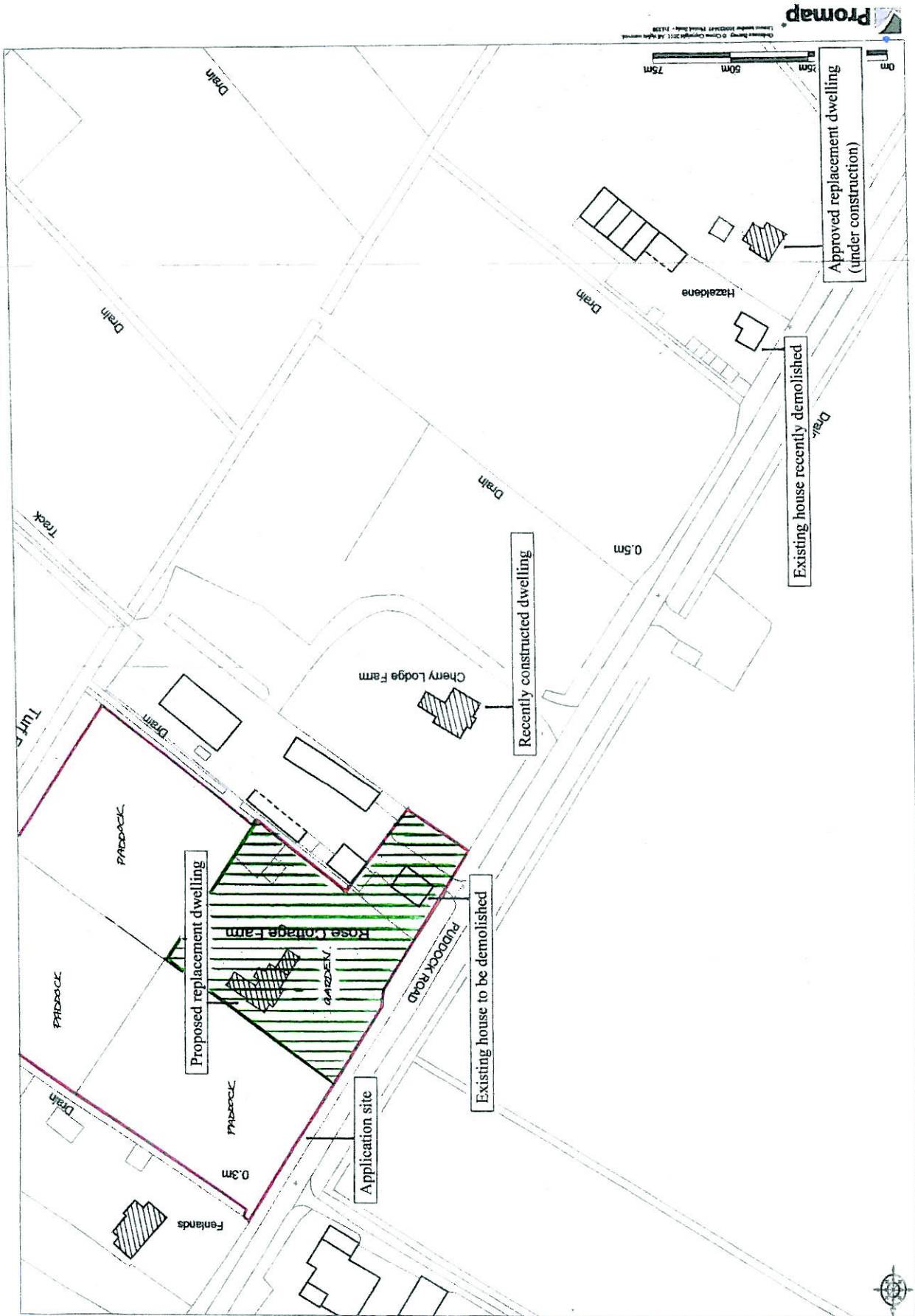
SINGLE STOREY (NORTH & SOUTH) 49.6 m²
 TWO STOREY (REAR) 44.1 m²
 TOTAL P.D. 93.7 m²
 LESS (NOT ORIGINAL) 26.56 m²
 TOTAL SIZE WITH P.D. 203.48 m²
 TOTAL WITH OUTBUILDINGS 261.71

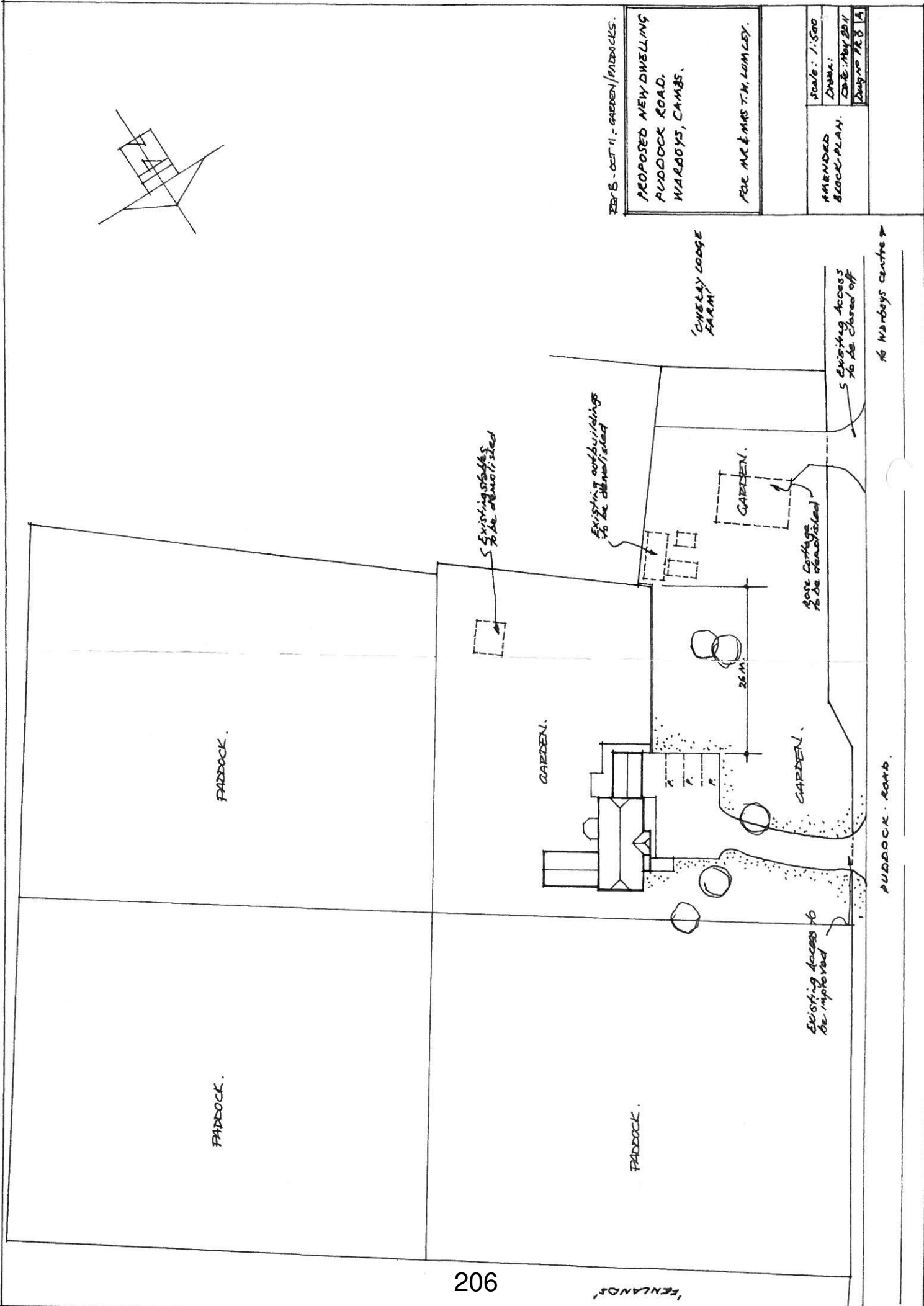
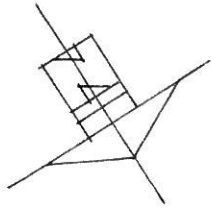
FIRST FLOOR PLAN.

GROUND FLOOR PLAN.

REV A - OCT 2011 -- GARDEN at PARDOCK'S SHEDDING

SITE LOCATION PLAN 1:1250





ZEB 8 - OCT 11 - GARDEN/PADDOCKS.

PROPOSED NEW DWELLING
PUDDOCK ROAD,
WARBOYS, CAMBS.

FOR MR & MRS T.M. LOMLEY.

Scale: 1:500
Drawn:
Date: May 2011
Drawn as ZEB 8 A

AMENDED
BLOCK PLAN.

'CHELSEY LODGE FARM'

Existing Access to be closed off

16 Warboys Centre

PUDDOCK ROAD

GREEN PAPERS FOLLOW

Case No: 1101037FUL (FULL PLANNING APPLICATION)

Proposal: REPLACEMENT DWELLING

Location: ROSE COTTAGE PUDDOCK ROAD

Applicant: MR AND MRS T W LUMLEY

Grid Ref: 531719 282499

Date of Registration: 15.06.2011

Parish: WARBOYS

RECOMMENDATION - REFUSE

1 DESCRIPTION OF SITE AND APPLICATION

- 1.1 Determination of this application was deferred prior to consideration by Members at the 19th September 2011 DMP meeting to enable issues in relation to flood risk and the visual impact of flood risk mitigation measures to be assessed prior to consideration of the application by the Panel.
- 1.2 This is a revised proposal for the erection of a dwelling on this site. The first application (1100353FUL), for a larger dwelling, was refused under the Delegated Procedure on the 26th May 2011. This application was the subject of an appeal but this has been withdrawn.
- 1.3 This site is located in the open countryside approximately 3km north east of Warboys. The site is part of a much larger field, which is grassed at present although the aerial photographs suggest that it has been cultivated in the recent past. The land is level and the boundary with the road is largely open. There is mixed screening along the other boundaries although this tends to be rather patchy. Puddock Road adjoins the north western boundary of the site. There is a dwelling at the southern end of the site (Rose Cottage), together with a separate farm, and a dwelling to the north. Built development in the vicinity is scattered and the majority of the land is in agricultural use.
- 1.4 The proposal is to demolish Rose Cottage, and to erect a replacement dwelling on the open field to the north of this property. The main part of the dwelling will be two storey and will measure 14.9m by 7.3m. At the rear of this will be a single storey section containing the sitting room, and measuring 8.5m by 5.85m. A second single storey extension will be on the south western gable of the building and will measure 6.9m by 4.7m. The maximum ridge height of the building will be 8.5m. with the single storey sections having a ridge height of 5m. The main building will be of brick construction but the single storey sections will have a brick plinth with horizontal timber cladding. The roofs will have a pantile covering. The design is intended to give the building the appearance of a "barn" despite the fact that there are few such structures in the

immediate vicinity. A new access will be provided from Puddock Road. The application was accompanied by an initial Flood Risk Assessment and this was revised in July.

- 1.5 The site is in the open countryside and Puddock Road is classified (C117). The land is liable to flood.

2 NATIONAL GUIDANCE

- 2.1 **PPS1** – Delivering Sustainable Development (2005) contains advice on the operation of the plan-led system.
- 2.2 **PPS3** – “Housing” (2011) sets out how the planning system supports the growth of housing completions needed in England.
- 2.3 **PPS7** – Sustainable development in rural areas (2004). Sets out the Government’s planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.4 **PPS25** – Development and Flood Risk (2010) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3 PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 **East of England Plan - Revision to the Regional Spatial Strategy (May 2008)** Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
 - **ENV7** Quality in the Built Environment – requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- 3.2 **Cambridgeshire and Peterborough Structure Plan (2003)** Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.
- None relevant
- 3.3 **Huntingdonshire Local Plan (1995)** Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95
- **H23** Outside Settlements - general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.
 - **H27** replacement dwellings in the country may be acceptable provide that proposals only involve modest changes in building size, are of good design, well related to their setting and do not create or perpetuate a traffic hazard.
 - **H31** Residential privacy and amenity standards” – indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
 - **H32** “Sub-division of large curtilages” states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
 - **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
 - **En25** “General Design Criteria” – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
 - **CS8** “water” – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface

water runoff facilities and provision for land drainage will be required.

- **CS9** Flooding. The Council will normally refuse development proposals that prejudice schemes for flood water management.

3.5 **Huntingdonshire Local Plan Alterations (2002)** Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **HL5** Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.

3.6 **Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009** are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** "Sustainable development in Huntingdonshire" – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.
- **CS3:** "The Settlement Hierarchy" – states that any areas not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.7 **Policies from the Development Management DPD: Proposed Submission 2010** are relevant.

- **C1:** "Sustainable Design" – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C5:** "Flood Risk and Water Management" – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1** "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E10:** "Parking Provision" – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

- **H5:** “Homes in the Countryside” proposals to alter, extend or replace existing dwellings should not: a. significantly increase the height or massing of the dwelling, subject to the need to provide satisfactory living conditions; b. significantly increase the impact on the surrounding countryside; and entail development where only the site of the previous dwelling exists or the previous dwelling has been abandoned.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria:
 - a.. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
 - c. renewable energy generation schemes;
 - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents.

3.8 The SPD Design Guide is a material consideration.

4. **PLANNING HISTORY**

4.1 1100353FUL. Erection of replacement dwelling.
Refused 26th May 2011. Appeal withdrawn.

5. **CONSULTATIONS**

5.1 **Warboys Parish Council – Approve** (copy attached).

5.2 **Environment Agency** – development should not be affected by flooding from the nearest designated main river (Bury Brook).The revised FRA is acceptable and a condition is recommended regarding the proposed floor level, setting this at 150mm above the height of the adjoining carriageway at 0.4m above Ordnance Datum.

5.3 Environmental Health Officer – ground gas risk assessment recommended.

5.4 Middle Level Commissioners – no objections

6. REPRESENTATIONS

6.1 Neighbours – one letter has been received. The writer supports the proposal and is of the view that the development is a large improvement over the existing dwelling.

7. SUMMARY OF ISSUES

7.1 The issues in this case relate to the principle of the development, the impact of the development on the character and appearance of the locality, the impact on neighbours, highway considerations and flooding.

The principle of the development.

7.2 This site is in the open countryside for the purposes of the Development Plan and emerging planning guidance. The relevant policies are restrictive and will generally only permit development which has an essential need to be in a rural location. The specific categories of development which are appropriate in the countryside are given in policy P7. The applicant is not arguing that the development is required for one of the permitted exceptions.

7.3 The erection of replacement dwellings in the countryside may be acceptable subject to a number of caveats. These are itemised in policies H27 and H5.

7.4 There are no objections to the demolition of the existing dwelling per se as it is of no great merit, although it is not untypical, in its form, design and scale, of many agricultural dwellings built in the area over a period of many years. This is not necessarily a reason to retain the building in principle, but any replacement should be subject to the parameters set down in policies H27 and H5 above. The building appears to be in poor condition, and there is evidence of cracking in a number of the areas. The single storey rear extension seems to be parting company from the main structure. The application has been accompanied by a structural report which concludes that the building has suffered from excessive settlement and distortion, due to inadequate foundations, and the differential effects of the later additions. The building will continue to deteriorate, and, without proper foundations, there is no case to support its repair and refurbishment. Due to poor ground conditions on the site and in the general vicinity of the road, the structural engineer has recommended that any new dwelling be moved away from the road and the footprint of the original building.

7.5 In principle, the proposal can be seen as an exception to the policies of restraint relating to development in the countryside, and this type of application is specifically referred to in paragraph (e) of policy P7. Note however, that this exception is tempered by the phrase “in accordance with other policies in the LDF”.

The impact of the development on the character of the area.

7.6 The determining policies in respect of this issue are H27 of the HLP 1995, and policy H5 of the DMDDP. Both policies contain similar

provisions relating to the scale of new development which would be acceptable in the countryside, and, in respect of this proposal, can be summarised as follows:-

1. The new dwelling should not significantly increase the height and mass of the original dwelling.
2. The new dwelling should not increase the impact of the original dwelling on the surrounding countryside
3. The dwelling should be of good design and well related to its setting
4. The development should not create or perpetuate a traffic hazard.

7.7 In this case, the present dwelling has ground coverage of approximately 79 sq.m., added to which should be a further 36 sq.m. of garages and stores (a total of 115 sq.m.). By comparison, the proposed dwelling will have a ground coverage of 190.9 sq.m., an increase of 66%, or 140% if only the existing dwelling is included. A substantial portion of the proposed dwelling will have two storeys, whereas the 36 sq.m. of garages and stores of the original dwelling are small scale, single storey buildings only. The maximum ridge height of the proposed building will be 8.5m compared with the 6.4 m of the original building and the main two storey element of the new dwelling will be 14.9m long, compared with 8m of the original. Other comparison can be drawn, but, on the basis of the figures quoted above, the degree of increase in both the ground coverage and bulk of the building, can only lead to the conclusion that the changes proposed to the scale of the original building are not “modest” as required by policy H27, and are “significant” when assessed against policy H5. On the basis of this comparison, the proposal clearly fails to meet the tests of policies H27 and H5.

7.8 A second requirement of the two policies quoted above is that any proposal should be well related to its setting, and should not significantly increase the impact of the original dwelling on the surrounding countryside. The proposal fails to meet either of these criteria. The proposal as submitted will extend built development onto an otherwise undeveloped field and will lead to a greater proliferation of development along the road. The increased amount of development (and the domestication of the proposed 1.46 hectare site which will inevitably follow the proposal) will have an adverse impact on the rural character of the site and the area as a whole. The building itself, by reason of its scale and bulk when compared with the original dwelling, will result in an over-dominant feature on the site, which will have a significant impact on the overall character of the area and which will degrade the rural amenities of the locality.

7.9 It should be noted that, from information provided in the revised Flood Risk Assessment, when combined with the E.A.’s recommended finished floor level, the floor level of the building should be set at 150mm above the present level of Puddock Road, i.e. 0.4m. above Ordnance Datum. However, the ground level in the vicinity of the proposed dwelling is -1.11m, and thus the new building would have to be raised approximately 1.5m above the present site level if the recommended floor level is to be achieved. This level increase is significant and will exacerbate the impact of the proposed building on the character and appearance of the countryside.

- 7.10 A Structural Report prepared for the applicant recommends that the replacement dwelling is moved away from the road and the footprint of the original dwelling. These comments regarding the problems of building on the existing site are noted and it is accepted that a replacement dwelling would not necessarily have to be built on the footprint of the existing dwelling. However, this does not provide justification to agree to a proposal which is so clearly contrary to policy and, being some 40m from the site of the existing dwelling, represents such an unacceptable extension of built development onto undeveloped land along Puddock Road.
- 7.11 There is no overriding theme to the design of buildings along Puddock Road but what new buildings have been constructed in recent years have tended to be traditional two storey properties of brick and tile construction. There is no precedent for a quasi-barn like structure which purports to be a "typical rural building" in this instance, nor is there a tradition of such buildings in this locality. If a dwelling is ultimately allowed on this site, it should at least pay some heed to the fenland vernacular and should give up any pretence of trying to be what it is not.
- 7.12 The applicant has put considerable store on the ability to extend the existing building under the provisions of the GPDO, and arrive at a structure which is not dissimilar in scale to the new dwelling now proposed. This assertion does not stand up to close scrutiny. No explanation or justification of the calculations has been put forward in the Design and Access Statement and it should be noted that that the applicant's figures appear to be based on the dwelling as it exists at present. The present dwelling cannot be used as the starting point as the calculation of permitted development allowances should be based on the "original" dwelling, i.e., the dwelling as it existed in July 1948. The structural report notes that the building was extended in the 1960's, and although the agent has stated that this "in effect replaced a substantial part of the original dwelling house", no further information has been provided and thus any permitted development assessment can only be based on the building less the single story rear extension and the two storey side extension.
- 7.13 The current GPDO will allow a number of extensions to this property, notably to the side and rear but not to the front. Taking the dimensions of the original building as being approximately 8m by 5m, on the rear of the building, a single storey extension measuring approximately 4m by 5m would be permitted development, although a two storey extension would be limited to 3m by 5m. Single storey extensions on either side of the building would be limited to half the width of the building (approx. 2.5m.) and could extend the full depth of the existing building if combined with a rear extension, or extend a further 4m if the rear extension was omitted. In either case, the permitted development tolerance for this building is limited, and even if it is extended to its maximum its resulting bulk will fall far short of the scale of the proposed replacement. There is greater scope to erect out-buildings to the rear of the dwelling, but, given the reported ground conditions, the erection of any further extensions/buildings in this site would seem unlikely.
- 7.14 In the light of the above comments, the proposal is considered to be contrary to the provisions of policies H27, En25, E1 and H5.

The effect of the development on the amenities of neighbouring properties.

- 7.15 The proposed dwelling is some distance from the nearest residential properties and it should not have an adverse impact on their amenities by reason of loss of privacy or overbearing impact. The likely level of activity on the site will not cause a loss of amenity through increased noise and disturbance, again due to the distances from the immediate neighbours.
- 7.16 The proposal complies with the requirements of policies H31 and H7.

Highway considerations

- 7.17 The provision of an access to this site should not pose any undue issues as far as highway safety is concerned. The road is not heavily used, and, being straight, any access would have good visibility in both directions. Should planning permission be granted, a condition requiring details of the access improvements would be required. There is ample space on the site to provide turning space, and there are sufficient parking spaces to meet the standards in the DMDDP and policy E10.

Flooding

- 7.18 The revised Flood Risk Assessment has been considered by the Environment Agency. The Agency has raised no objection to the proposal subject to the recommendation (referred to above) of a specific floor level. Similarly the Middle Level Commissioners have no objections to the proposal.
- 7.19 There are no objections to the development on flooding grounds, and the proposal complies with policies CS8, CS9 and C5.

Other issues

- 7.20 There are no other material planning considerations which have a bearing on this proposal.

Conclusions

- 7.21
1. The proposal does not comply with the policies relating to the erection of replacement dwellings in the countryside in that it will extend built development onto an otherwise undeveloped site, and will significantly increase the scale and bulk of the original building and hence its impact on the surrounding countryside. The impact of the development will be exacerbated by the need to build up the site level.
 2. The development will not have an undue impact on the amenities of the nearest dwellings
 3. There are no overriding highway issues.
 4. There are no overriding flooding issues.
 5. There are no other material planning considerations which have a significant bearing on the determination of this planning application.

- 7.22 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8 RECOMMENDATION – REFUSE for the following reason

- 8.1 The proposal would be contrary to the provisions of policies H27 and En25 of the Huntingdonshire Local Plan 1995, and policies E1 and E5 of the Development Management DPD Proposed Submission 2010 in that the development, by reason of its form, bulk and massing would not adequately respect or reflect the scale and nature of the dwelling it is intended to replace and would, thereby, result in an over-dominant feature which would be detrimental to, and have an adverse impact on, the open character and rural appearance of the site and the area in general. The proposed finished floor level would only exacerbate the impact of the proposed building on the character and appearance of the countryside. The proposal would degrade the rural character of this section of Puddock Road by extending the amount of built up development and residential curtilage, and the form of the proposal has not demonstrated that it has adequately responded to the character or historic pattern of built development in the locality.

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 1101037FUL Case Officer David Hincks

Proposal: Replacement dwelling

Location: Rose Cottage Puddock Road Warboys

Observations of Warboys Town/Parish Council.

Please ✓ box as appropriate

*POM 15.7.11
DMH*

Recommend **approval** because (please give relevant planning reasons in space below)

See attached

Recommend **refusal** because... (please give relevant planning reasons in space below)

No observations either in favour or against the proposal

R. Keal

..... Clerk to Warboys Town/Parish Council.

Date : *12/7/11*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Application No. 1101037FUL

Replacement dwelling, Rose Cottage, Puddock Road, Warboys

The Parish Council recommend that the above application be approved, subject to the following conditions:

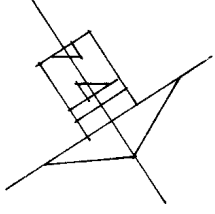
- (a) the use of materials in character with the locality; and
- (b) the withdrawal of permitted development rights from the dwelling to be constructed.



R Reeves,
Clerk to Warboys Parish Council.

12th July 2011.

11111001



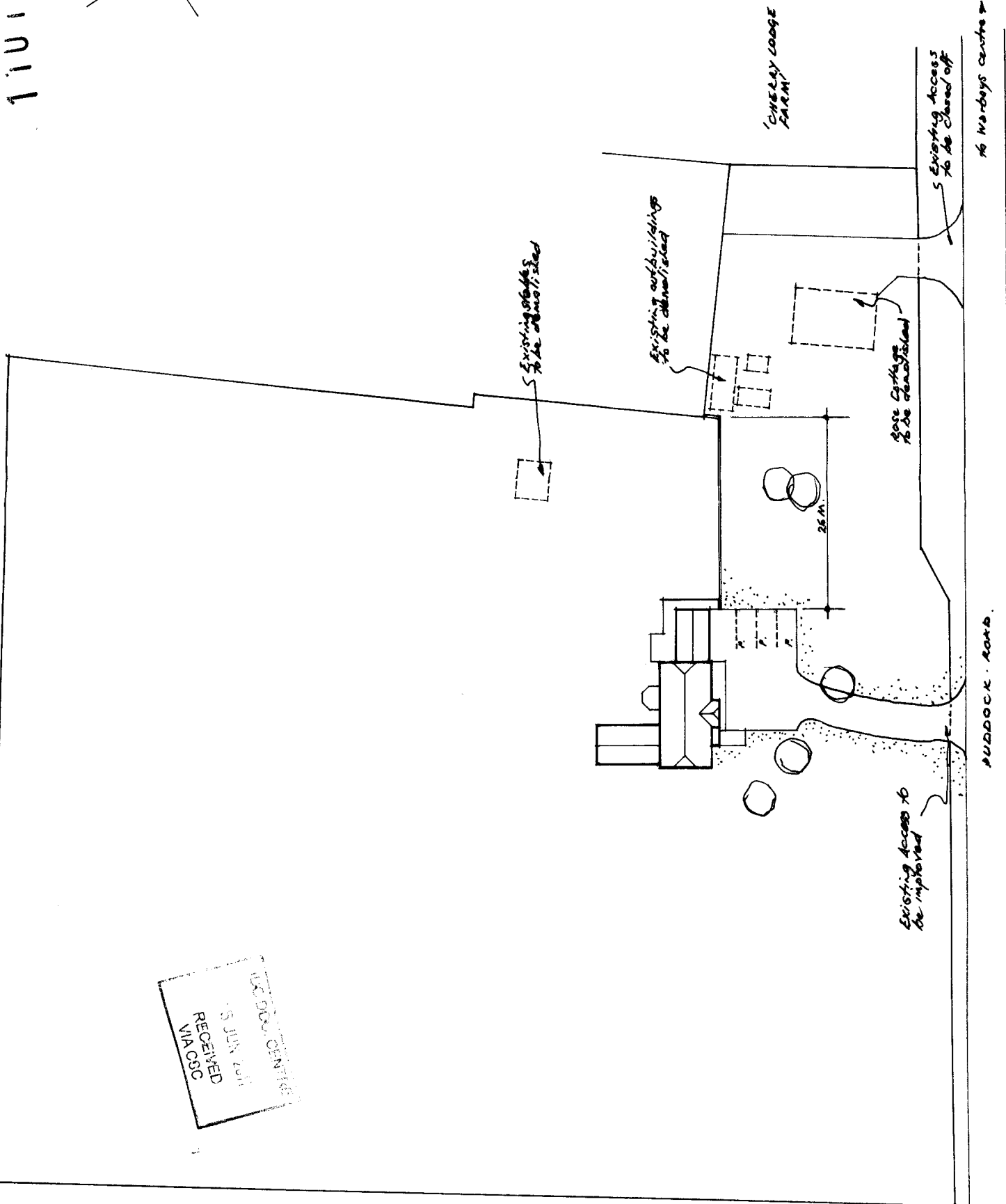
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PROPOSED NEW DWELLING
PUDDOCK ROAD,
WARBOYS, CAMBS.

FOR MR & MRS T. W. LUMLEY.

AMENDED
BLOCK PLAN.

Scale: 1:500
Date: May 2011
Drawing No: 12.3.A

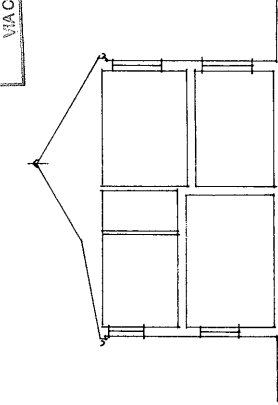


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VIA OSC
19 JUN 2011

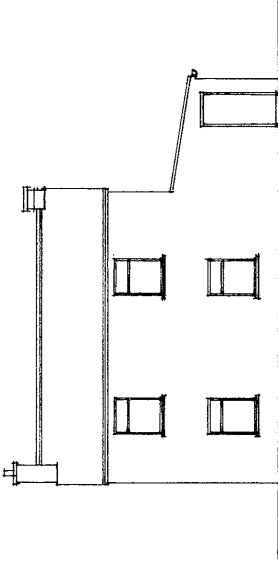
1101037

AREAS: (OVERALL EXTERNAL WALLS).
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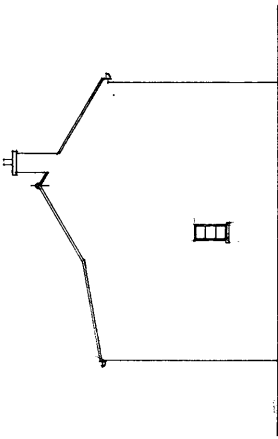
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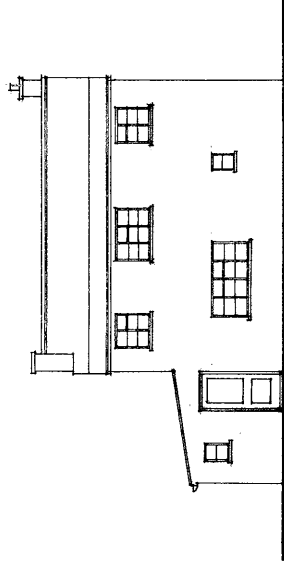
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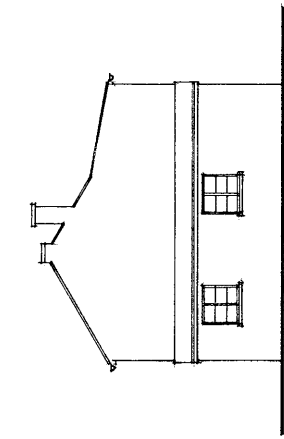
SOUTH WEST ELEVATION.



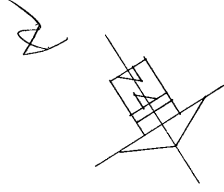
ELEVATION TO RUDDOCK ROAD.



NORTH EAST ELEVATION.



SOUTH EAST ELEVATION.

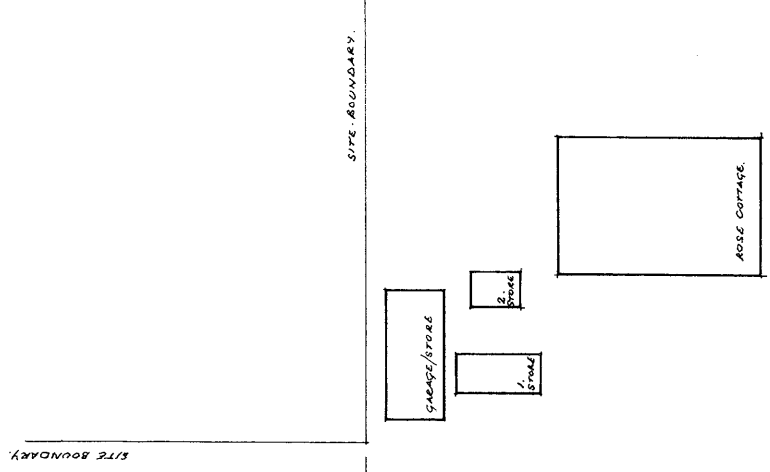


PROPOSED NEW DWELLING
 AT RUDDOCK ROAD,
 WARBOYS, CAMBS.
 FOR MR & MRS T. W. LUMLEY.

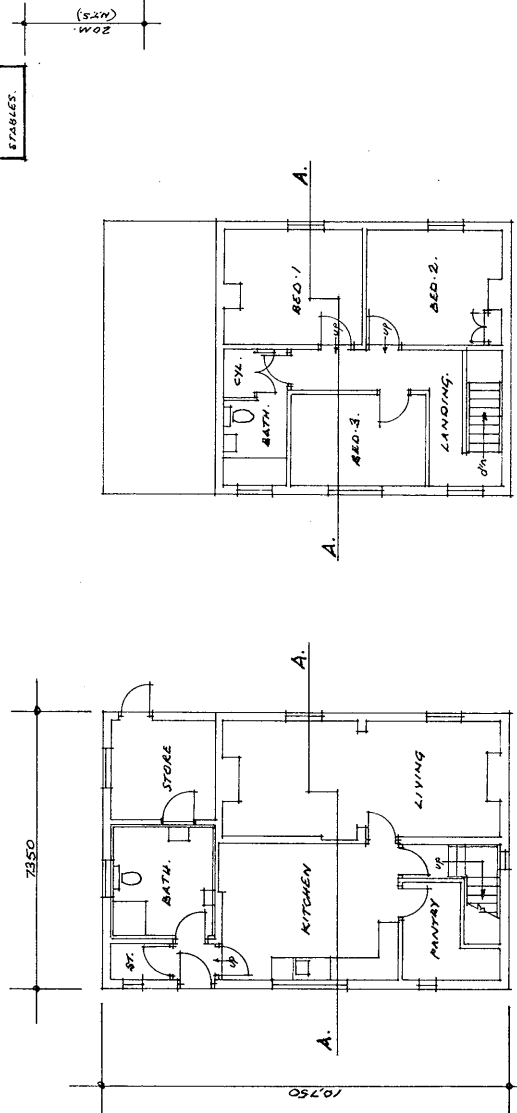
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Scale: 1:100
Drawn: MJE
Date: Feb 2011
Dwg No: PR 1

SURVEY DRAWING OF
 PLANS & ELEVATIONS
 AS EXISTING FOR
 ROSE COTTAGE.
 (TO BE DEMOLISHED)



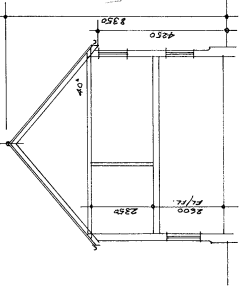
BLOCK PLAN (SHOWING OUTBUILDINGS)
 Scale: 1:200.



FIRST FLOOR PLAN.

GROUND FLOOR PLAN.

1101037



TYPICAL SECTION - A-A.



EXTERNAL FINISHES:

North & Clay pavilions to all roof
 gables, chimneys, &
 chimney 37' pitch to sitting room.

EXTERNAL WALLS:

Facing bricks to main two-story
 walls, & chimney with matching
 brick. Plaster to be used for
 interior, & exterior. Windows &
 doors to be of the same
 material as the main two-story
 walls. Sillings to be of the same
 material as the main two-story
 walls. Sillings to be of the same
 material as the main two-story
 walls.

NOTE:

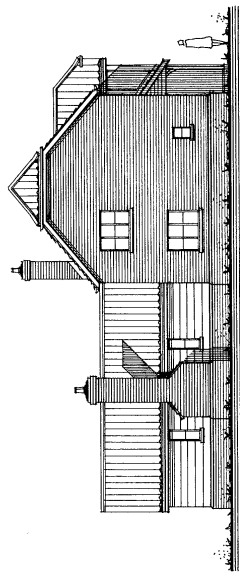
Do not back from opening, all sizes
 & materials to be given on site
 before commencing construction,
 or construction.

PROPOSED NEW DWELLING
 PUD DOCK ROAD,
 MARBOYS, CAMBS.

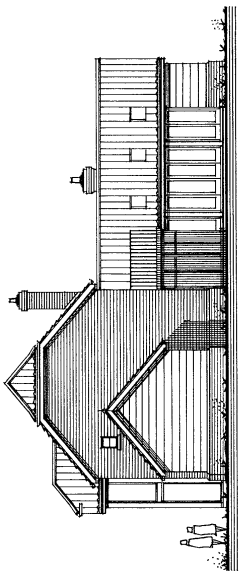
FOR MR & MRS. J. W. LUMLEY.

4

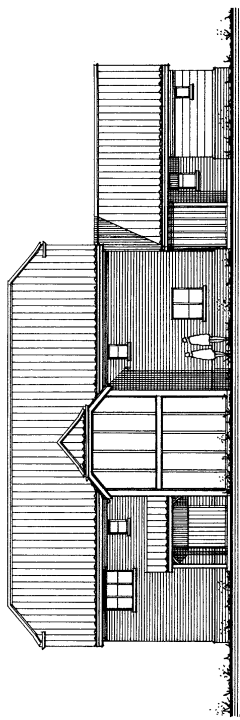
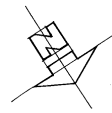
SCALE: 1/100
DRAWN: M. J. E.
DATE: June 20/11
DWG NO: PR. 4.



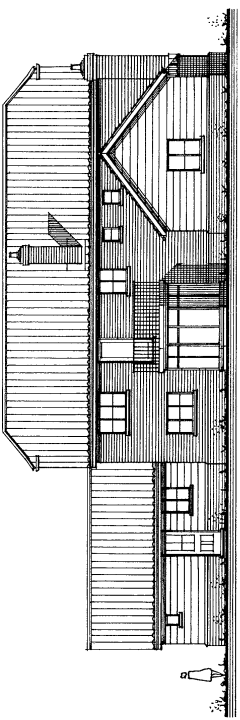
SIDE ELEVATION (NORTH-EAST).



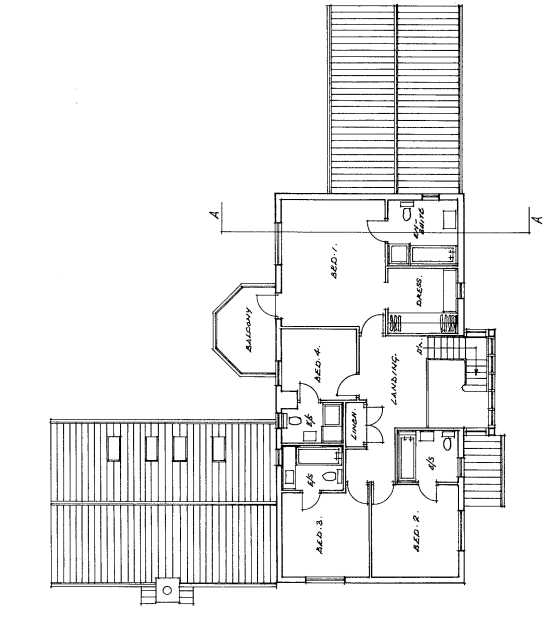
SIDE ELEVATION (SOUTH-WEST).



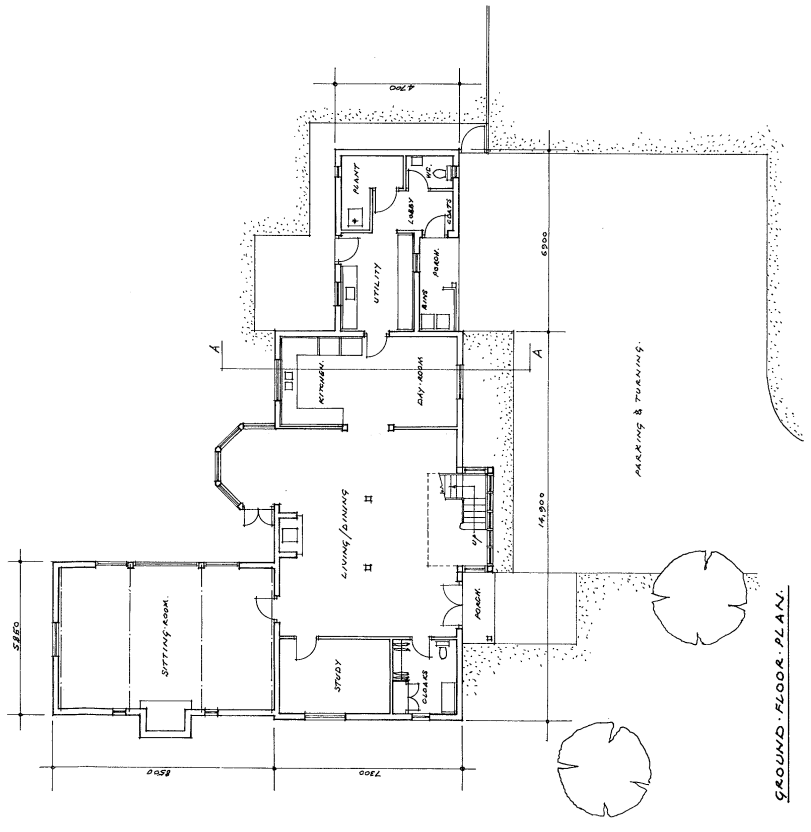
ELEVATION TO PUD DOCK ROAD.



REAR ELEVATION (SOUTH-EAST).



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1100979FUL (FULL PLANNING APPLICATION) AND
1100980CAC (CONSERVATION AREA CONSENT
APPLICATION)

Proposal: THE DEMOLITION OF 20-24 CHEQUERS COURT AND 31-54
CHEQUERS COURT, COMPRISING 2 RETAIL UNITS WITH
OFFICES ABOVE, 5 GROUND FLOOR AND BASEMENT
RETAIL UNITS, TOGETHER WITH 2 FLOORS OF VACANT
OFFICES ABOVE. THE BUILDINGS WILL BE REPLACED
BY THE CONSTRUCTION OF A NEW SUPERMARKET, 7
RETAIL UNITS, A RESTAURANT/CAFE AND 2 KIOSKS

Location: CHEQUERS COURT SITE CHEQUERS COURT PE29 3LJ

Applicant: THE CHURCHMANOR ESTATES CO PLC

Grid Ref: 523994 271848

Date of Registration: 10.06.2011

Parish: HUNTINGDON

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises Nos. 20-24 and Nos. 31-54 Chequers Court, which includes the former Government Offices. The application site also includes the existing 'podium deck', part of the car park between Chequers Court and the ring road and two parking areas off Trinity Place/Chequers Way. The site is within the Town Centre and the Conservation Area.
- 1.2 The Conservation Area Consent application (1100980CAC) proposes the demolition of 20-24 and 31-54 Chequers Court, and the demolition of the 'podium deck' over the basement car park.
- 1.3 The planning application (1100979FUL) proposes the erection of a new two-storey building to replace 20-24 Chequers Court attached to the building currently occupied by Blades hairdressers in Chequers Court, and attached on the other side to Wilkinsons by a new single storey link. The proposal also provides a further 9 units comprised of a 1999 square metre (sales and non-sales areas) foodstore, 7 retail units and a restaurant/coffee bar. The foodstore has been designed for a new Waitrose. The units attached to Blades and Wilkinsons would be serviced from St Germain Street. The foodstore would be serviced from a dedicated new service area on the southeast side of the store (Service Area 1) with the remaining units serviced from a separate new service area to the southwest of the store (Service Area 2). Servicing and delivery vehicles for both of these areas would arrive via St Mary's Street, Hartford Road and Trinity Place. It is now envisaged that delivery vehicles would exit via Trinity Place, Hartford

Road and the ring road. The application as originally submitted (and as still indicated on the plans attached to this report) proposed the exit from the service areas via the new spur road from Trinity Place to the ring road to be provided as part of the Multi-Storey Car Park (MSCP) development. A car park with twelve disabled spaces would be provided on part of the existing Trinity Place car park.

1.4 Responding to the change in levels between the Chequers Court 'podium deck' and St Germain Walk to the northwest and the car parks to the northeast and southeast (a difference of some 1.75m), the units facing towards the High Street (Units 4-6) would be at a level of 12.05m, the units replacing 20-24 Chequers Court (Units 20 & 22/24) would be a level of 11.64m with the foodstore and adjacent unit (Units 1 and 2A) and the units fronting St Germain Walk (Units 2B, 2C, 2D and 3) being at a level of 10.3m-10.5m. All the units, except the foodstore (Unit 1) and the restaurant/coffee bar (Unit 6), would have first floor as well as ground floor floorspace.

1.5 The planning application is accompanied by a Design and Access Statement, BREEAM for Retail Pre-Assessment, Transport Assessment, Travel Plan Framework, Planning and Retail Statement, Air Quality Assessment, Drainage Strategy, Flood Risk Assessment, Ecological Assessment, Archaeological Desk-Based Assessment, Lighting Statement, Noise Impact Assessment, Phase 1 Geo-Environmental Assessment, Statement of Community Involvement and Utilities Statement.

2. NATIONAL GUIDANCE

2.1 **PPS1: "Delivering Sustainable Development" (2005)** contains advice on the operation of the plan-led system.

2.2 **PPS4: "Planning for Sustainable Economic Growth" (2009)** sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.

2.3 **PPS5: Planning for the Historic Environment (2010)** sets out the Government's planning policies on the conservation of the historic environment.

2.4 **PPS9: "Biological and Geological Conservation" (2005)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.

2.5 **PPG13: "Transport" (2011)** sets out the objectives to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

2.6 **PPS23: "Planning and Pollution Control" (2004)** is intended to complement the new pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.

2.7 **PPG24: "Planning & Noise" (1994)** guides planning authorities on the use of planning powers to minimize the adverse impact of noise.

- 2.8 **PPS25: “Development and Flood Risk” (2010)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 2.9 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents
- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
 - **SS4:** “Towns other than Key Centres and Rural Areas” – Local Development Documents should define the approach to development in towns. Such towns include selected Market Towns and others with potential to increase their social and economic sustainability.
 - **SS6:** “City and Town Centres” – Thriving, vibrant and attractive city and town centres are fundamental to the sustainable development of the East of England and should continue to be the focus for investment, environmental enhancement and regeneration.
 - **T2:** “Changing Travel Behaviour” – to bring about significant change in travel behaviour, a reduction in distances travelled and

a shift towards greater use of sustainable modes should be promoted.

- **T13:** “Public Transport Accessibility” – public transport should be encouraged throughout the region by increasing accessibility to appropriate levels of service of as high a proportion of households as possible, enabling access to core services.
- **T14:** “Parking” – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new commercial development.
- **ENV3:** “Biodiversity and Earth Heritage” it should be ensured that the region’s wider biodiversity, earth heritage and natural resources are protected and enriched through conservation, restoration and re-establishment of key resources.
- **ENV6:** “The Historic Environment” - Within plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region including Conservation Areas and Listed Buildings.
- **ENV7:** “Quality in the Built Environment” - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- **ENG1:** “Carbon Dioxide Emissions and Energy Performance” – for new developments of 10+ dwellings or 1000sqm non residential development a minimum of 10% of their energy should be from decentralised and renewable or low carbon resources unless not feasible or viable.
- **WAT4:** “Flood Risk Management” – River flooding is a significant risk in parts. The priorities are to defend existing properties from flooding and locate new development where there is little or no flooding.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- **P6/1** – Development Related Provision – development will only be permitted where the additional infrastructure and community requirements generated by the proposal can be secured.
- **P9/8** – Infrastructure Provision – a comprehensive approach towards securing infrastructure needs to support the development strategy for the Cambridge Sub-Region. The programme will encompass: transport; affordable and key worker housing; education; health care; other community facilities; environmental improvements and provision of open space; waste management;

water, flood control and drainage and other utilities and telecommunications.

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **S10:** “Shopping Environment” – maintenance, enhancement of vitality of the established town centres by carrying out environmental improvement schemes, providing adequate car parking, and maintaining an appropriate mix of commercial, retail and residential uses will be sought.
- **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- **T25** – states that the District Council will seek to ensure that adequate off-street parking spaces are made available in the town centres.
- **En5:** “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** “Design standards in Conservation Areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En8:** “Demolition in Conservation Areas” – consent may be withheld until acceptable plans for the new development have been approved, if approved the timing of demolition will be strictly controlled.
- **En9-** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En12:** “Archaeological Implications” – permission on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- **En24:** “Access for the disabled” – provision of access for the disabled will be encouraged in new development

- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
 - **En27:** "Shopfront design" – Council will seek good standards of shopfront design by having regard to the character of the building and the street scene to which it relates
 - **CS8:** "Water" – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
- 3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)
- None relevant
- 3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.
- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
 - **CS3:** "The Settlement Hierarchy" – Identifies Huntingdon as a Market Town in which development schemes of all scales may be appropriate in built up areas.
 - **CS8:** "Land for Retail Development" – at least 20,000m² of comparison floorspace and 4,000m² of convenience floorspace will be provided before 2026 within defined areas including: 9,000m² of comparison floorspace in Huntingdon, concentrated within the town centre, but offering complementary and appropriate development to the West of town centre; and 4,000 of convenience floorspace across the District to serve the population growth.
 - **CS10:** "Contributions to Infrastructure Requirements" – proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms.
- 3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C2:** “Carbon Dioxide Reductions” – major development proposals will include renewable or low carbon energy generating technologies. These should have energy generating capacity equivalent to 10% of the predicted total CO² emissions of the proposal.
- **C5:** “Flood Risk and Water Management” – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- **E4:** “Biodiversity and Protected Habitats and Species” – proposals should aim to conserve and enhance biodiversity. Opportunities should be taken to achieve beneficial measures within the design and layout of the development. Developments will be expected to include measures that maintain and enhance important features.
- **E8:** “Sustainable Travel” – proposals must demonstrate how the scheme maximises opportunities for the use of sustainable travel modes, particularly walking, cycling and public transport.
- **E9:** “Travel Planning” – A Travel Plan will be required where the development involves large scale residential development; employment/commercial development in excess of national guideline figures or non-residential institutions including schools and colleges. The Travel Plan will need to demonstrate that adequate mitigation of the transport impacts of the proposal can be achieved.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P4:** “Town Centre Uses and Retail Designations” – proposals for retail, leisure, office, cultural and tourism facilities and other main

town centre uses should be located within the defined town centres of the Market Towns, unless they accord with exceptions allowed for elsewhere in the LDF.

- **D2: “Transport Contributions”** – contributions will be required towards improvements in transport infrastructure where necessary to mitigate the impact of new development on local transport networks, particularly to facilitate walking, cycling and public transport use.
- **D8: “Public Art Contribution”** – contributions will be required towards provision of publicly accessible art and design work from proposals comprising large or moderate scale residential schemes, or major commercial, retail, leisure and institutional development involving 1000m² gross floorspace or 1ha of land or more which are publically accessible. Smaller schemes will be encouraged to include public art as a means of enhancing the development’s quality and appearance.

3.7 Supplementary Planning Guidance/Documents:

3.8 Huntingdonshire Landscape and Townscape Assessment (2007)

3.9 Huntingdonshire Design Guide (2007)

3.10 Chequers Court Planning Brief 2010

4. PLANNING HISTORY

4.1 There have been various applications relating to Chequers Court, including extensions and alterations to units and signage, but none are directly relevant to this application.

4.2 Planning permission has been granted for a four storey car park adjacent to the ring road/Nursery Road to the northeast of this site (1001717FUL and 1100350S73).

4.3 This Panel has also resolved to approve an application for alterations to and the sub-division of the existing Sainsbury’s store and the erection of a retail unit with servicing together with alterations to the existing car parking, access and associated landscaping (1001751OUT).

5. CONSULTATIONS

5.1 **Huntingdon Town Council – Recommends APPROVAL** subject to the further consideration of concerns (COPY ATTACHED).

5.2 Environmental Health – NO OBJECTIONS in respect of air quality or noise, subject to the imposition of noise conditions.

5.3 Local Highway Authority – The site is in a highly accessible town centre location; and there are no transport related measures to be secured by S.106 Agreement. The LHA’s further comments on the application will be reported at or before the meeting.

- 5.4 Police Architectural Liaison Officer – NO OBJECTIONS – The Police Architectural Liaison Officer had extensive meetings and consultations with the Architect prior to submission of the proposals for Planning Permission. This also included an inspection of the area with the Counter Terrorism Security Advisor in respect of risk involving Crowded Places. They were both satisfied that the proposals do not present an increased security and crime risk to the existing area. He is also satisfied that measures he had asked to be incorporated into the scheme have been addressed by the Architect.
- 5.5 English Heritage – does not wish to comment in detail but makes the following observations: the application is an opportunity to enhance the character and appearance of the area with a building that integrates into the built form of the Conservation Area; the screening of the service yards needs to be aesthetic and robust; any PV panels should be contained on the recessed roof over the sales area of Unit 1; and as Hartford Road contains a number of buildings that make a positive contribution to the character and appearance of the Conservation Area consideration should be given to secure appropriate traffic calming in Hartford Road if it can be demonstrated that the development will indeed impact on that road.
- 5.6 Environment Agency – NO OBJECTIONS subject to the imposition of conditions relating to surface and foul water drainage, ground contamination, and piling and other penetrative foundation designs.
- 5.7 County Archaeology – NO OBJECTIONS – The site is located in an area of high archaeological potential and should be subject to a programme of archaeological investigation before development commences secured by condition.

6. REPRESENTATIONS

- 6.1 Huntingdon Town Partnership welcomes these exciting proposals as they: remove the 4-storey Inland Revenue building; provide an improved retail offer in a high footfall area; provide larger retail units for which there is a demand; provide a food hall as an attraction for footfall to be retained; and compliments the existing Sainsbury's retail space. It comments that new co-ordinated pedestrian signage around the town should be considered, the new Chequers Court needs to be sympathetically linked to the rest of the town, including links through Newton's Court, and a coordinated construction schedule for the major construction projects in the town would be appreciated.
- 6.2 Objections have been received from the occupiers of 16, 21, 23, 27, 29, 31, 37 and 45 Hartford Road, 3 Ingram Street, and 6 Euston Road on the following grounds:
- * Detrimental impact of increased traffic and queuing on the Conservation Area and specifically the section of Hartford Road and neighbouring streets adjacent to the development, which is largely a residential area;
 - * The submitted Transport Assessment for the MSCP application anticipates an increase in the amount of traffic that will queue on Hartford Road during the evening weekday rush hour and during the Saturday lunchtime period resulting in an average increase in evening

rush hour queues in 2015 from 43m without the development to 80m if the redevelopment goes ahead, and maximum queues on Hartford Road increasing from 97m (17 vehicles) to 258m (43 vehicle) based on a 600 space parking capacity. This application has failed to remove through-traffic on Hartford Road and will compound the detrimental impact on traffic by longer queues during peak times. The traffic assessments focus on traffic infrastructure and the ability to keep traffic moving on the ring road and there is no assessment of the impact of increased traffic outside peak times;

- * Traffic should be directed along the new spur road from Trinity Street to the ring road with Hartford Road made 'access only';
- * Speed controls are required on Hartford Road;
- * Noise, fume and air pollution resulting from increased queuing;
- * Overbearing impact of development; and
- * Inadequate on-site parking/turning etc.

Any further comments received in relation to the use of Hartford Road by delivery vehicles leaving the site will be carefully considered and included as an update to the report at or before the Panel meeting.

7. SUMMARY OF ISSUES

- 7.1 The main issues to be considered in relation to this proposal are: the principle of the development; design and layout considerations, including the impact of the development on the character and appearance of the Conservation Area; traffic, servicing and car parking; neighbour amenity; flood risk/drainage; and sustainability.

Principle

- 7.2 The redevelopment of Chequers Court is a long-standing aspiration of this Council, and many others within and beyond the town. The Core Strategy makes clear that "the improvement of retail facilities of Chequers Court ... is the Council's top retail priority". The principle of the proposed redevelopment is therefore very much to be welcomed.
- 7.3 The existing buildings to be demolished provide some 4800 sq m of gross internal floor space (some 1800 sq m of retail space, 100 sq m of financial and professional services (Use Class A2) space and 3000 sq m of office space). The proposal involves 4684 sq m of new gross internal floor space, 4533 sq m of which would provide retail space and a 151 sq m restaurant/café. The proposal thereby presents the opportunity to not only enhance the character and appearance of the Conservation Area, but also to provide an additional 2700 sq m of retail floor space in the heart of the town.
- 7.4 The Core Strategy identifies a need to provide at least 9000 sq m of comparison floorspace within Huntingdon and 4000 sq m of convenience floor space primarily in town centres before 2026. The net effect of Sainsbury's relocation from Chequers Court and the associated development at Huntingdon West, the re-use of Sainsbury's existing store and the new Major Store Unit on the site of the existing petrol filling station is anticipated to be some 8611 sq m of additional comparison floorspace (2296 sq m at Huntingdon West and an additional 6315 sq m at Chequers Court) and 1125 sq m of additional convenience floorspace (3703 sq m at Huntingdon West

minus the 2578 sq m of convenience floorspace within the existing Sainsbury's store).

- 7.5 The application indicates that this proposal will include a 1999 sq m (1395 sq m sales and 604 sq m non-sales) foodstore. The other 2534 sq m of proposed retail floorspace is likely to be for comparison uses. The proposal is therefore likely to make an important contribution to the provision of high quality comparison and convenience floorspace within the town centre. The relocation of Waitrose to the proposed foodstore will also provide the opportunity for that store to be used for convenience or comparison uses.

Design and Layout Considerations, including the impact of the development on the character and appearance of the Conservation Area

- 7.6 The existing buildings and 'podium deck' significantly detract from the character and appearance of the Conservation Area. In contrast, the proposed development will enhance the character and appearance of the Conservation Area. The design of the new buildings adopts a pleasing simple approach with the use of tower elements at focal points and glazed facades to add interest. Red and buff brick would be used. The largest of the units (Unit 1) fronts the car park so its larger scale responds more to the large open space of the car park. The other buildings are of a smaller scale and reflect the scale of the existing units along St Germain Walk and Chequers Court. Service Area 2 is to be screened by a 'green wall'. The one element of the design of the new main building that does need to be enhanced is the proposed southeast/Service Area 1 elevation. This can be secured by condition.
- 7.7 The Urban Design Framework (UDF) identifies 3 key/improved public spaces within the site: an area adjacent to the existing entrance to Sainsbury's; part of the existing Chequers Court 'podium deck'; and the northern end of Newton's Court. It also states that "The most important element of the public realm is the quality of the materials that are being used to reinforce each space. The use of public art can also enhance these areas, often using the philosophy of 'less is more'." The application proposals include a widened St Germain Walk. The proposal can and needs to be improved to provide an enhanced pedestrian route between the development and Newton's Court. This is expected to include relocating the access to the new disabled spaces car park from the north to the east and can be secured by condition. The area in front of Units 4-6 is perhaps smaller than envisaged in the UDF but, like the other spaces, the surface materials and street furniture/public art used will determine its success and attractiveness. High quality details would be secured by condition.
- 7.8 The levels differences across the site mean that it is not practical to provide a link through the building from the main car park to the High Street. A single storey link between Unit 22/24 and Wilkinsons also means that, as at present, there is no link to the High Street via St Germain Street. This means that it is important to ensure that the ramp adjacent to Unit 6, linking St Germain Walk through Chequers Court to High Street, is accessible at all times. It is therefore appropriate to require a scheme to ensure that all reasonable efforts are made to ensure that this ramp can be used during icy weather

and snow (potentially by using some form of underground heating as suggested by the Town Council).

- 7.9 A Conservation Area Consent would normally be conditioned so that no demolition could begin before a contract had been made for the redevelopment of the site in order to avoid an “unsightly gap” in the Conservation Area. In this instance however, the existing development detracts from the character and appearance and its demolition in advance of redevelopment would not detract from the character and appearance of the Conservation Area provided an interim scheme was implemented. It will also be important to ensure that pedestrian links continue to be provided through the site during and after the demolition period.

Traffic, Servicing and Car parking

- 7.10 The application site includes the existing Trinity Place and Churchmanor Estates car parks (both accessed from Hartford Road/Trinity Place) and a small part of the existing Sainsbury’s car park (accessed from the ring road). This would be replaced by 12 disabled parking spaces. There were and are traffic movements associated with the existing units to be demolished. In terms of servicing of the proposed new units: Units 20 and 22/24 would be serviced from St Germain Street; it is proposed to service the foodstore (unit 1) and the other units (units 2A, 2B, 2C, 2D 3, 4, 5 and 6) from two new service areas with access from St Mary’s Street, Hartford Road and Trinity Place. It is now envisaged that egress from these areas would be via Trinity Place, Hartford Road and the ring road. The submitted Transport Assessment indicates that there would be 18 mostly HGV deliveries to the foodstore a week, with a maximum of 4 on any one day, and on average 8 deliveries a day (1 per unit) for the other units. The net effect of all this is likely to be a reduction in car traffic using Hartford Road (because save for the 12 disabled parking spaces there will no longer be public parking nor the Churchmanor Estates owned car parking off Trinity Place), and an average of 11 deliveries to the 9 new units a day. There would however no longer be delivery vehicles in association with the existing units to be demolished.
- 7.11 It had originally been proposed that Heavy Commercial Vehicles (HCVs) would use the new spur road from Trinity Place to Nursery Road (to be provided as part of the MSCP development) to leave the site. The geometry of the junction with Nursery Road and land ownership however means that this junction would not be suitable for HCVs. The UDF does state that “Hartford Road is busy with through traffic for most of the day, and this is detrimental to the character of the Huntingdon Conservation Area”. The proposals for HCVs to exit via the new spur road would have assisted in reducing HCV traffic on Hartford Road. However, this is not feasible and leaves the use of Trinity Place, Hartford and the ring road as the only option for exiting the site. It is expected that this development will attract more people to the town but the reduction in car parking off Trinity Place and the relatively small numbers of delivery vehicles that will use Hartford Road (also bearing in mind that the units to be demolished generated delivery vehicles) means that the use of Hartford Road is acceptable without speed controls or other similar measures as referred to by local residents and English Heritage. The bus stop and new bus only

spur road to be provided as part of the MSCP development is also likely to reduce bus traffic on Hartford Road.

- 7.12 As referred to above in order to provide an enhanced pedestrian route between the development and Newton's Court, the relocation of the access to the new disabled spaces car park from the north to the east to be secured by condition will also be of benefit by moving the access to this parking area away from Service Area 2. In practice, delivery vehicles are likely to reverse along the approach road into Service Area 2. Whilst not ideal, this is a town centre development and providing turning space on site would result in a significant reduction in the floorspace provided as part of the development.
- 7.13 Using the car parking standards in Appendix 1 of the DM DPD, the proposed development generates a demand for some 150% of the demand of the existing development to be demolished. The proposed development also results in the loss of much of the existing car parking off Trinity Place. Planning permission has been granted to erect a new multi-storey car park adjacent to Nursery Road and alter the existing surface level parking to serve Chequers Court and the rest of the town centre. Alterations to the existing surface car park are also proposed as part of the application for the new Major Store Unit which the Panel was minded to support. This application also proposes revisions to the parking layout which results in a small reduction in the number of spaces that will ultimately be provided. The applicants have accepted the need to make an appropriate contribution towards car parking provision as part of the redevelopment of Chequers Court and this will need to be secured before any planning permission is issued.

Neighbour amenity

- 7.14 To safeguard the amenity of the occupiers of nearby residential properties, and as recommended by the Environmental Health Officer, conditions should be attached to any planning permission relating to plant noise levels and service areas delivery hours. It is considered that the development would not have a significant detrimental effect on neighbours in terms of loss of light, air quality or by being unduly overbearing.

Flood Risk/drainage

- 7.15 The proposed buildings are within Flood Zone 1 (the lowest flood risk zone). The submitted Drainage Strategy states that both the surface and foul water discharge volumes are anticipated to be equal or less than the existing development. The Environment Agency has raised no objections subject to the imposition of conditions relating to surface and foul water drainage, ground contamination, and piling and other penetrative foundation designs.

Sustainability

- 7.16 The Design and Access Statement states that the target is for a BREEAM Very Good rating and, in accordance with DM DPD policy C2, the development will provide at least 10% of its energy consumption from renewable and low carbon technologies, most likely by air source heat pump or photovoltaic electric generation.

Details of this will need to be secured by condition to ensure that it is provided and, as highlighted by English Heritage, in the interests of visual amenity.

Other Matters

7.17 An archaeological investigation can be secured by condition. The Police Architectural Liaison Officer is satisfied that measures he had asked to be incorporated into the scheme have been addressed by the Architect.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. **1100979FUL RECOMMENDATION - APPROVAL** delegated to the Head of Planning Services subject to:

The applicants entering into an obligation to make an appropriate contribution towards car parking provision as part of the redevelopment of Chequers Court; and

Conditions to include those listed below:

02003	Time Limit (3yrs)
Nonstand	Amendments - southeast elevation
Nonstand	Amendments - enhanced pedestrian route
Nonstand	Materials
Nonstand	Hard landscaping
Nonstand	Soft landscaping/green wall
Nonstand	Uses of units
Nonstand	Public art/street furniture
Nonstand	Public realm levels/ramp scheme
Nonstand	Sustainability measures
Nonstand	Plant noise levels
Nonstand	Service areas delivery hours
Nonstand	Archaeology
Nonstand	Surface water drainage
Nonstand	Ground contamination
Nonstand	Piling/foundation designs
Nonstand	Travel plan
Nonstand	Cycle parking provision
Nonstand	Lighting scheme

RECOMMENDATION 1100980CAC - APPROVAL subject to conditions to include the following:

02003	Time Limit (3yrs)
Nonstand	No demolition until redev/interim scheme

CONTACT OFFICER:

Enquiries about this report to **Mr Andy Moffat Planning Service Manager (Development Management) 01480 388402**

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 30th JUNE 2011

<p>1100668FUL British Red Cross Society, 44 Moorfields, London EC2Y 9AL</p>	WEST
<p>Erection of temporary building and creation of temporary car parking - British Red Cross Society Castle Moat Road Huntingdon</p>	
<p>Recommend APPROVAL</p>	
<p>Amendment: 30/06/2011 - Additional information received.</p>	
<p>Amendment 30/06/2011 - The Panel requires further information in connection with this application, since it appears to suggest that the access behind bungalows 9-12 will be blocked by the proposed development. Providing this is not the case, the panel recommends approval.</p>	
<p>1100863FUL Britten Investments Ltd in Administration, c/o TDH Estates Ltd., 11 Old Road North, Kempsey, Worcester WR5 3JZ</p>	WEST
<p>Retail warehouse with mezzanine floor, amenity area, outdoor project area and storage compound and bulky good unit - Former PSA Site St Peter's Road, Huntingdon PE29 7YS</p>	
<p>Recommend APPROVAL. The panel considers the proposed development in keeping with the existing development.</p>	
<p>1100939FUL Mr M White, 8 Eaton Close, Hartford, PE29 1SR</p>	EAST
<p>Side extension with pitched roof and front elevation and rear extension with flat roof. Demolition of garage - 26 Mill Road, Hartford, PE29 1YJ</p>	
<p>Recommend APPROVAL. The proposed extension is considered appropriate in scale to the size of the existing plot.</p>	
<p>1100979FUL The Churchmanor Estates plc, Montague House, 11 Black Horse Lane, Ipswich IP11 2EF</p>	WEST
<p>The demolition of 20-24 Chequers Court and 31-54 Chequers Court, comprising 2 retail units with offices above, 5 ground floor and basement retail units, together with 2 floors of vacant offices above. The buildings will be replaced by the construction of a new supermarket, 7 retail units, a restaurant/café and 2 kiosks - Chequers Court Site, Chequers Court, Huntingdon PE29 3LJ</p>	
<p>Recommend APPROVAL. Subject to further consideration being given to the concerns of the Panel as follows. The design of pedestrian flows is considered harmful to the retail economy of the High Street, since the retail units facing the ring road and the absence of a convenient access from Chequers Court to the High Street will act as a barrier to those using the publicly funded multi-storey car</p>	



HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 30th JUNE 2011

park. The Panel therefore strongly recommends that a more convenient footpath link between Chequers Court and the High Street is included in the design. The Panel is further concerned that St Mary's Street, Hartford Road and Trinity Place are not of suitable design to accommodate the increased vehicular goods traffic that this development will generate and fully supports the concerns expressed to the Planning Authority by Lucy Millington, in a letter dated 26th June 2011. Finally, the Panel considers that preventive measures such as underground heating elements should be incorporated into the design to prevent the build up of ice in cold weather and therefore the risk of slips and falls on the slope in Chequers Court.

1100980CAC

WEST

The Churchmanor Estates plc, Montague House, 11 Black Horse Lane, Ipswich IP11 2EF

The demolition of 20-24 Chequers Court and 31-54 Chequers Court, comprising 2 retail units with offices above, 5 ground floor and basement retail units, together with 2 floors of vacant offices above - Chequers Court Site, Chequers Court, Huntingdon PE29 3LJ

Recommend APPROVAL. Subject to further consideration being given to the concerns of the Panel as follows. The design of pedestrian flows is considered harmful to the retail economy of the High Street, since the retail units facing the ring road and the absence of a convenient access from Chequers Court to the High Street will act as a barrier to those using the publicly funded multi-storey car park. The Panel therefore strongly recommends that a more convenient footpath link between Chequers Court and the High Street is included in the design. The Panel is further concerned that St Mary's Street, Hartford Road and Trinity Place are not of suitable design to accommodate the increased vehicular goods traffic that this development will generate and fully supports the concerns expressed to the Planning Authority by Lucy Millington, in a letter dated 26th June 2011. Finally, the Panel considers that preventive measures such as underground heating elements should be incorporated into the design to prevent the build up of ice in cold weather and therefore the risk of slips and falls on the slope in Chequers Court.

1101024TRE

WEST

Cambridgeshire Constabulary, Hinchbrooke Park, Huntingdon PE29 6NP

Works to protected trees - Cambridgeshire Constabulary, Hinchbrooke Park, Huntingdon PE29 6NP

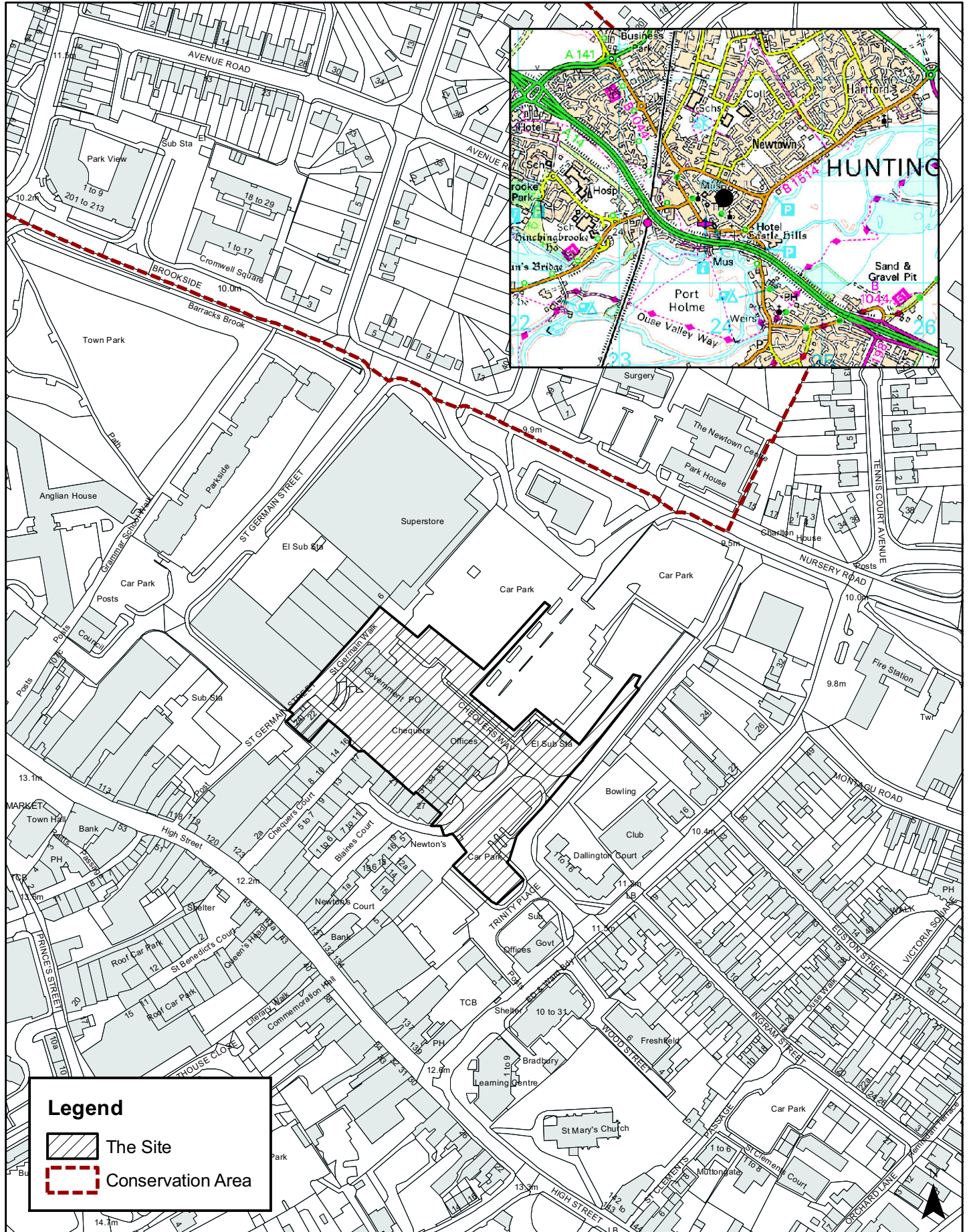
Recommend APPROVAL. The works proposed appear in keeping with the need for arboricultural management of the site.

Development Management Panel

Application Ref: 1100979FUL

Location: Huntingdon

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Scale: 1:2500



CGI 1 - VIEW FROM CAR PARK



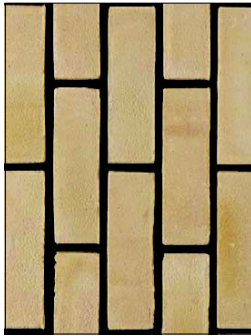
CGI 2 - CORNER VIEW OF ST GERMAIN WALK / CHEQUERS COURT

CHEQUERS COURT SHOPPING CENTRE • HUNTINGDON • FOR THE CHURCHMANOR ESTATES CO PLC • PROPOSED CGI VIEW FROM CORNER OF ST GERMAIN WALK / CHEQUERS COURT

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NORTH EAST ELEVATION TO CAR PARK



IBSTOCK LEICESTER MULTI CREAM STOCK BRICK OR SIMILAR



WEINBERGER TERCA BLENDED ORANGE GILT BRICK OR SIMILAR



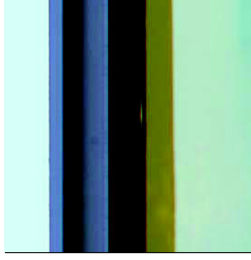
HORIZONTAL BRISE SOLIEL AWNING



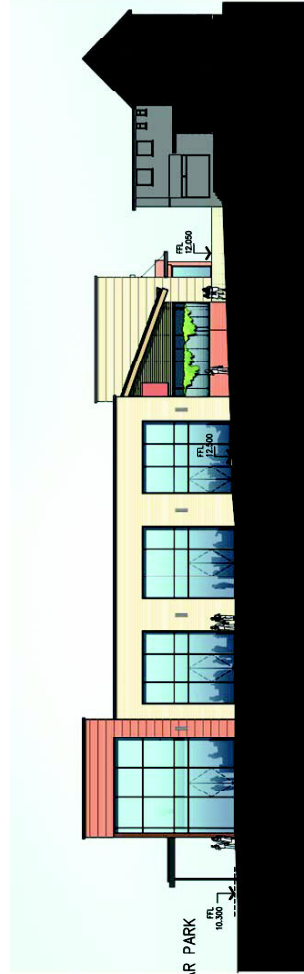
HORIZONTAL BRISE SOLIEL



MID GREY RAL 7037 ALUMINIUM CURTAIN WALLING



DARK GREY RAL 7015 PPC ALUMINIUM COPING SYSTEM



NORTH WEST ELEVATION



CHEQUEURS COURT
 HUNTINGDON
 FOR THE CHURCHMANOR ESTATES CO PLC
 PROPOSED COLOUR ELEVATIONS

DATE 07-06-11 SCALE 1:200@1DRG No. 1340-L15 C. REV.
 CAD REF No. 1340-L15 DRAWN BY GT CHECKED NR

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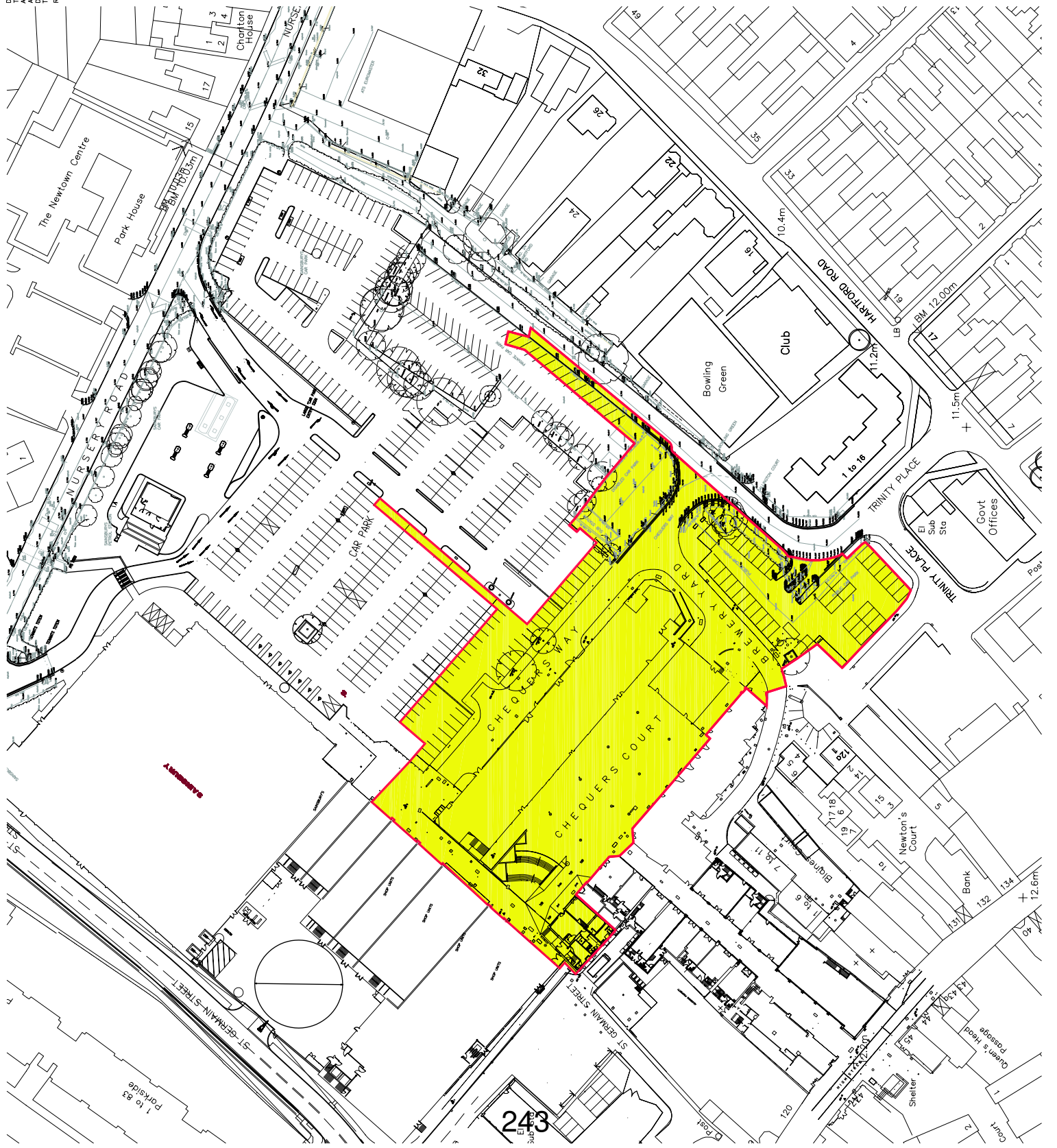
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KEY



EXTENT OF DEMOLITION / WORKS



**CHEQUER'S COURT SHOPPING CENTRE
 HUNTINGDON
 FOR THE CHURCHMANOR ESTATES CO PLC**

DEMOLITION PLAN
 DATE 26-05-11 SCALE 1:500@ADRG No. 1340-D1 REV.
 CAD REF No. 1340-D1 DRAWN BY DG CHECKED GT

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243

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EXISTING SAINSBURY'S SUB DIVISION & NEW RETAIL UNIT NOT YET BUILT. PLANNING REF 10017510UT (PENDING) REFERS

MULTI STOREY CAR PARK NOT YET BUILT. PLANNING REF 1001717FUL (PERMISSION) REFERS

ADJOINING LAND INDICATED IN BLUE

PLANNING APPLICATION AREA INDICATED IN RED

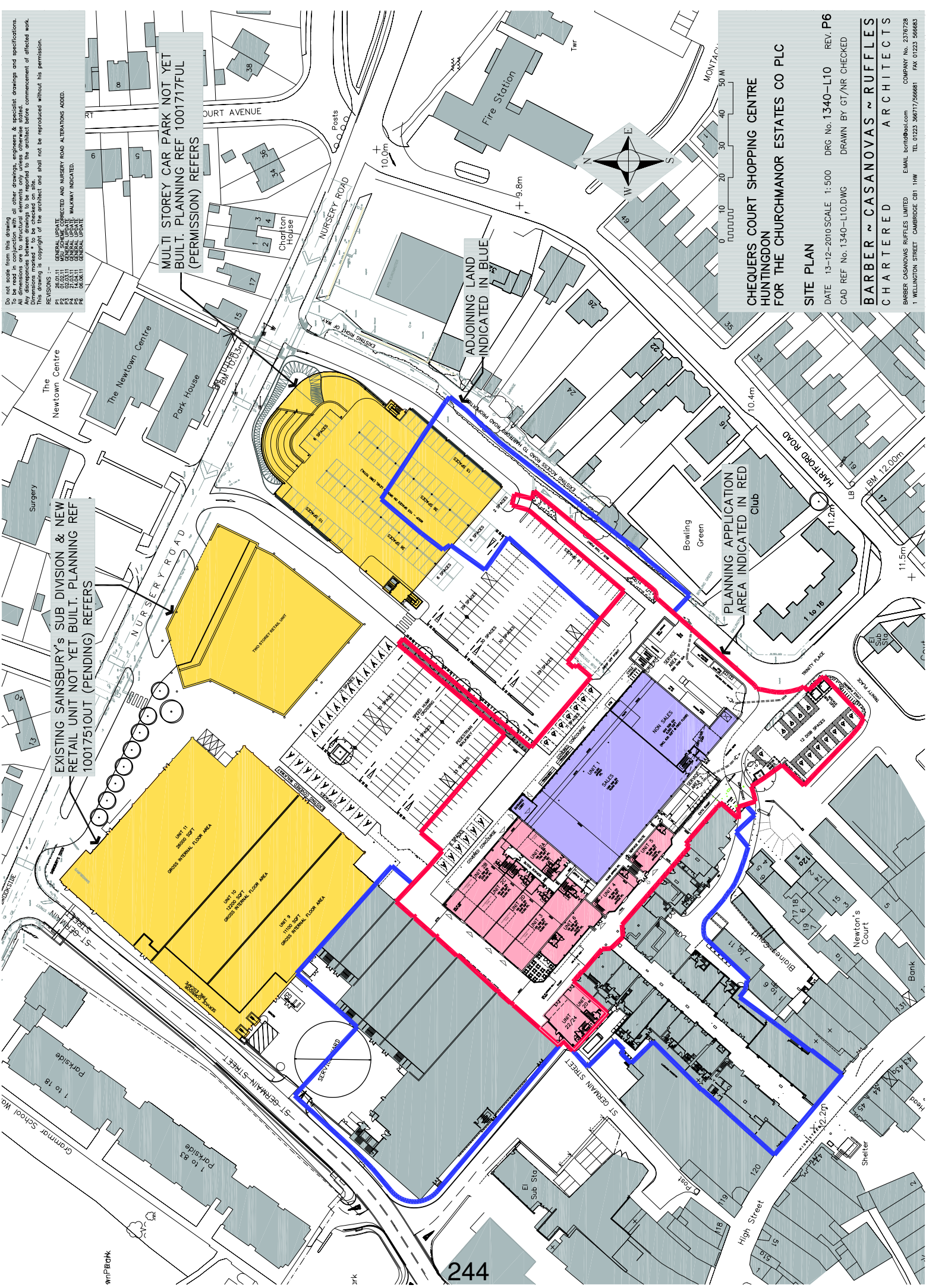
**CHEQUERS COURT SHOPPING CENTRE
HUNTINGDON
FOR THE CHURCHMANOR ESTATES CO PLC**

SITE PLAN

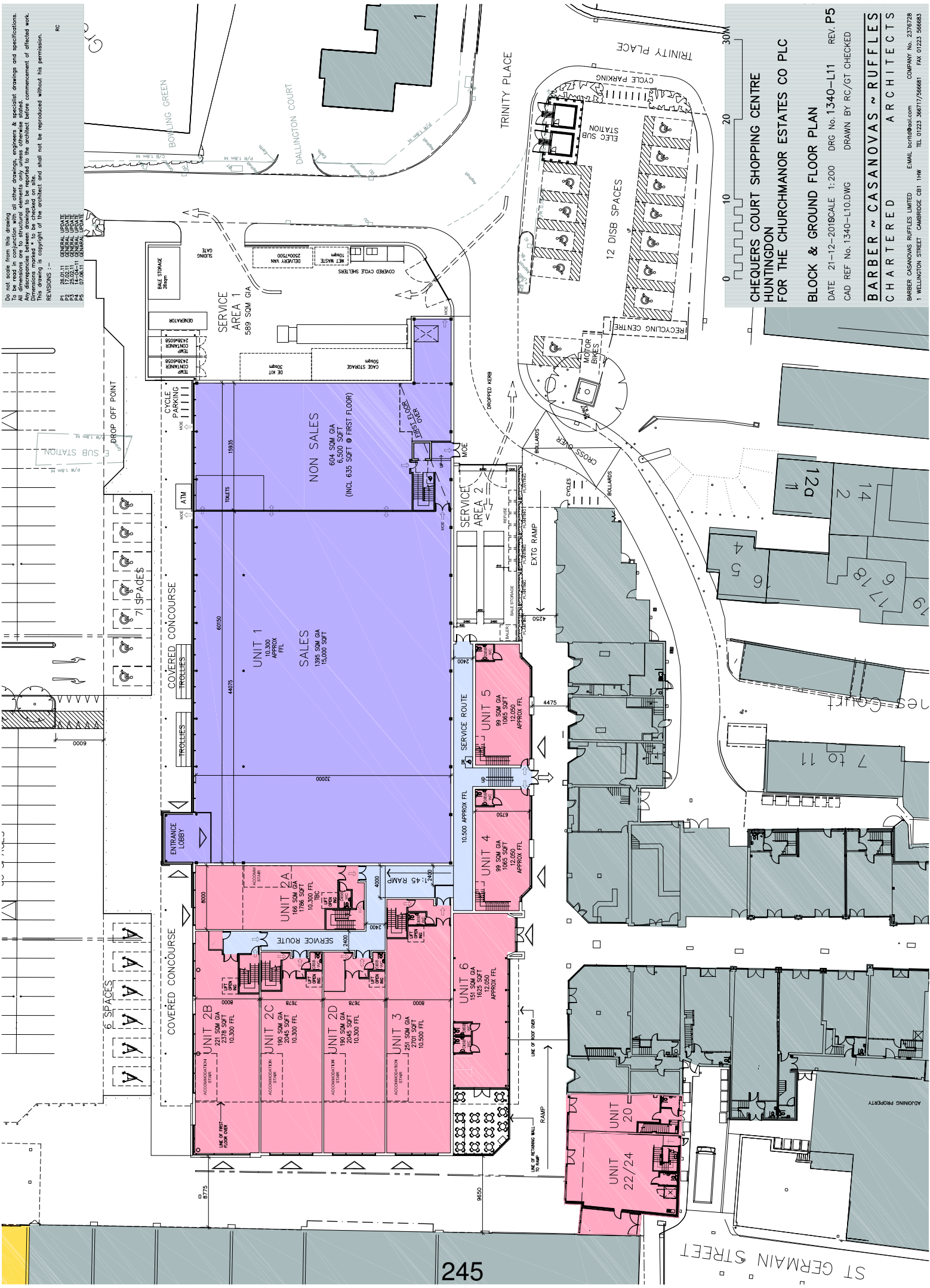
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CAD REF No. 1340-L10.DWG DRAWN BY GT/NR CHECKED

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WmBank



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P3	22.02.11	GENERAL UPDATE
P4	07.06.11	GENERAL UPDATE

RC

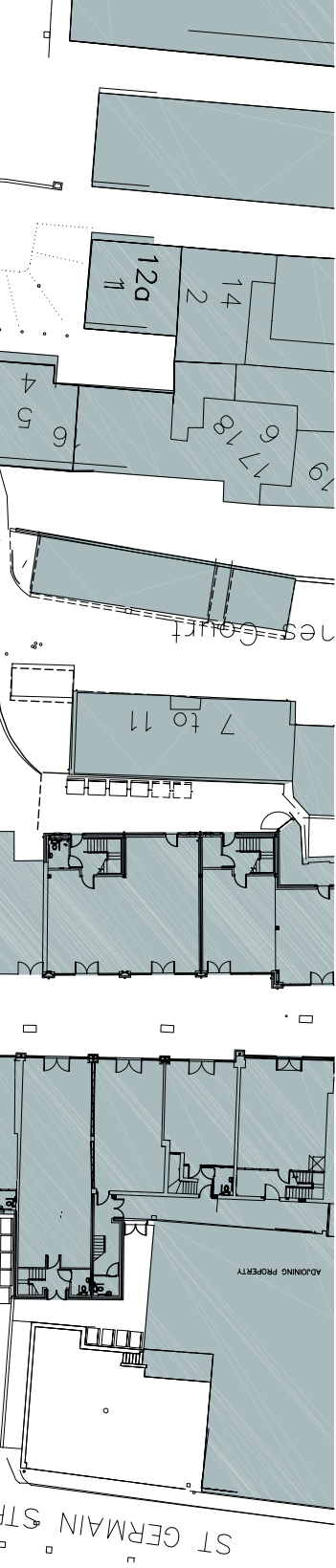
CHEQUERS COURT SHOPPING CENTRE
HUNTINGDON
FOR THE CHURCHMANOR ESTATES CO PLC

BLOCK & GROUND FLOOR PLAN

DATE 21-12-2018 SCALE 1:200 DRG No.1340-L11 REV. P5
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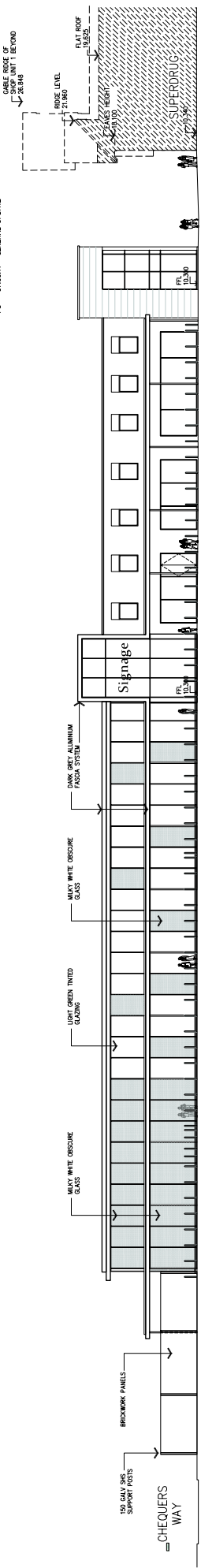
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 COMPANY No. 2376728
 EMAIL barber@barbercasanova.com

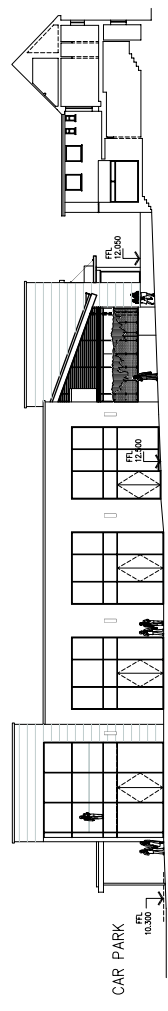


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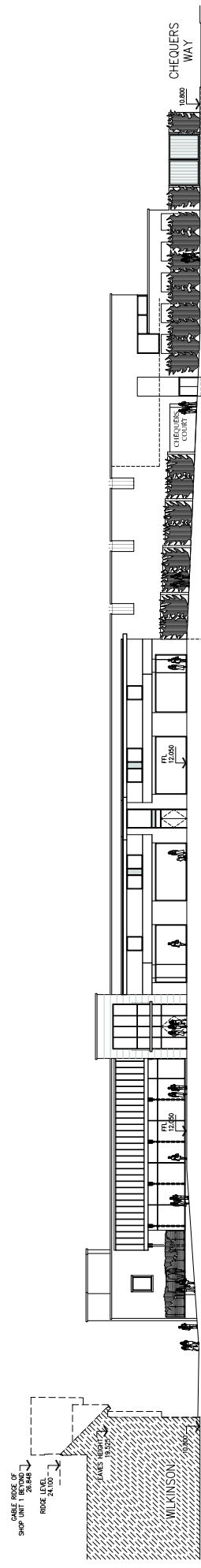
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 P.2 16.04.11 GENERAL UPDATE
 P.3 07.08.11 GENERAL UPDATE



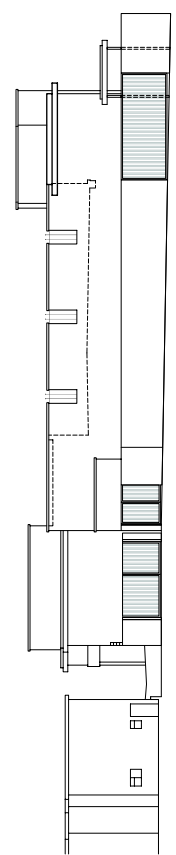
NORTH EAST ELEVATION TO CAR PARK



NORTH WEST ELEVATION



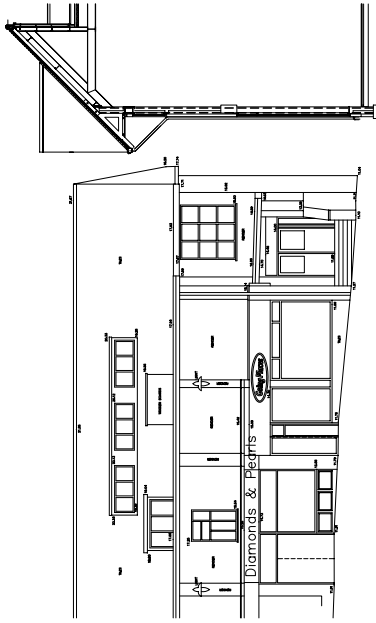
SOUTH WEST ELEVATION TO CHEQUERS COURT



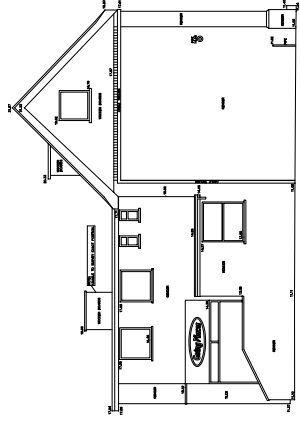
SOUTH EAST ELEVATION TO TRINITY PLACE

CHEQUERS COURT
 HUNTINGDON
 FOR THE CHURCHMANOR ESTATES CO PLC
 PROPOSED ELEVATIONS
 DATE 24-02-11 SCALE 1:200@A1DRG No. 1340-L15 REV. P3
 CAD REF No. 1340-L15 DRAWN BY GT CHECKED NR
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 1 WELLINGTON STREET CAMBRIDGE CB1 1HW TEL: 01223 366717/56681 FAX: 01223 566883

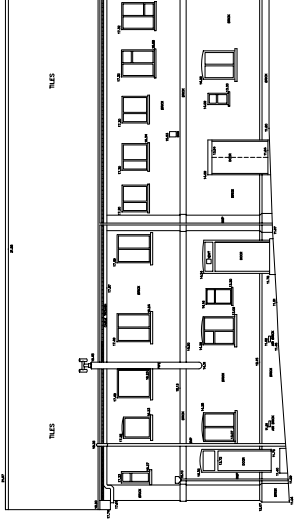
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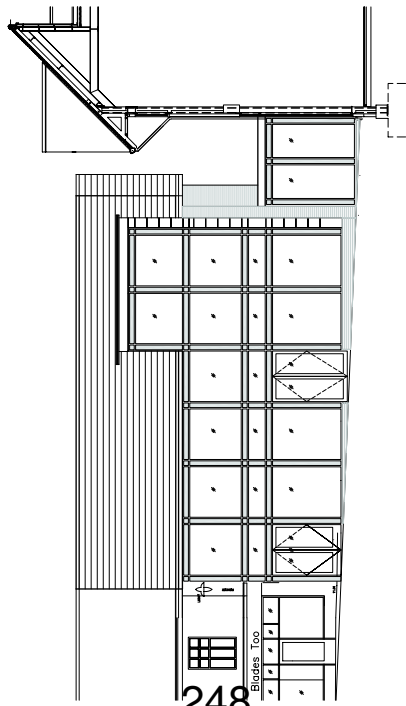
EXISTING FRONT ELEVATION 1:100



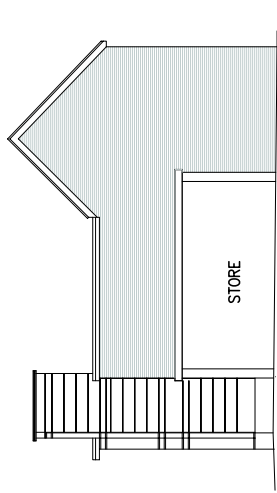
EXISTING SIDE ELEVATION 1:100



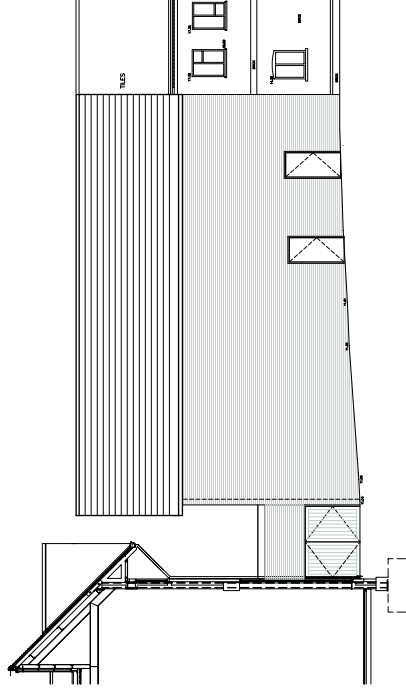
EXISTING REAR ELEVATION 1:100



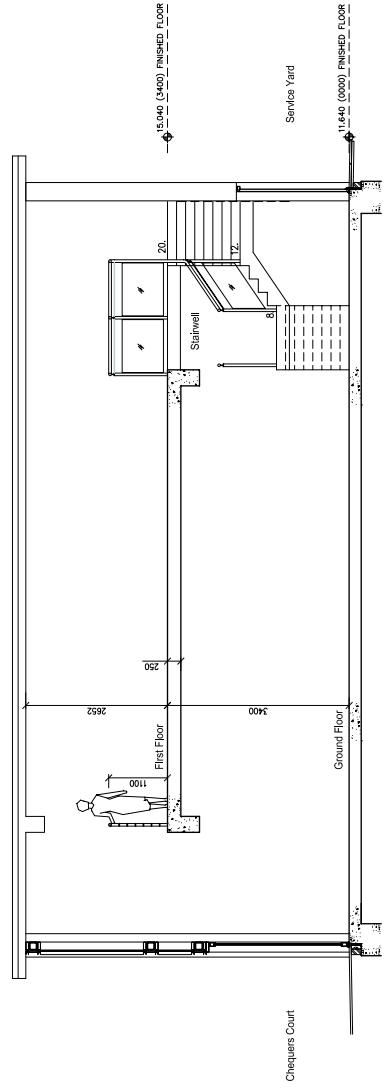
PROPOSED FRONT ELEVATION 1:100



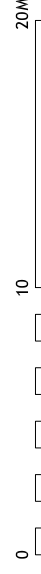
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PROPOSED REAR ELEVATION 1:100



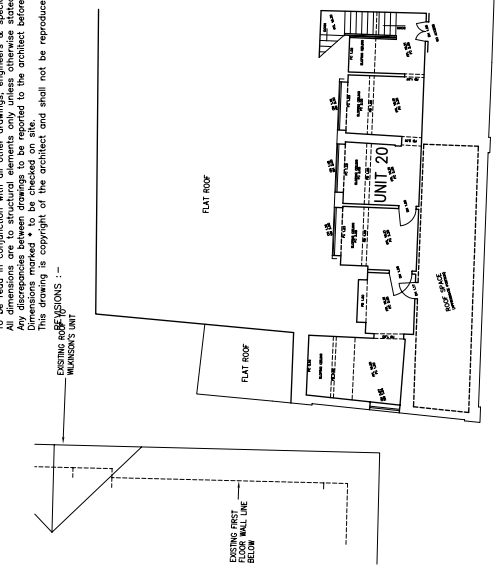
PROPOSED SECTION 1:50



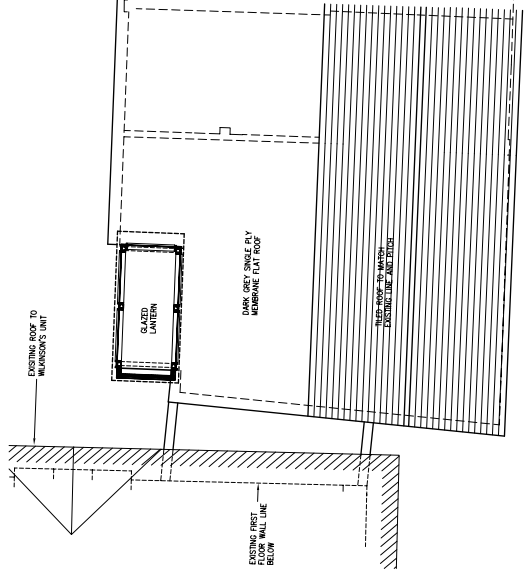
CHEQUERS COURT
HUNTINGDON
FOR THE CHURCHMANOR ESTATES CO PLC
UNIT 20-24 EXTG & PROPOSED ELEVATIONS
 DATE 23-05-11 SCALE 1:100@A1 DRG No. 1340-L101 REV.
 CAD REF No. 1340-L100 DRAWN BY GT CHECKED

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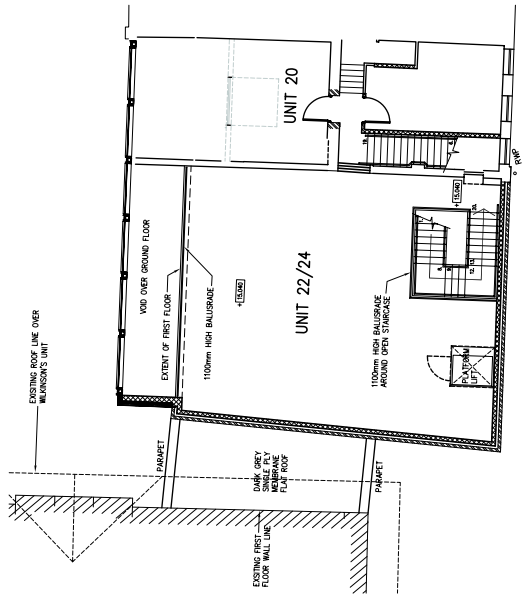
EXISTING SECOND FLOOR PLAN (RESTRICTED HEADROOM WITHIN ROOFSpace)



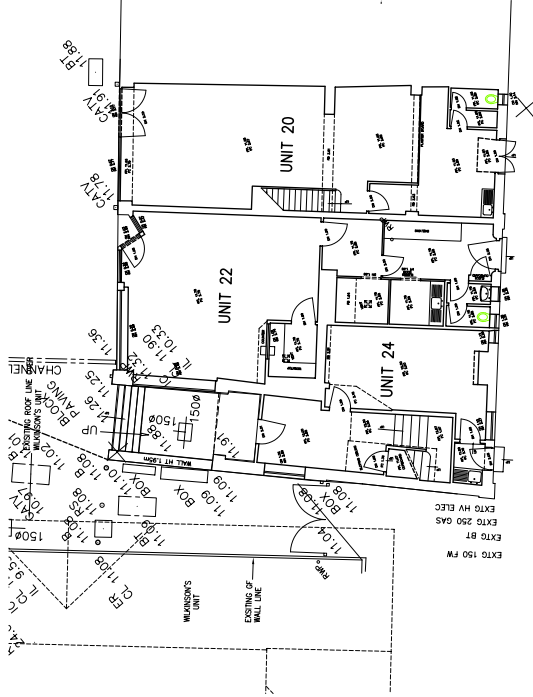
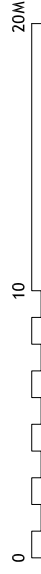
PROPOSED SECOND FLOOR PLAN



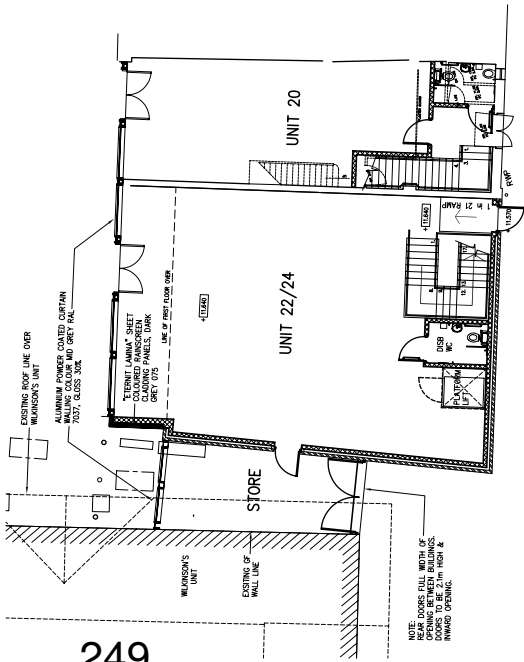
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

CHEQUERS COURT
HUNTINGDON
FOR THE CHURCHMANOR ESTATES CO PLC
UNIT 20-24 EXISTING & PROPOSED PLANS
DATE 23-05-11 SCALE 1:100@A1 DRG No. 1340-L100 REV.
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BARBER ~ CASANOVAS ~ RUFFLES
CHARTERED ARCHITECTS
BARBER CASANOVAS RUFFLES LIMITED EMAIL: mail@barbarchitects.co.uk COMPANY No. 2379728
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DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1101250FUL (FULL PLANNING APPLICATION) AND 1101251LBC (LISTED BUILDING CONSENT APPLICATION)

Proposal: DEMOLITION OF EXISTING OUTBUILDINGS AND REPLACEMENT WITH SINGLE STOREY EXTENSION TO PROVIDE ANCILLARY GUEST/TOURIST ACCOMMODATION. ALTERATIONS TO LISTED BUILDING AND PROVISION OF NEW VEHICULAR ACCESS

Location: WEST FARM THE LANE

Applicant: MR R PURSER

Grid Ref: 513818 271865

Date of Registration: 19.07.2011

Parish: EASTON

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This is a grade II listed building within Easton. The farmhouse is 16th century in origin with later single-storey outbuildings to the side, abutting the north façade. There is presently no link between the existing farmhouse and the outbuildings. The outbuildings comprise of a brick built stable building with pitched roof; and block and timber cattle shed with mono-pitched roof and open sides. These are also structurally in a poor state of repair. Also within the curtilage is a garden area and hardstanding. Further to the north are two modern agricultural buildings.
- 1.2 It is specified in the Planning, Heritage, Design and Access Statement submitted with the application that 'West Farm is a working cattle farm, and with farmland abutting the application site'. Additional information submitted states that 'the farm comprises 19.86ha (49.07acres) in total; made up of 18.60ha (45.96acres) of grassland and 1.26ha (3.11acres) yard, buildings and orchard. The grassland includes grazing land and hay making. There are approx. 20-30 head of breeding cattle.
- 1.3 This is a joint report for 1101250FUL and 1101251LBC for the demolition of existing outbuildings and replacement with single-storey extension to provide additional accommodation as part of the main house and ancillary guest / tourist accommodation. Alterations to the listed building (internal alterations and the replacement of windows with doors) and provision of new vehicular access are also proposed.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS4: “Planning for Sustainable Economic Growth” (2009)** sets out the Government’s comprehensive policy framework for planning for sustainable economic development in urban and rural areas.
- 2.3 **PPS5: “Planning for the Historic Environment” (2010)** sets out the Government’s planning policies on the conservation of the historic environment.
- 2.4 **PPS7: “Sustainable Development in Rural Areas” (2004)** sets out the Government’s planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.5 **PPG13: “Transport” (2011)** provides guidance in relation to transport and particularly the integration of planning and transport.
- 2.6 **PPS25: “Development and Flood Risk” (2010)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 2.7 **Good Practice Guide on Planning for Tourism (2006)** contains advice on tourism and the role of the planning system in facilitating the development and improvement of tourism in appropriate locations.
- 2.8 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and

Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **ENV6:** “The Historic Environment” - Within plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region including Conservation Areas and Listed Buildings.
- **ENV7:** “Quality in the Built Environment” - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En2:** “Character and setting of Listed Buildings” - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- **En18:** “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En20:** “Landscaping Scheme”. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **H30:** “Existing Residential Areas” – Planning permission will not normally be granted for the introduction of, or extension to, commercial uses or activities within existing residential areas where this would be likely to have a detrimental effect on amenities.
- **H34:** “Extensions to Dwellings” – should have regard to the amenity and privacy of adjoining properties.
- **E7:** “Small Businesses” will normally be supported subject to environmental and traffic considerations.
- **To1:** “Promotion and Development” – offers support for the development of tourism opportunities at an appropriate scale.

- **To2:** “Promotion and Development” – new and improved tourist facilities will be encouraged where the scale and location is not environmentally detrimental and in keeping with the landscape and not damaging to residential amenities.
 - **To7:** “Accommodation” – the District council will sympathetically consider proposals for changes of use and conversions of existing buildings and extension and refurbishment of existing accommodation subject to normal planning considerations.
 - **To11:** “Farm Tourism” – the District Council will support farm based developments which support tourism, subject to agricultural considerations, where they are not environmentally detrimental nor damaging to residential amenities, and where satisfactory access and car parking can be provided.
- 3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)
- **HL5:** “Quality and Density of Development” - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- 3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.
- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development e.g., by making best use of land, buildings and existing infrastructure.
- 3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
 - **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
 - **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria.
 - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified
 - c. renewable energy generation schemes

- d. conservation or enhancement of specific features or sites of heritage or biodiversity value
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents
- **P8: “Rural Buildings”** – proposals for the replacement for business purposes of buildings that are not of historic or architectural value but that fulfil criteria a, c and d below will be supported provided that they demonstrate that they bring about a clear and substantial improvement in terms of the impact on the surroundings, the landscape and / or the type and amount of traffic generated, and would not involve an increase in scale.
 - a. of permanent and substantial construction, is structurally sound and capable of conversion and in an accessible location; or
 - b. of historic or architectural value which the scheme will preserve
 Proposals will be expected to show that the building will not be substantially altered or increased in footprint or scale. Where a business reuse, including tourist accommodation, is proposed this will be supported provided that:
 - c. the employment generated is of a scale and type that is consistent with the specific location; and
 - d. the proposal is accompanied by an acceptable travel plan.
 - **P9: “Farm Diversification”** a sustainable proposal for a farm diversification scheme will be supported where it makes an ongoing contribution to sustaining the farm business as a whole. A proposal should:
 - a. be complementary and subsidiary to the agricultural operations on the farm;
 - b. be of a scale, character and location that are compatible with the landscape setting of the proposal
 - c. not have a detrimental impact on any area of nature conservation importance
 - d. not involve built development on any site that does not contain existing built development, unless the reuse or redevelopment of existing buildings, on the holdings, for the intended use, is not feasible or an opportunity exists to demolish an existing structure and re-build in a location that makes a clear and substantial improvement to the surrounding area
 - e. not involve a significant, irreversible loss of the best and most versatile agricultural land
 - f. ensure that the type and volume of traffic generated could be accommodated within the local highway network.
 - **P12: “Tourist Accommodation”** – proposals for other (non Hotel) tourist accommodation will be acceptable where the proposal:
 - is on a site within the existing built-up area of a Market Town, Key Service Centre or Smaller Settlement or within a specific allocation or an identified direction of mixed use growth set out elsewhere in the LDF; or
 - c. is for the conversion or replacement of suitable existing buildings in the countryside and the proposal complies with other relevant policies. The occupation of new tourist accommodation will be restricted through the use of

conditions or legal agreements to ensure tourist use and not permanent residential use

- 3.7 **SPD – Huntingdonshire Design Guide 2007**
- 3.8 **SPD - Huntingdonshire Landscape and Townscape Assessment 2007**
- 3.9 **SPG – Re-use and redevelopment of farm buildings and outbuildings (2003)**

4. PLANNING HISTORY

- 4.1 There is none relevant to the determination of this proposal.

5. CONSULTATIONS

- 5.1 **Easton Parish Council – recommend refusal (COPY ATTACHED)**
- 5.2 CCC Highways – no objections, subject to conditions
- 5.3 Alconbury and Ellington IDB – no objection to the proposed development
- 5.4 CCC Rights of Way and access team – Cherry Orchard Lane is registered on the Definitive Map and Statement (the legal record of public rights of way) as a restricted byway. The question of land ownership is not one that can be answered definitively. The surface of the route is vested in the highway authority by virtue of its status as a public right of way. It may or may not be that the subsoil is privately owned.

6. REPRESENTATIONS

- 6.1 Five letters of representation have been received raising the following issues:
 - vehicles entering and leaving West Farm via the proposed new access would drive over a lay-by in front of 5 and 6 The Lane that is disputed as not being highway land
 - application site should not include Cherry Orchard Lane and drains from the proposed new buildings should not be sited within Cherry Orchard Lane
 - the owner of West Farm rents his fields to a cattle farmer for grass, but does not keep cattle himself
 - the new vehicle access is inappropriate and would cause safety issues
 - tourist accommodation is not suitable for Easton
 - increase in traffic in the village
 - the proposal would restrict use of garage entrance for Carrock Cottage, The Lane

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in this instance are the principle of part change of use of the site to tourist accommodation; suitability of the design, scale and proportions of the proposal(s) in relation to the

existing listed building; impact of the proposal(s) on the amenities of neighbouring properties; and highways issues.

Principle:

- 7.2 Policy EC7 of PPS4: Planning for Tourism in rural areas states that 'local planning authorities should support sustainable rural tourism that benefit rural businesses, communities and visitors and which utilise and enrich, rather than harm, the character of the countryside, its towns, villages, buildings and other features. Local planning authorities should through their LDF's support the provision of tourist facilities and wherever possible, locate tourist facilities in existing buildings or replacement buildings, particularly where they are located outside existing settlements'.
- 7.3 Policy To11 of the Local Plan 1995 generally supports farm based tourist developments in the countryside, where the scale and location is neither environmentally detrimental nor damaging to residential amenities.
- 7.4 The listed farmhouse and attached brick built stable building is considered to be within the built-up framework of the settlement of Easton. The blockwork and timber animal shelter (and the large agricultural building within the red line of the site), to be replaced with the additional guest / tourist accommodation, is considered to be outside the built-up framework of the settlement at the edge of the village in open countryside, although there are a number of residential and agricultural buildings in the vicinity. This application proposes an almost like for like footprint reconstruction of the existing building and the site forms part of the larger farm site. Policy P8 of the DM DPD provides support for the replacement of rural buildings for business use, including tourist accommodation.
- 7.5 The proposed additional guest / tourist accommodation of two, 1-bed units is considered to be of a scale appropriate to this location. Whilst there is no travel plan submitted with the application it is considered that with the scale of holiday let proposed it would be excessive to require one in this case.
- 7.6 As such the principle of development is acceptable and complies with national and local planning policy.

Design and impact on listed building:

- 7.7 This is a 16th Century farmhouse, timber framed and plastered with the west wall replaced with a yellow gault brick. There is a plain tile roof. Large rendered stone side stack to hall in east wall with two carved medieval heads. 19th Century stack to south. West facing façade has two first floor three light windows and three ground floor similar windows. Yellow brick gabled porch. Interior has inglenook hearth and exposed ceiling beams.
- 7.8 The existing farmhouse at ground floor provides a lounge, dining room, kitchen / pantry and lobby. The attached outbuildings to be demolished and replaced are of modern construction. The stables are constructed of a red brick with shallow pitched roof of profile sheeting; there is a block and timber built animal shelter, open on

three sides above the blockwork, with profile sheet roof. The footprint of the existing outbuildings is 31m in length by 4.6m depth. It is considered that the outbuildings are historically significant by nature of their position and size in relation to the listed farmhouse and as such any replacement should maintain the relationship through position and size.

- 7.9 The footprint of the proposed replacement building is 31m in length by 5.35m depth (for the house extension) and 5m depth (for the proposed additional guest / tourist accommodation). The proposed house extension will have a ridge height of 3.7m and 2.2m eaves height; the additional guest / tourist accommodation will have a ridge height of 3.5m and 2.2m eaves height. The levels of the site would mean a difference in ridge heights of 0.5m.
- 7.10 The proposed extension to the listed building would allow for internal alterations to the layout so that the lounge would become a dining room, kitchen / pantry would become a lounge; and the proposed extension would provide a new kitchen, utility, shower room and family room.
- 7.11 The additional guest / tourist accommodation would provide 2 x guest rooms with en-suite facilities linked to a communal kitchen / dining area. There would be an internal link between the proposed extension to the listed building and additional guest / tourist accommodation. The proposed tourist accommodation is designed to provide inclusive access and built in accordance with Part M of the Building Regulations.
- 7.12 The use of materials, scale and detailing for the replacement is appropriate in respect of the relationship with the listed building, therefore the proposals comply with CS1, ENV6, ENV7, En2, En25, E1 and E3.

Neighbour amenities:

- 7.13 The proposed relocation of the access, although it would be nearer to No 5 and 6 The Lane than the existing access, would have better geometry and visibility splays than the existing access to West Farm and as such would improve the relationship of vehicular traffic with other road users. It is considered that the level of proposed vehicular traffic will not increase significantly to the current levels and as such the proposal would not have a significant detrimental impact on neighbour amenity in this regard.
- 7.14 The proposed replacement extension is of a size, scale and form comparable with the existing outbuildings, and as such this element of the proposal would not have a significant detrimental impact on neighbour amenity.
- 7.15 The proposal therefore complies with CS1, H30, H34.

Highways issues:

- 7.16 As part of the proposals, it is the intention to close the existing vehicular access that runs directly to the east of the listed farmhouse; and construct a new wider access further to the east by approx.15m.

It is stated in the supporting documentation submitted with the application that 'the new access is proposed for safety reasons, as the applicant has young children, and also to improve the setting of the listed building'.

- 7.17 A report prepared by 'Savills Transport Planning' was submitted with the application in respect of the existing and proposed access arrangements.
- 7.18 It is stated that 'whilst the application is residential in nature, the predominant function of the site in highway terms is that of an agricultural operation. Access proposals must therefore be capable of accommodating vehicles typically associated with modern agricultural operations. The restricted carriageway and verge width of The Lane currently results in vehicles entering / exiting the existing access over-running opposite and adjacent verges. The existing frontage hedge adjacent restricts access visibility. The Lane is unsuitable to cater for articulated service vehicles normally associated with modern agricultural operations; the largest commercial vehicle visiting the site is therefore a 10m rigid HCV (32 tonne, 8 wheel tipper lorry).
- 7.19 A plan submitted with the application shows the provision of a 6.0m wide access road, with 6.0m radius kerbs. The Savills report states 'the autotracking shown on the drawing demonstrates the access is workable for the maximum length HCV visiting the agricultural holding'.
- 7.20 CCC Highways has raised no objections to the proposals, subject to conditions relating to gates, access width, construction, visibility splays, and existing access closed off.
- 7.21 Two car parking spaces are proposed for the additional guest / tourist accommodation which are considered acceptable.
- 7.22 The use of the holiday lets will be conditioned so that it shall only be used by persons who have a main residence elsewhere. There is sufficient space within the curtilage for parking for the dwelling and the holiday units and for manoeuvring of vehicles to allow them to enter and leave in a forward gear.
- 7.23 As such, subject to conditions, there is considered to be no significant harm caused to highway safety through the proposed development.

Other issues:

- 7.24 **Restricted byway** – the current situation regarding Cherry Orchard Lane is given in the comments from CCC Rights of Way. Whilst this issue is raised by the applicant, the Parish Council and third parties, a refusal could not be sustained on these grounds particularly as the proposed extension to replace the existing buildings will not extend into this area.

Conclusions:

- 7.25 The proposed development is considered to be acceptable as:

- The principle of the residential extension and use as guest/tourist accommodation by those with a main residence elsewhere is acceptable in this location
- There is no detrimental impact to the character and appearance of the listed building
- there is no detrimental impact on residential amenity
- there would be no significant adverse impact on highway safety

8. **RECOMMENDATION** - **APPROVE** subject to conditions to include the following:

1101250FUL

2003	Time limit
Nonstand	No gates
Nonstand	Access width
Nonstand	Access construction
Nonstand	Parking.turning/loading
Nonstand	Temp facilities during construction
Nonstand	Visibility splays
Nonstand	Junction laid out with radius kerbs
Nonstand	Existing access closed off
Nonstand	Details of works to listed building/method of supporting structure
Nonstand	Structural arrangements
Nonstand	Details of rooflights, rainwater goods, verge and eaves, joinery, materials, extractor vents etc
Nonstand	Use of guest/tourist rooms

1101251LBC

2003	Time limit
Nonstand	Details of works to listed building/method of supporting structure
Nonstand	Structural arrangements
Nonstand	Details of rooflights, rainwater goods, verge and eaves, joinery, materials, extractor vents etc

CONTACT OFFICER:

Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

PO
12/9/11

EASTON PARISH COUNCIL

Church Road
Easton
Huntingdon PE28 0TU

10th September 2011

Head of Planning Services
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

Application Number: **1101250-251FUL – West Farm, Easton**
Demolition of existing outbuilding and replacement with single storey extension to provide ancillary guest/tourist accommodation, alterations to listed building and provision of new vehicular access

Refusal The main concerns of the Parish Council are:

a) provision of new vehicular access

The Lane, and Chapel Lane leading into The Lane are both extremely narrow (in parts only approximately 3 metres in width) single carriageway roads and the turn into the new access would necessitate use of land which it is understood is owned privately and not public highway. It is also understood that the construction of this particular area is merely stone chipped and has no substantial foundation. Until the ownership is clarified the Parish Council cannot approve the provision of the new access as this would trespass on and intrude into the privacy of the inhabitants of nos. 5 & 6 The Lane. The access to and from the site from Easton Road necessitates the negotiation of a very narrow tight bend with immediate high hedges unsuitable for anything other than a small vehicle. It is of concern that the access is required by HCVs trying to reach the site and blocking The Lane in the attempt. There is no pavement along this part of, or indeed hardly any of The Lane and none at all in Chapel Lane which makes road safety additionally important, especially with children walking this route to the bus stop for the school bus.

(b) accuracy of site plan

The site plan shows an area in the ownership of the applicant which is inaccurate as the land adjacent to the west side of the house and proposed new building is a restricted byway known on the definitive map as Cherry Orchard Lane. No objection has been expressed to the design or the position of the immediate part of the extension which is to adjoin the house. However there are objections to the proposal regarding the drainage of this new building. The site plan shows drainage to the west to a soakaway running over and foul sewer drainage running the length of the restricted byway, which is not in the ownership of the applicant as suggested by the site plan.

It is hoped the views of the Parish Council will be considered and rectification, correction and amendment made before any approvals are granted.

Yours faithfully

Easton Parish Council

Anthea Beer clerk to Easton Parish Council

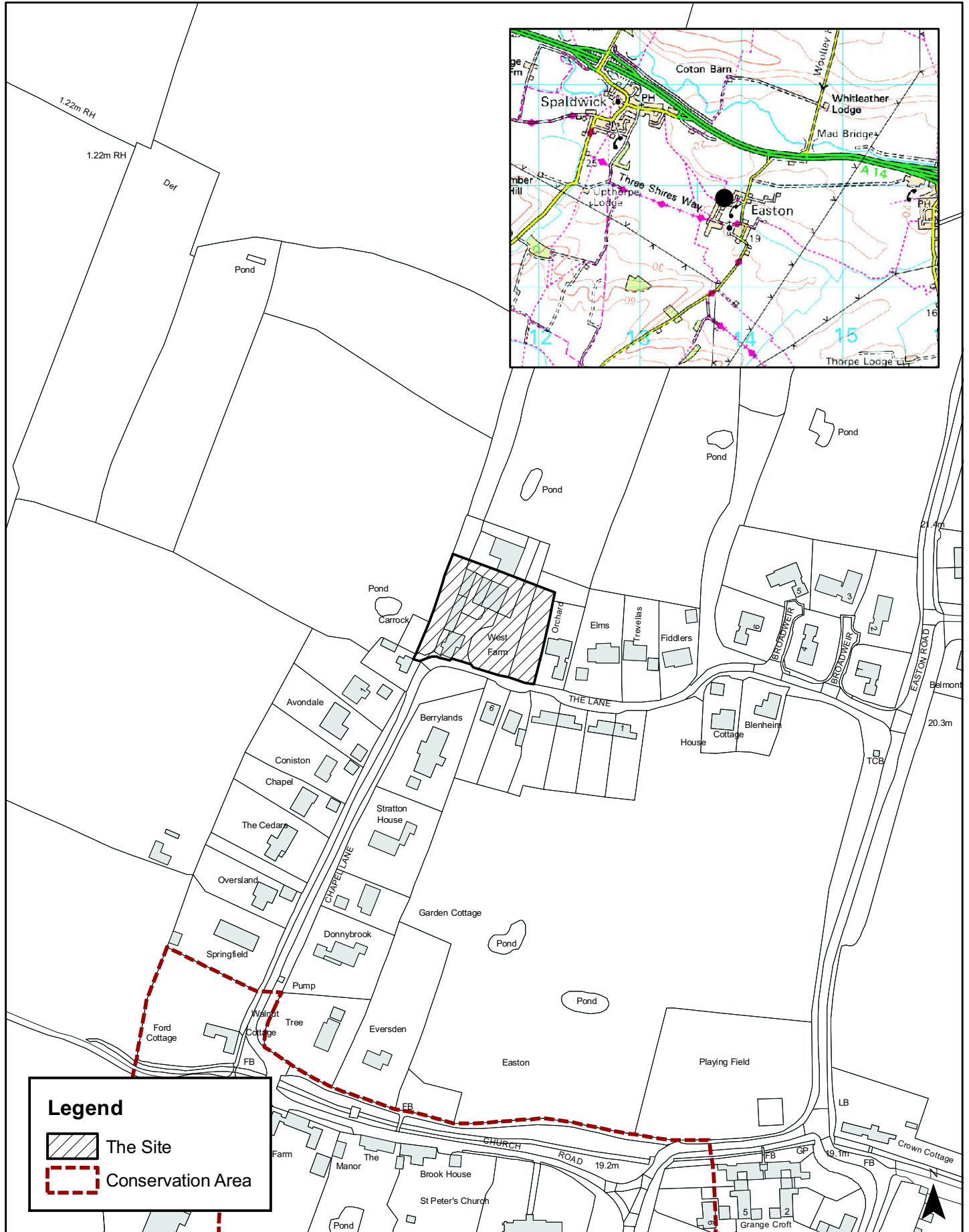
telephone: 01480 890332 cell: 07771 606161 email: clerk_eastonpc@yahoo.co.uk

Development Management Panel

Application Ref: 1101250FUL and 1101251LBC

Location: Easton

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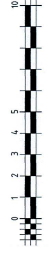
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HODDING CENTRE
19 JUL 2018
REVISION
DATE



Project	PROPOSED ALTERATIONS & EXTENSION TO WEST FARM, THE LANE, EASTON, PE28 0U
Client	MR & MRS R PURSER
Drawn	PROPOSED SITE PLAN
Date	13.10.10
Scale	1:125 @ A1
Project No	3892
Drawn No	P-02

Portess and Richardson
CHARTERED ARCHITECTS - SURVEYORS
 195 UNWIND ROAD, PETERBOROUGH, PE1 2PL
 Tel: 01753 624262
 Email: P.R@portessandrichardson.com

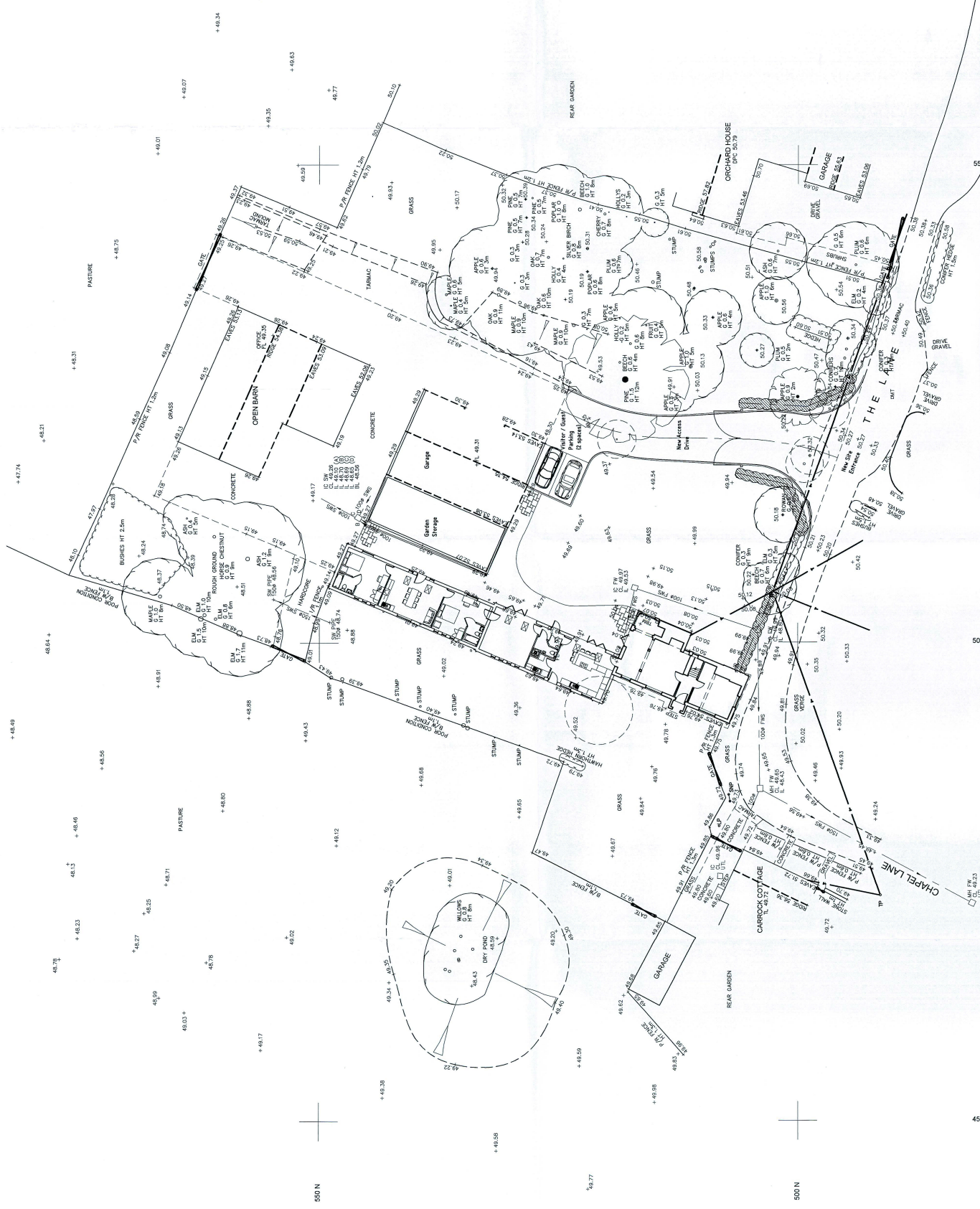


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19 JUL 2011
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Client	MR & MRS R PURSER
Project	PROPOSED ALTERATIONS & EXTENSION TO WEST FARM, THE LAINE, EASTON, FE28 0TY
Drawing No.	1:200 @ A1
Project No.	3592
Date	13.10.10
Revision	P - 01

Portess and Richardson
 CHARTERED ARCHITECTS - SURVEYORS
 18 LINCOLN ROAD, PETERBOROUGH PE1 2EL
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Client	MR & MRS R PURSER
Project	PROPOSED ALTERATIONS & EXTENSION TO WEST FARM, THE LANE, EASTON, PE28 0TY
Drawn	EXISTING SITE PLAN
Date	NOVEMBER 2010
Scale	1:200 @ A1
Project No.	3592
Drawing No.	S-01

Portess and Richardson
CHARTERED ARCHITECTS - SURVEYORS
 193 LINCOLN ROAD, PETERBOROUGH, PET. 27L
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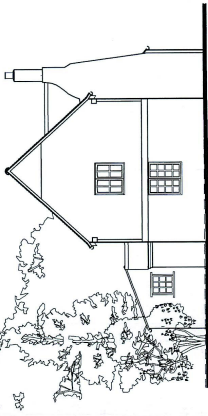
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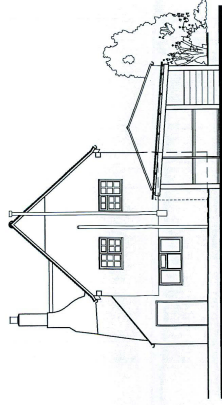
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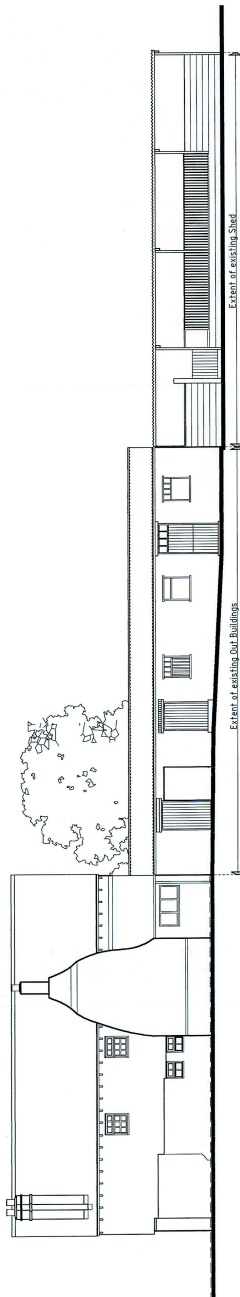
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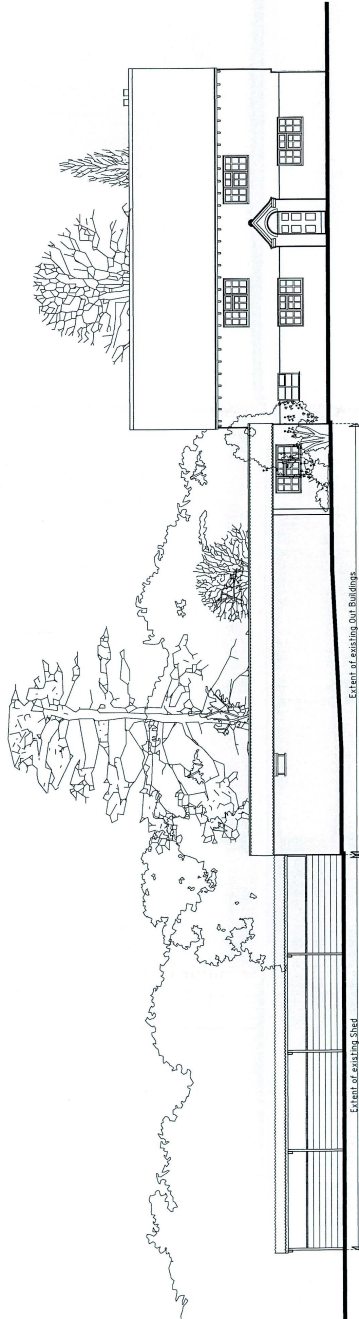
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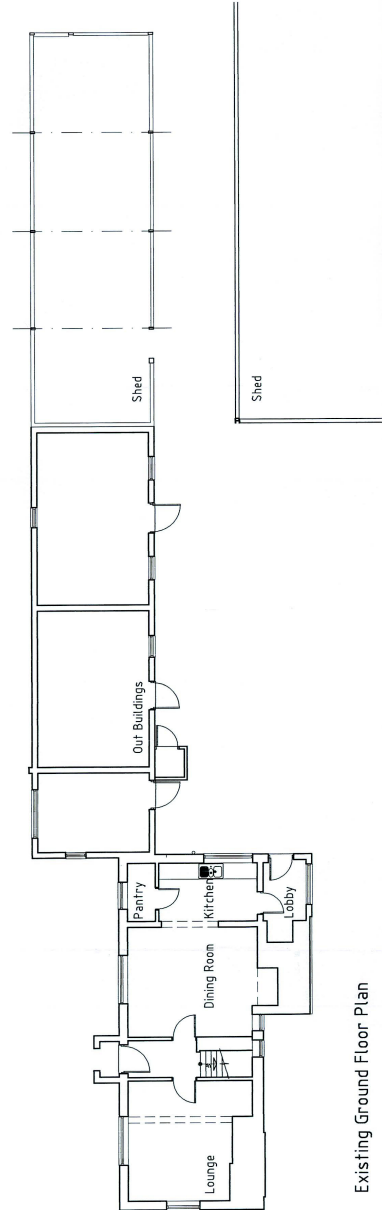
Existing North Elevation



Existing East Elevation



Existing West Elevation



Existing Ground Floor Plan



11021000 - CENTRE
19 JUL 2011
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Portess and Richardson
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Email: P@panderson.com



Client:	MR & MRS R PURSER	Project:	PROPOSED ALTERATIONS & EXTENSION TO WEST FARM, THE LANE, EASTON, PE28 0TY
Drawing:	EXISTING PLAN & ELEVATIONS	Project No.:	382Z
Date:	NOVEMBER 2010	Drawing No.:	S-02
Scale:	1:100 @ A1	Revision:	

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DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1101267OUT (OUTLINE APPLICATION)

Proposal: ERECTION OF AGRICULTURAL FARM HOUSE WITH OFFICES, OUTBUILDING AND LIVESTOCK BARN

Location: LAND SOUTH OF FOLKSWORTH LODGE FOLKSWORTH ROAD NORMAN CROSS

Applicant: L BLACKMAN AND SONS

Grid Ref: 515684 290234

Date of Registration: 19.08.2011

Parish: FOLKSWORTH AND WASHINGLEY

RECOMMENDATION - REFUSE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site relates to land in the countryside west of the A1, north of Stilton and south of the Norman Cross A1(M) roundabout. The site adjoins buildings used for rearing beef cattle, and is accessed off the road between Stilton and the Norman Cross roundabout to the north and by means of a second access from Folksworth Road, to the north.

1.2 The proposal seeks outline consent for the erection of a dwelling and an outbuilding to provide kennels, stable and wood store with all matters reserved. The application includes indicative elevations and floor plans for the dwelling, showing a two storey, 'T' shaped dwelling with a single storey side projection. No information has been given in relation to the outbuilding except the inclusion of the building on the site plan.

1.3 From the plans, and confirmed in email by Agent, the scale parameters proposed are:

Main body of the dwelling:

- * Width – 7.8m
- * Length – 13.4m
- * Height to eaves – 4.98m
- * Height to ridge – 8.16m

Two storey rear extension:

- * Width – 4.8m
- * Length – 6.1m
- * Height to eaves – 4.982m
- * Height to ridge – 7.54m

1.4 One-and-a-half storey side extension:

- * Width – 7.6m
- * Length – 8m
- * Height to eaves – 3.9m
- * Height to ridge – 6.99m

Building to provide kennels, stable and wood store:

- * Width – 6.0m
- * Length – 9.2m
- * Height to eaves – 2.5m
- * Height to ridge – 3.7m

- 1.5 Additionally, a new livestock barn is proposed to adjoin the existing barn. The scale parameters proposed for this are:

- * Width - 19.6m
- * Length - 24.55m
- * Height to eaves – 4.9m
- * Height to ridge – 6.65m

- 1.6 The application is supported by a ‘Design and Access Statement’ and ‘Appraisal of the need for a new agricultural dwelling at Sheep Lair Farm, Norman Cross’.

- 1.7 This application is before the Panel at the request of Councillor Guyatt as he believes that there some issues that should be considered by the Development Management Panel, so as to help with other similar applications in the countryside.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.

- 2.2 **PPS3: “Housing” (2011)** sets out how the planning system supports the growth in housing completions needed in England.

- 2.3 **PPS7: “Sustainable Development in Rural Areas” (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

- 2.4 **PPG13: “Transport” (2011)** sets out the objectives to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

- 2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **T14:** “Parking” – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new residential development.
- **ENV7:** “Quality in the Built Environment” - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- **WAT4:** “Flood Risk Management” – River flooding is a significant risk in parts. The priorities are to defend existing properties from flooding and locate new development where there is little or no flooding.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **H23:** “Outside Settlements” – general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.

- **H31:** “Residential privacy and amenity standards” – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
 - **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
 - **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.
 - **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
 - **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.
- 3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)
- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- 3.5 Policies from the Huntingdonshire Local Development Framework Adopted Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning and then click on Planning Policy where there is a link to the Local Development Framework Core Strategy.
- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
 - **CS3:** “The Settlement Hierarchy” – identifies Folksworth as a smaller settlement in which residential infilling will be appropriate within the built up area. Outside of the built up area is part of the countryside within which residential development will be strictly limited to that which has an essential need to be located in the countryside.
- 3.6 Policies from Development Management DPD Submission 2010
- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.

- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2:** “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria.
 - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
 - c. renewable energy generation schemes;
 - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents.

3.7 Huntingdonshire Landscape and Townscape Assessment (2007)

3.8 Huntingdonshire Design Guide (2007)

4. PLANNING HISTORY

4.1 9900411FUL – erection of agricultural building – permission GRANTED

4.2 0500055OUT – erection of agricultural dwelling and details of siting and design of stock building – permission GRANTED

4.3 0600752S73 – variation of condition 14 of 0500055OUT (agricultural occupancy condition on Manor Farm) – permission GRANTED

4.4 110118OUT – erection of agricultural farmhouse with offices, outbuilding, and livestock barn – permission GRANTED; this permission allows a dwelling with a floor area of approximately 267.6sqm (gross external), the scale and height of the main dwelling and rear extension was largely the same as now proposed. The side extension was only single storey and to provide accommodation in connection with the farm and therefore was not taken into consideration in floor area calculations (copies of plans attached).

5. CONSULTATIONS

- 5.1 **Folksworth and Washingley Parish Council** – Neither for nor against this application. “It was agreed that as no objections were lodged against the initial application which was permitted and the footprint of the house remained the same, no objections would be lodged against this application. It was felt that the barn was in keeping with the application”. (COPY ATTACHED)
- 5.2 **Highways Agency (HA)** – does NOT OBJECT to the proposal as it is unlikely to have a detrimental effect on the A1 Trunk Road.
- 5.3 **Cambridgeshire County Council Highways Officer** – NO OBJECTIONS

6. REPRESENTATIONS

- 6.1 No comments received within the consultation period.

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in the determination of this application are the principle of development and the impacts upon the character and appearance of the area, residential amenity and highway safety.

Principle of Development

- 7.2 This site is in the open countryside, where development should be strictly controlled and limited to that which is essential to the efficient operation of local agriculture and other rural activities. Each application should be accompanied by a specific justification, setting out the need for the development in that particular location. Policies H23, En17 and P7, referred to above, identify the types of development which would be acceptable in a countryside location.
- 7.3 Guidance on the provision of new permanent agricultural dwellings in the countryside can be found in the annex A of PPS7, where the tests against which applications for both permanent and temporary dwellings should be judged are specified. Permanent dwellings should only be allowed to support existing agricultural activities on well-established units providing:-
- (i) There is a clearly established existing functional need, that is it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times, for example, to deal quickly with emergencies that could otherwise cause serious loss of crops by the failure of automatic systems.
 - (ii) The need relates to a full-time worker, or one who is primarily employed in agriculture;
 - (iii) The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
 - (iv) The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available; and

(v) Other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

- 7.4 The previous permission in June 2011 (1100118OUT) was supported by accounts and it was accepted at that time that there was a clear existing established functional need for a new dwelling for one full-time worker and livestock building; the unit has been established for more than three years, has been profitable in the past three years, is currently financially sound, and has a clear prospect of remaining so; and that there are no other acceptable dwellings within the applicants control which would meet the functional need. Whilst this application is not supported by an updated appraisal, or any account records, it is not considered that these principles have changed for the application site and therefore no objections are raised on these grounds.
- 7.5 The financial test required by PPS7 further requires that agricultural dwellings be of a size commensurate with the established functional requirement of the farm in terms of the affordability of the dwelling. Previous guidance from Reading Agricultural Consultants in association with the site and general proposals, has suggested that agricultural dwellings generally range from 140 to 180 square metres (internal floor space) with an average size of around 150 sq m.
- 7.6 The approved dwelling indicated a floor area of approximately 267.6sqm (gross external) and the indicative floor plans showed four bedrooms with one family bathroom; it was acknowledged that this was large for an agricultural dwelling and exceeded that required by the one person identified by the functional test. Notwithstanding this, the financial viability of the holding was noted and whilst not an express requirement to consider, the size of the family and the need to occasionally provide accommodation for agricultural students were also acknowledged. On this basis, planning permission was granted subject to conditions removing Permitted Development Rights for extensions and alterations, and a restriction on the use of the roofspace for habitable accommodation.
- 7.7 The dwelling now sought indicatively incorporates a plant room, ensuite and landing area above the garage and office and includes a fifth bedroom with an additional space for a sixth bedroom/storage within the second floor; the proposed scale parameters as shown on the plans results in a floor area (excluding office, workshop/store and corridor/cloak) of approximately 360.82 square metres, which is an increase of approx. 34.84%. The Design and Access Statement indicates that English housing condition guidance and energy certificates say that spaces such as boiler rooms and storage are not classed as "living areas", and therefore should be excluded. Whilst the comments relating to excluding boiler rooms i.e. the proposed plant room in this instance, are noted, this is not planning guidance and the Local Planning Authority has no control over that space being used for the plant room purpose as illustrated with this application. It is therefore considered that for the purposes of determining this application, the space should be included. Furthermore, it is noted that provision of boilers and plant generally takes place in alternative spaces including loft space; the condition on the original consent only removes the rights relating to the use of the loftspace for habitable accommodation, this would not restrict the applicant fitting the plant room now proposed into the approved dwelling.

- 7.8 The 'Appraisal of the need for a new agricultural dwelling at Sheep Lair Farm, Norman Cross' prepared for application 1100118OUT and resubmitted as part of this application refers to a dwelling with floor area of 220 sq m and states that the farm can financially support the build costs of £1100/m²; this differs from the submitted plans which now show a floor area of 360.82 sq m.
- 7.9 The applicant has provided no information to justify the uplift in floor area which results in a dwelling that is far in excess of the requirements for one full time worker required according to the previous functional need assessment.
- 7.10 It is therefore considered that no functional requirement for a larger dwelling has been proven and to permit the dwelling size now proposed, would increase the dwelling's value in the longer term which could prejudice the ability of any future occupier to afford the agriculturally tied dwelling. It is therefore considered that this dwelling size has not been dictated by the needs of the holding but rather by the needs of the applicant, such that it is contrary to PPS7 guidance and represents an inappropriate form of development.

Character and Appearance of the Area

- 7.11 The slight relocation to the northern border of the proposed curtilage to ensure no conflict with the overhead power lines is considered acceptable. As with the extant permission, the dwelling would be suitably located near the existing and proposed livestock building; the built form in the locality would assist in minimising the intrusion on the countryside and ensure that the farm buildings do not represent a sprawling form of development.
- 7.12 The application is outline with all matters reserved; the scale parameters submitted for the main dwellinghouse relate to a well proportioned dwelling which has a subservient rear addition in accordance with the Huntingdonshire Design Guide (2007) and is of a scale that will be appropriate in this locality. The alteration in scale with this application compared to the approved dwelling is the increase in the eaves and ridge height of the side extension by 1.35m and 1.34m respectively. Whilst still subservient to the main dwelling, this is not considered to be well proportioned given the proposed width (8m) and height (6.95m), which results in a bulky addition that does not compliment the scale of the proposed dwelling, and would increase the impact of the dwelling to the detriment of this rural location where development should be strictly controlled.
- 7.13 Matters relating to detailed design and materials would be subject to future Reserved Matters application(s) if permission was granted.
- 7.14 The outbuilding will provide suitable storage arrangements for the dwelling and will not appear out of keeping in the rural location.
- 7.15 The new livestock barn extension is considered appropriate in this instance as it is rural in character and represents an appropriate form of development. Furthermore, the existing buildings will help to shield the extension and again, will ensure that the built form is contained to one area.

Residential Amenity

- 7.16 Given the relatively isolated location, it is not considered that the proposed buildings or their use will have a detrimental impact upon residential amenity.

Therefore, no Officer objections are raised in this regard.

Highway Safety

- 7.17 It is considered that there would be no undue effects if the development were approved and there has been no objection from the County Highways Officer. The Highways Agency is also satisfied that there will be no adverse impacts upon the A1 Trunk Road.

Therefore, no Officer objections are raised in this regard either.

Other Matters

- 7.18 The recommendation from the Parish Council is noted, however following an initial telephone conversation to the Clerk it became apparent that the Parish Council were not aware that the application does in fact seek additional habitable accommodation. Given this telephone discussion, the formal comments received do reflect that “material changes to the original application had not been noted or discussed”.

Conclusion

- 7.19 Having regard for applicable national and local policies and having taken all relevant material considerations into account, it is considered that planning permission should be refused in this instance as there is no justification for the erection of an agricultural dwelling of this size in accordance with Annexe a of PPS7.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION – REFUSE for the following reasons

The applicant has failed to demonstrate that there is a functional requirement for a dwelling of the size proposed and therefore to permit the dwelling size now proposed would increase the dwelling’s value (in comparison to the dwelling approved under reference 1100118OUT) in the longer term which could prejudice the ability of any future occupier to afford the agriculturally tied dwelling. It is therefore considered that this dwelling size has not been dictated by the needs of the holding but rather by the needs of the applicant, such that it is contrary to PPS7 Annexe A and represents an unjustified scale of development in this countryside location contrary to policy E1 of the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010.

CONTACT OFFICER:

Enquiries about this report to **Ms Charlotte Fox Assistant Development Management Officer 01480 388457**

Mullord, Peter (Planning Services)

From: Folksworth Parish Clerk [folksworthpc@deltagamma.co.uk]
Sent: 21 September 2011 12:46
To: DevelopmentControl
Subject: Application 1101267OUT

1101267OUT

Erection of agricultural farm house with offices, outbuilding and livestock barn.
Land south of Folksworth Lodge, Folksworth Rd, Norman Cross.

It was agreed that as no objections were lodged against the initial application which was permitted and the footprint of the house remained the same no objections would be lodged against this application. It was felt the barn was in keeping with the application.

Decision: Neither for nor against this application

PLEASE NOTE THAT IS HAS SINCE BEEN ESTABLISHED THAT NOT ALL THE INFORMATION HAD BEEN MADE AVAILABLE TO COUNCIL AND MATERIAL CHANGES TO THE ORIGINAL APPLICATION HAD NOT BEEN NOTED OR DISCUSSED.

Regards
Jackie

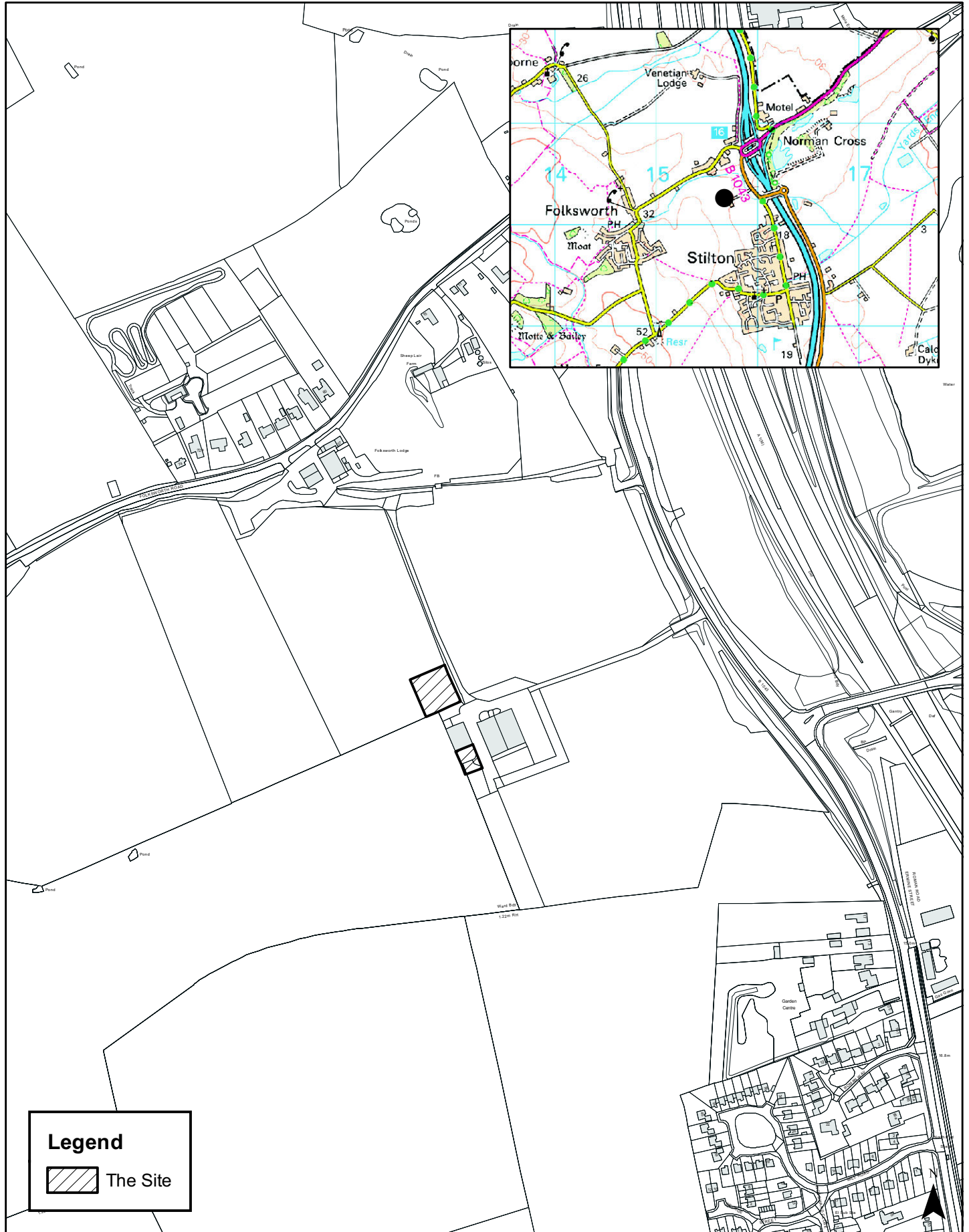
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Development Management Panel

Application Ref: 1101267OUT

Location: Folksworth and Washingly

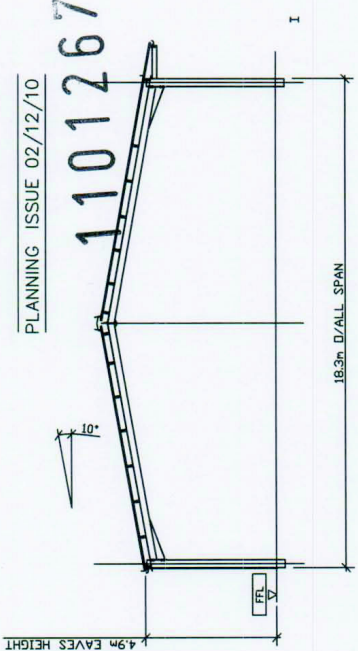
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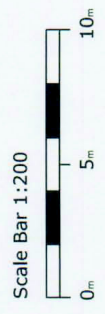
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PLANNING ISSUE 02/12/10
1101267



**Proposed JB3
South Elevation
1:200**



ENVIRONMENTAL & COMMUNITY SERVICES
PLANNING SERVICES
23 JUL 2011
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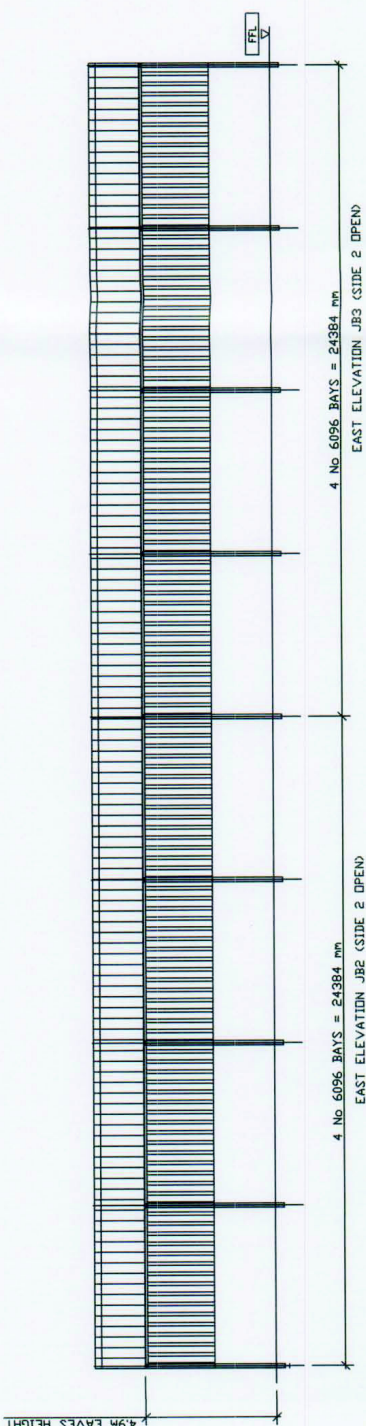
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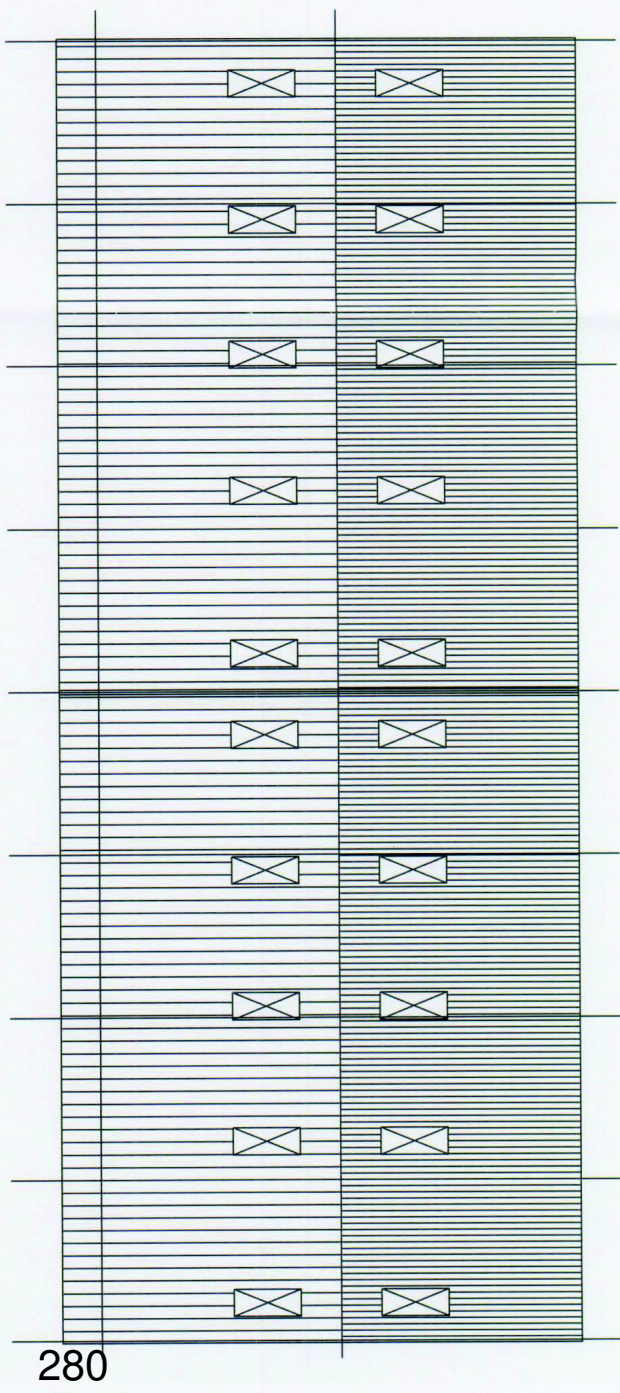
Project
Blackman Farm House
And Proposed Barn JB3
Folksworth
CAMBS
Drawing
Proposed Barn
Plans and Elevations

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@A3	11/02/10	AP
Project No.	Drawing No.	Checked
PE581	PL01	AP

Architectural & Surveying Services Ltd
11 Broomfield Way
Folksworth, Cambs CB23 9JG
Tel: 01733 884043
Fax: 01733 884040



**Proposed JB2 and JB3
East Elevation 1:200**



**Proposed JB2 and JB3
Barn Roof Plan 1:200**



1101267

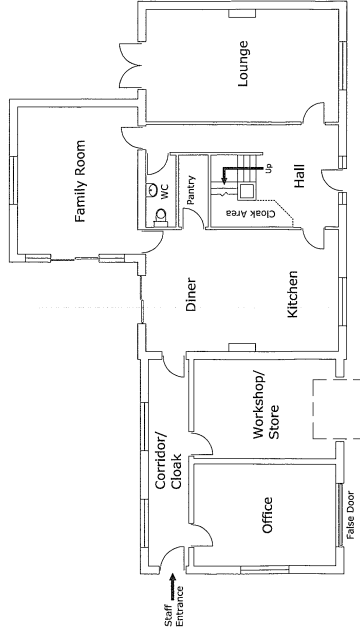
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect. All details shown on this drawing are based upon typical site conditions related to the area.

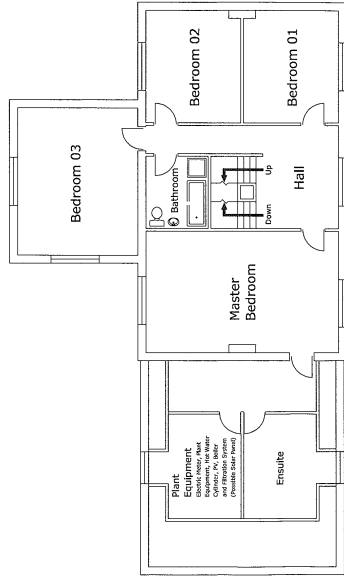
No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

PRELIMINARY ISSUE 28/07/11

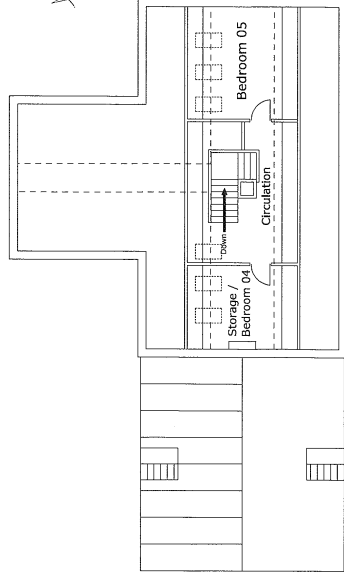
Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100

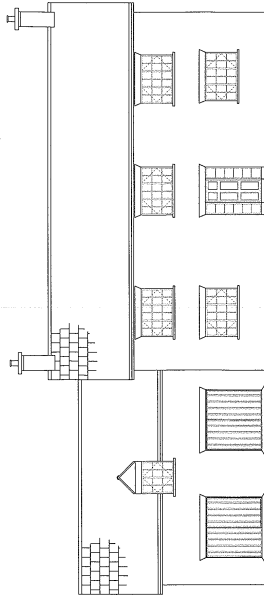


Proposed Second Floor Plan 1:100

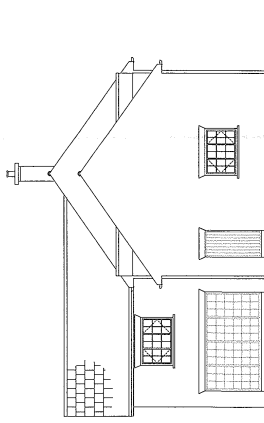


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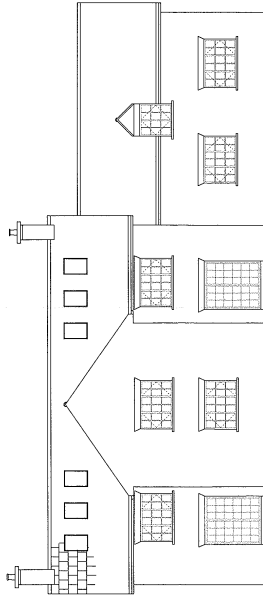
Proposed (Front) East Elevation 1:100



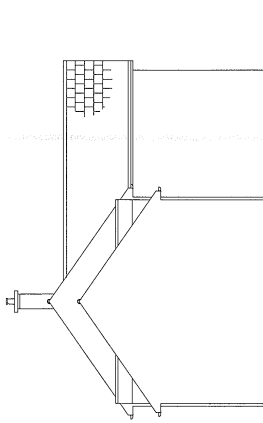
Proposed South Elevation 1:100



Proposed (Rear) West Elevation 1:100



Proposed North Elevation 1:100



Project
**Blackman Farm House And
 Proposed Barn JB3
 Folksworth
 CAMBS**

Drawing
Floor Plans and Elevations

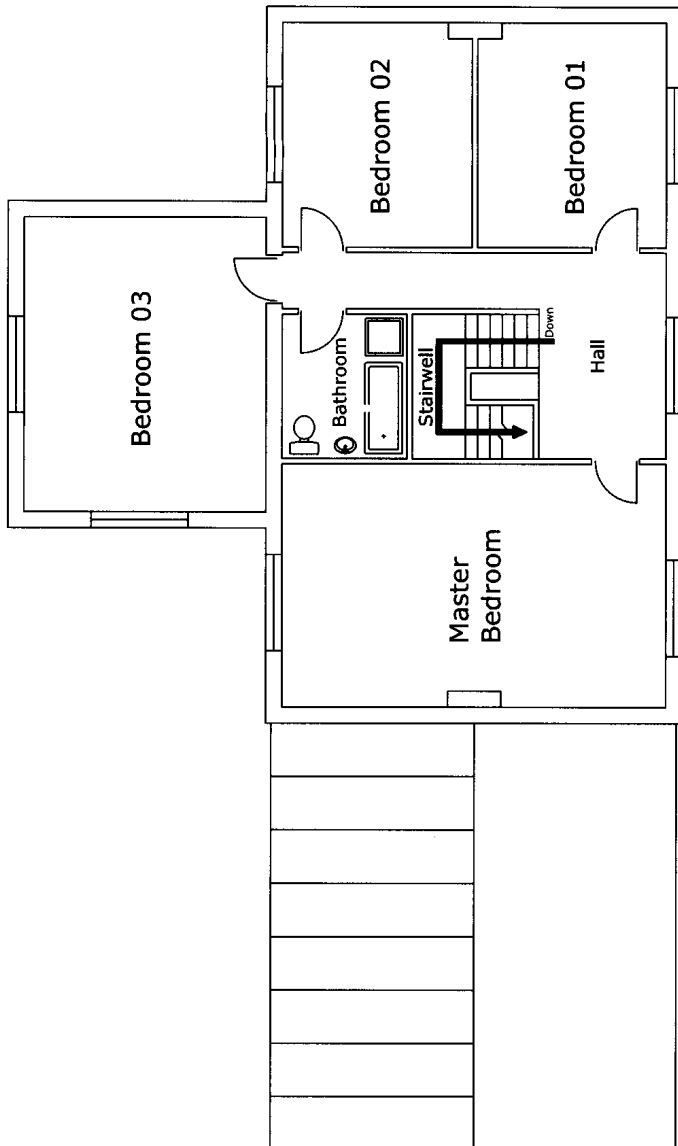
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PE851	PL10	AP

Rev	Detail	Date	Check
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Architectural & Surveying Services LTD
 81 Broadway
 Peterborough
 PE1 4JW
 Telephone 01733 894513
 Fax 01733 894040

GREEN PAPERS FOLLOW

Option B Alternate First Floor Plan 1:100



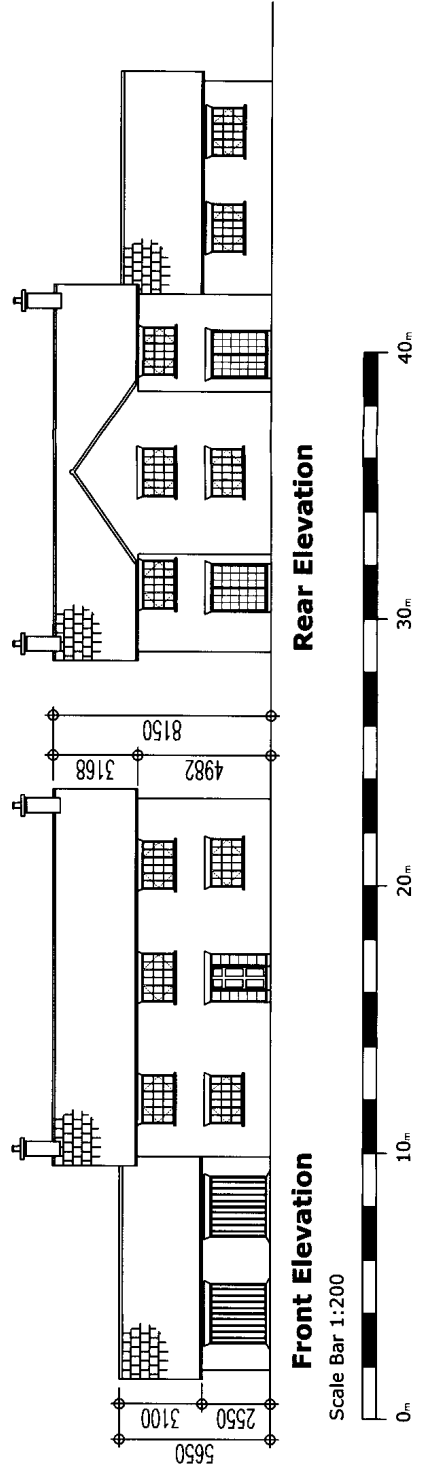
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PLANNING ISSUE 27/04/11

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 The Architect is not responsible for any errors or omissions in this drawing.
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Option B Alternate Elevations 1:200



Rev. No.	Detail	Date	Checked/
A	Drawings	19/05/11	AP



Project
 Blackman Farm House
 Folksworth
 CAMBS

Drawing
 Option B
 Alternate Plans

Scale	Date	Drawn
@A3	27/04/10	AP

Project No.	Drawing No.	Created
PE581	PL04	AP

Revisions
 A

Architectural & Surveying Services Ltd
 61 Newbury, 4th Fl.
 Telephone 01753 864613
 Fax 01753 864614

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DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1002113OUT (OUTLINE APPLICATION)

Proposal: AGRICULTURAL DWELLING

Location: LAND NORTH OF ORCHARD ESTATES STATION ROAD

Applicant: MR K DOLBY

Grid Ref: 536458 274318

Date of Registration: 21.01.2011

Parish: BLUNTISHAM

RECOMMENDATION - REFUSE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This site is located on the south western side of the village, to the north of Station Road. The site has dimensions of 53m by 30m, and is part of a much larger field which is presently in arable use. The land is level and has no features of note. There is a small commercial development to the south of the site, and an agricultural storage building and farm yard to the north east. The land to the west and north of the site is in agricultural use.
- 1.2 The proposal is in outline and is to erect a farm dwelling. The illustrative plans show a part two storey/part single storey dwelling with a floor area of 217 sq.m. (excluding garage and store). The building is intended to have a "barn" like appearance, and will include a considerable amount of timber cladding. An existing access from the main road will be used.
- 1.3 The site is outside the built up area of the village, and the road is classified (A1123).

2. NATIONAL GUIDANCE

- 2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS7 – Sustainable development in rural areas (2004)**. Sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

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3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **ENV7** – Quality in the Built Environment – requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **H23** “Outside Settlements” - general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.
- **H31**: “Residential privacy and amenity standards” – indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En25**: “General Design Criteria” – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **HL5** – “Quality and density of development” – sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.

3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.
- **CS3:** “The Settlement Hierarchy” – states that any areas not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2:** “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria.
 - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
 - c. renewable energy generation schemes;
 - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents.

- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- 3.7 The SPD Design Guide is a material consideration with respect to the design and siting of the proposed dwelling.
- 4. PLANNING HISTORY**
- 4.1 No relevant planning history on this site
- 5. CONSULTATIONS**
- 5.1 **Bluntisham Parish Council – Approve** (copy attached)
- 6. REPRESENTATIONS**
- 6.1 Neighbours – none received.
- 7. SUMMARY OF ISSUES**
- 7.1 The issues in this case concern the principle of the development, the impact of the development on the character of the area, the effect on neighbours, and the highway implications.

The principle of the development

- 7.2 This site is outside the built up area of the village and is in the open countryside for the purposes of the Development Plan and emerging planning guidance. Policies in the Plan are restrictive as far as development in the countryside is concerned, and, generally, these policies will only permit new dwellings where it can be demonstrated that the dwellings are essential for operational reasons.
- 7.3 The application has been accompanied by an agricultural appraisal which concludes that a case can be made for a permanent dwelling on this site to serve the needs of the unit.
- 7.4 The appraisal notes that the business started in 1964 and expanded in 1981 when land in Bluntisham was acquired. For the past 30 years, the farm has operated without on-site accommodation. According to figures provided with the appraisal, of the 86.67ha which comprise the entire holding, 16.2ha are given over to fruit with 64.8ha devoted to wheat and 4.05ha to set aside. The present full time staff live in Somersham and Colne, neither of which are much more than 3km from the application site. The farm employs part time staff during the fruit picking season. The fruit crop is sold fresh to local farm shops, but any surplus is frozen and sold at a later date. The business turns over £230,000 per annum.
- 7.5 The proposals to expand the business are stated as threefold:-
1. To introduce new fruit crops which have the potential of benefitting the business. Initially 1ha of land will be taken for fruit production, but this may increase to 2.5ha. (this will include the purchase of an additional area of land). These would include strawberries,

blueberries and cherries. Such crops have witnessed an increase in demand in recent years. Polytunnels will be used to house the new crops. The applicant has stated that there are three cold stores on the site, which hold, in particular, the plum harvest. Cold storage is essential when more perishable crops are grown as part of the new enterprise as such crops do not have a long shelf life and to achieve maximum profit they require constant supervision and monitoring. To achieve this, a ready presence is stated as being essential. In addition to the requirements relating to the monitoring of the storage conditions of the produce, an on-site presence is also required to deal with the daily care and maintenance of the crops, temperature monitoring, spraying, bird scaring, the supervision of an automatic watering system and security. For a number of reasons, some of these operations will have to take place outside normal working hours. It is intended that the Station Road site becomes the centre for the farming enterprise, and hence a permanent presence is required. The applicant points out that a dwelling for the enterprise was approved in 1991 for a site on Somersham Road, Colne, but this permission was never implemented.

2. To erect a new building to take the greater yield.

3. To erect a permanent dwelling on the site. The occupier would be able to respond to emergencies such as the breakdown of heating systems, problems posed during extremes of weather, the need to monitor irrigation systems and security.

7.6 A further hectare will be devoted to fruit growing and the present storage building will be extended by 230 sq.m. A farm shop of 96 sq.m. is also planned.

7.7 No indication has been given as to when the expansion may take place, or if it will be phased.

7.8 Applications for the erection of dwellings to serve agricultural units need to be assessed against the tests laid down in PPS7, Annex A. For permanent dwellings, the tests are as follows:-

1. There is a clearly established existing functional need.
2. The need relates to a full time worker.
3. The unit has been established for at least three years, has been profitable for at least one of them, is currently sound and has the likelihood of remaining so.
4. The functional needs cannot be met by an existing dwelling in the area.
5. Other planning requirements can be satisfied.

7.9 The functional test is necessary to establish whether or not it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Examples of the functional need include the need to care for animals or agricultural processes at short notice, or to deal quickly with emergencies which might otherwise result in the serious loss of crops through frost damage or the failure of automatic systems.

7.10 The applicant has commented that there is a need for a worker to be on site at all times of the day and night to monitor the growing

conditions in the polytunnels, and to adjust the heating and ventilation as appropriate, to water as necessary (which has to be done at cooler times of the day), and the spraying of the plants. This also has to be carried out during the cooler times of the day. In addition, there is the need to deal with out-of-hours deliveries and emergencies.

7.11 Advice has been obtained from Reading Agricultural Consultants which is attached to this report. In response to the report, the agent stated that: although the farm is spread over a number of parcels of land, the business is now concentrated at Bluntisham leading to a need to have greater protection on site management at Bluntisham; the inability to detect sudden ground frost has led to fruit being lost overnight and this cannot be allowed to happen again; the need to instantly combat potential frost damage by spraying and by covering fruits is essential; and the report makes no reference to the previous approval of a dwelling at Somersham Road, Colne. In response to these comments, the Consultant has stated that the farm is spread out across a number of production sites and a house at Bluntisham will not assist frost detection at Colne; the application for a dwelling at Colne was considered against the tests in Circular 24/73 which were very different to the very exacting tests in PPS7; and this is a genuine application from a genuine farmer and a dwelling at Bluntisham will be considerably more convenient than the current arrangements, but he does not change his conclusions on the essential need for the dwelling.

7.12 Taking all of these matters into account, the conclusions found in relation to the tests set out in PPS7 are:

1) There is a clearly established functional need –

The activities are land based and the farm is spread across land around Bluntisham, Somersham and Colne. The farm has been in operation for the last 20 years. No tasks appear to be urgent to the degree that an on-site presence is required. There are no alarms installed at present to deal with power failure and it is therefore concluded that this is manageable at the moment. It is not accepted that it is essential for the proper functioning of the enterprise that the key worker is readily available at most times.

2) The need relates to a full time worker -

There is no standard data that sets out the labour requirement for orchard production, however from the submitted evidence the business employs 1 person on a full time basis, with assistance from another full time worker and another person as required. As such the need is accepted to relate to a full time worker.

3) Financial test –

The business has been operating since 1964. Full accounts have been provided to the Local Planning Authority. Income fluctuates year by year however it is not considered that the future of the business would be uncertain given the historical record and the infrastructure within the orchards. The financial test is therefore accepted. The application is in outline only. It is advised within PPS7, Annex A that “dwellings that are unusually large in relation to the agricultural needs of the unit or unusually expensive to construct in relation to the income it can sustain in the long-term should not be permitted”. At

217 sq m, the indicative proposed dwelling is larger than the average agricultural dwelling, but not unusually large.

4) Functional needs cannot be met by an existing dwelling in the area -

Insofar as there is considered to be no essential need to live on site, the existing dwelling can continue to meet such needs as exist. In the alternative, there are a number of properties for sale in Bluntisham village that will be closer to the farm than Somersham.

- 7.13 In addition to the lack of an essential justification for the dwelling, there does not appear to be any significant commitment to increase production, and there is no indication as to when this might take place. The comment that the sale of fruit takes place through local farm shops, rather than through supermarket chains, suggests that this element of the business is ancillary to the main part of the enterprise, which presently concentrates on wheat and potato production. The existing workers all live relatively close to the site, either in Colne or Somersham.
- 7.14 On the basis of the evidence presented, it would appear that the circumstances of the business are not going to change significantly as a result of the decision to increase fruit production. The functional essential need for a dwelling on the site has not been adequately demonstrated, and, whilst such a dwelling would assist the business and be convenient for the applicant, it is considered that the case has not been proved that that the dwelling is essential and therefore the proposal fails to meet the test in PPS7.
- 7.15 In the light of the evidence submitted, it is considered that the applicant has failed to demonstrate that the functional test as laid down in Annex A, PPS7 has been satisfied in this case. The development is not considered, therefore, essential to the needs of the holding and is therefore contrary to policies H23, En17, CS3 and P7.

The impact on the countryside

- 7.16 The erection of a proposed dwelling on the site, whether essential or not, would intensify the built environment of this part of the village and would have an adverse impact on its rural appearance and character. Without adequate justification, such harm should be resisted. Had a dwelling been considered acceptable in principle, the indicative layout and design would be acceptable. The building would be set back from the site frontage, and would be partly screened by the frontage hedge. It would relate reasonably well to other buildings in the immediate vicinity, and would not be unduly isolated. The size of the building does not appear to be excessive, and its indicative design and use of substantial amounts of cladding, would give the building a "barn" like appearance.
- 7.17 The proposal is considered to comply with policies ENV7, En25, HL5 and E1.

The effect on neighbours

- 7.18 The nearest neighbour to the proposal is the small commercial development to the south of the site. It is unlikely that the proposed development will have an adverse impact on the amenities of these workshops in terms of increase overlooking and loss of privacy, overbearing impact, increased noise and disturbance or increased traffic generation. No other properties will suffer a loss of amenity due to this development.
- 7.19 The proposal is consistent with policies H31 and H7.

Highway considerations

- 7.20 An access is to be taken from Station Road, but it is intended that this will use an existing entrance. This is gated at the moment and the way into the site is blocked by pallets and other materials. Visibility appears to be good in both directions, and the access is wide enough for a single dwelling. Any detailed improvements to the access could be required by condition. There is ample space within the site to provide car parking to the required standards.
- 7.21 The proposal conforms to policy E10.

Other material planning considerations

- 7.22 There are no other considerations which have a significant bearing on the considerations of this application.

Conclusions

- 7.23 The proposed dwelling would assist the efficient management of the holding but the case for an on-site dwelling to serve this unit has not been demonstrated to be essential. There are no other material planning considerations which override the fundamental settlement policy objection to this development.
- 7.24 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

8. RECOMMENDATION – REFUSE for the following reasons

- 8.1 The proposal would be contrary to the provisions of policies H23 and En17 of the Huntingdonshire Local Plan 1995, policy CS3 of the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 and policy P7 of the Development Management DPD Proposed Submission 2010 in that development in the countryside will be restricted to essential operational development for agriculture, horticulture, forestry and other rural uses. The applicant has not adequately demonstrated that the proposal is essential to the efficient operation of the enterprise, or that there are any material planning considerations which suggest that the provisions of the above policies should not prevail in this instance. The erection of a proposed dwelling on the site would intensify the built environment of this part

of the village and would have an adverse impact on its rural appearance and character.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

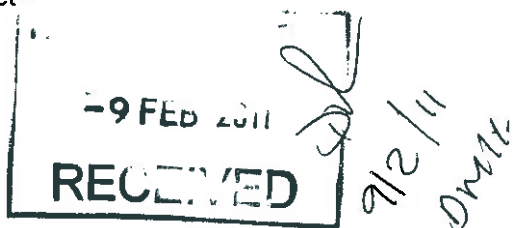
CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
mail@huntsdc.gov.uk

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN



Application Number: 1002113OUT Case Officer David Hincks
Proposal: Agricultural dwelling
Location: Land North Of Orchard Estates Station Road Bluntisham
Observations of Bluntisham Town/Parish Council.

Please box as appropriate

Recommend approval because(please give relevant planning reasons in space below)
The Council is content to recommend approval of this application. The dwelling is necessary to cater for the business in Bluntisham and the expansion proposed requires a resident presence. The expansion of the business will bring valuable employment to the village.

Recommend refusal because...(please give relevant planning reasons in space below)

No observations either in favour or against the proposal

..... Clerk to Bluntisham Town/Parish Council.

Date :

8 Feb 11

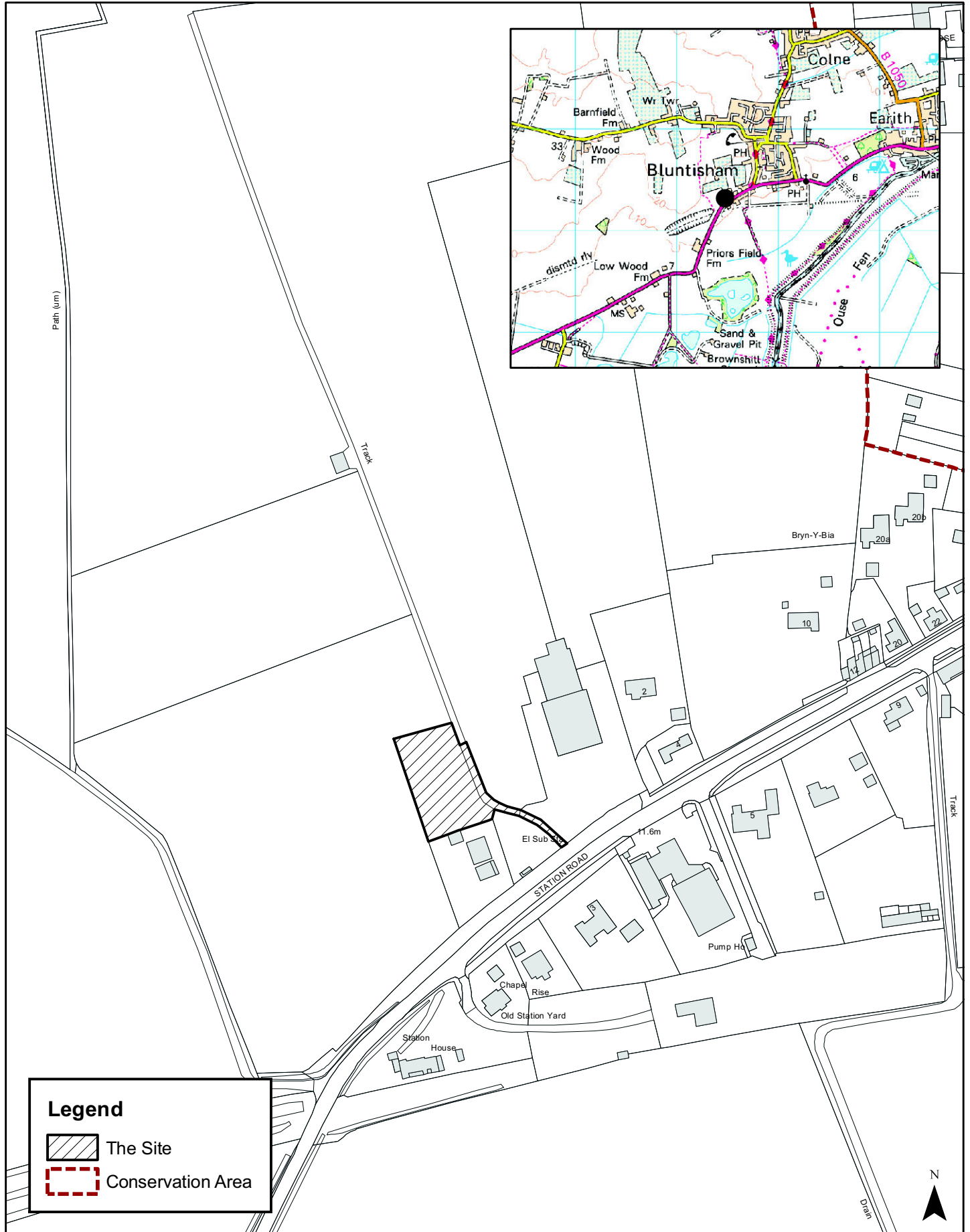
Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Development Management Panel

Application Ref: 1002113OUT

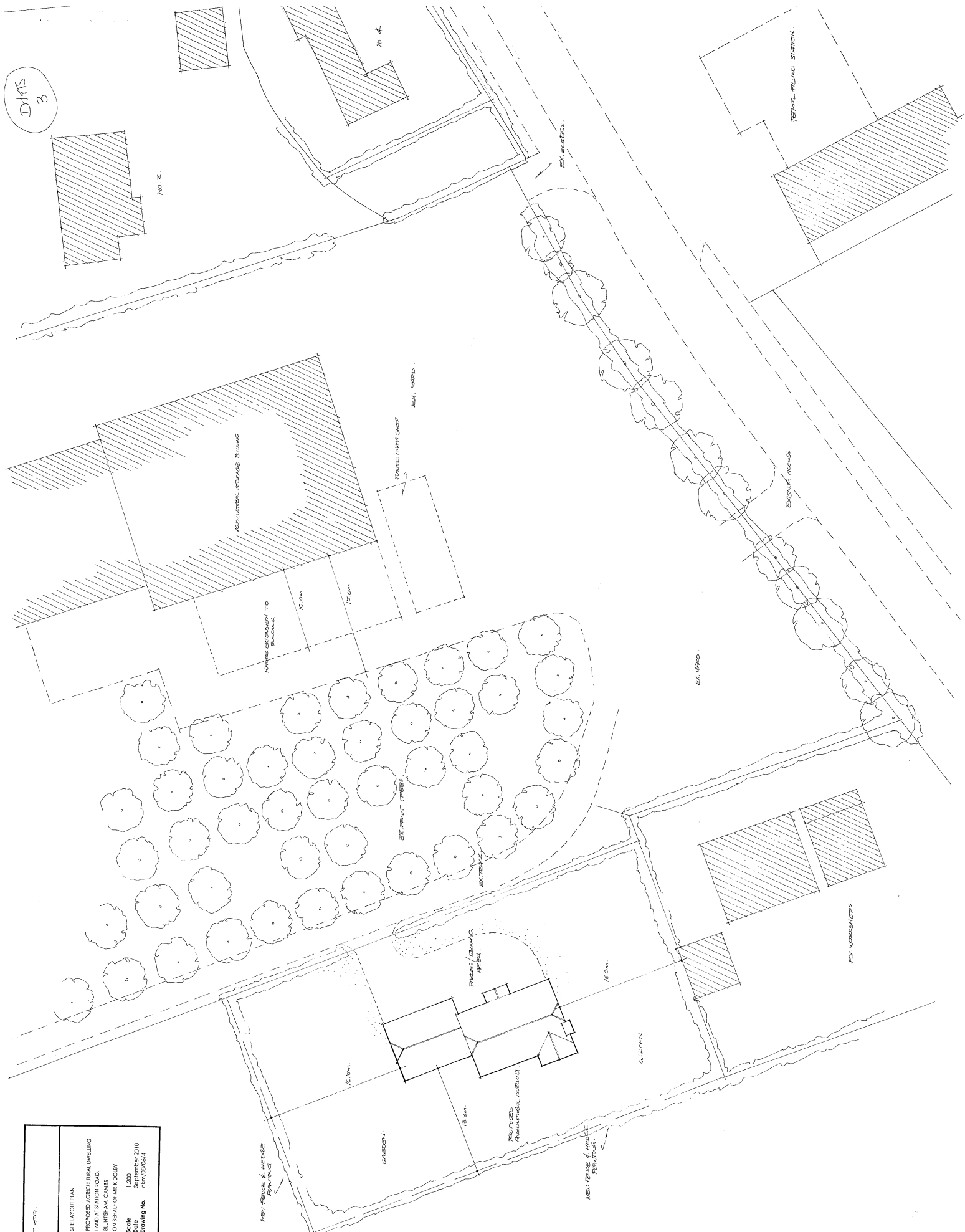
Location: Bluntisham

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Scale: 1:2500

DIMS
3



Revision: REV A - 08/07/2010 - CLARITY INFO.
 Notes:
 Andrew S Campbell Assoc.
 THE LAYOUT PLAN
 PROPOSED AGRICULTURAL DWELLING
 LAND AT STATION ROAD,
 BLUNSWICK CLASH,
 ON BEHALF OF MARK DOBBY
 Scale: 1:200
 Date: 08/07/2010
 Drawing No.: 08/10/09/014
 Copyright 2010
 Tel: 01480 39884
 Email: andrew@campbellassoc.com



111

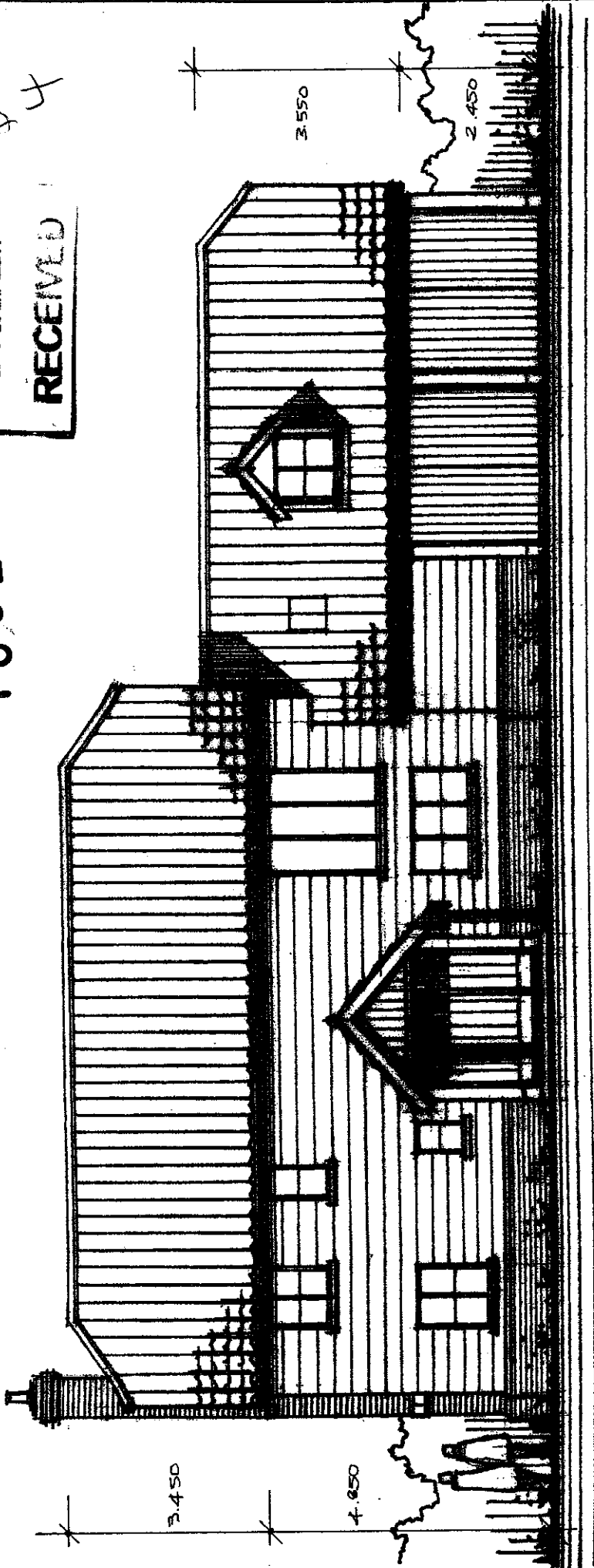
Draw 4

HDC

21 JAN 2011

RECEIVED

1002113



FRONT-ELEVATION.

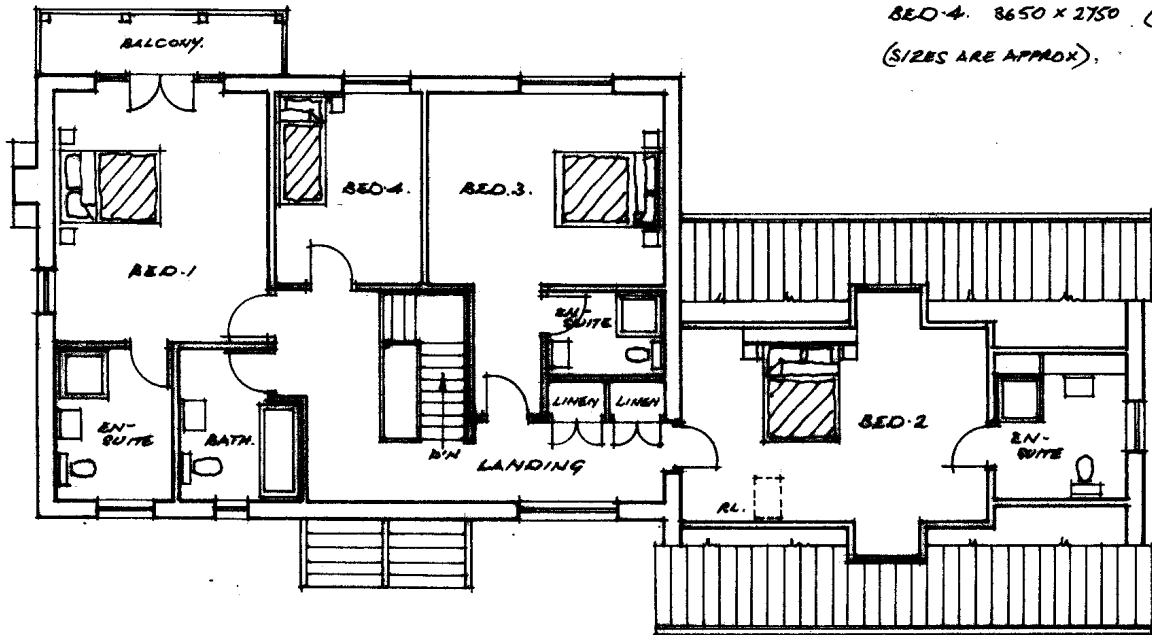
PROPOSED HOUSE AT
BLUNTISHAM, CAMBS
FOR K. DOLBY/K. LUMLEY.

April. 2009.

REV A - JAN 2011, DIMENSIONS ADDED.

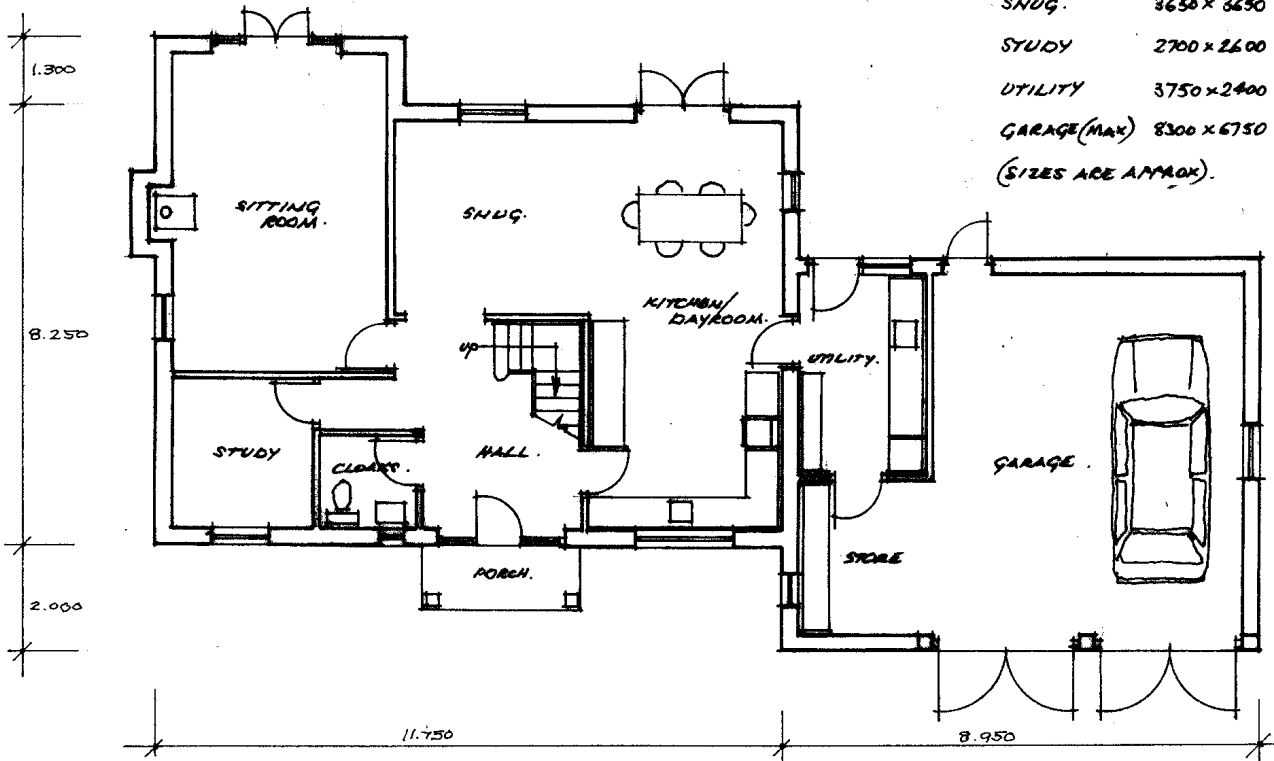
- 10021
- BED-1. 4700 x 4000 (15'3" x 13'2")
 - BED-2. 5750 x 3650 (18'9" x 12'0")
 - BED-3. 4450 x 3650 (14'6" x 12'0")
 - BED-4. 3650 x 2750 (12'0" x 9'0")
- (SIZES ARE APPROX).

DTPS
4



FIRST FLOOR PLAN.

- SITTING RM. 6000 x 4000 (19'7" x 13'2")
 - KITCHEN/DAY 7650 x 3650 (25'0" x 12'0")
 - SNUG. 3650 x 3650 (12'0" x 12'0")
 - STUDY 2700 x 2600 (8'10" x 8'6")
 - UTILITY 3750 x 2400 (12'3" x 8'0")
 - GARAGE (MAX) 8300 x 6750 (27'3" x 22'0")
- (SIZES ARE APPROX).



GROUND FLOOR PLAN

Scale: 1:100

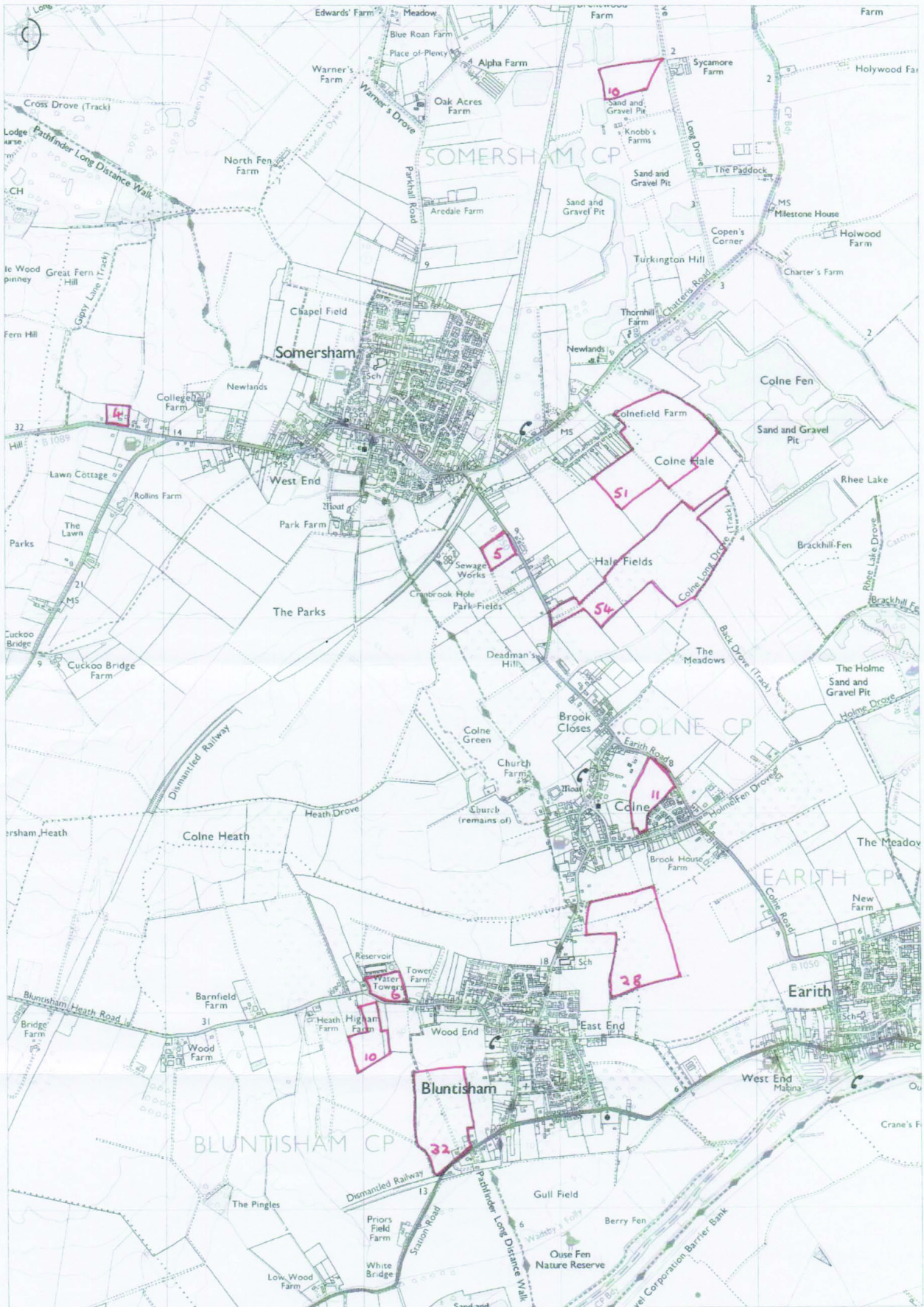
INTERNAL FLOOR AREAS:			
MAIN BLOCK:	180.75 M ²	1945.5 M ²	
UTILITY + BED-2 IN GARAGE BLOCK:	36.85 M ²	365.64 M ²	
TOTAL HABITAT FLOOR AREA: (Excludes Garage & STOR)	217.6 M ²	2315.0 M ²	

HDC DOB
21 JAN 2011
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PROPOSED HOUSE AT
BLUNTISHAM, CAMBS
FOR K.DOLBY/K.LUMLEY

LAND HOLDING PLAN

DHHS
5



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GREEN PAPERS FOLLOW

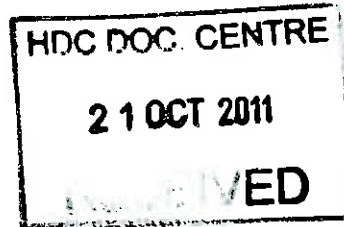


Our Ref: 5346dh-1
Your Refs: DMH/1002113OUT

19 October 2011

For the attention of David Hinks
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Beechwood Court
Long Toll
Woodcote
Reading RG8 0RR
Tel: 01491 367001 Fax: 01491 680800
rac@readingagricultural.co.uk
www.readingagricultural.co.uk



Dear Mr Hinks

APPLICATION NO: 1002113OUT
PROPOSAL: AGRICULTURAL DWELLING
LOCATION: LAND NORTH OF ORCHARD ESTATES, STATION ROAD, BLUNTISHAM

Thank you for email instructions of 21st September regarding the planning application submitted on behalf of Mr K Dolby for permission to erect a permanent agricultural dwelling on land north of Orchard Estates, Station Road, Bluntisham. Your email requests that Reading Agricultural Consultants Ltd (RAC) undertake an appraisal of the application and this report has been prepared by P Williams (Director of RAC). The report is an independent assessment of the planning application and does not make any recommendation for, or against, the application.

In preparing this response I have had regard to:

- the documents submitted with the planning application including an appraisal prepared by the applicant's agricultural advisor (Mr A Slaymaker) and various submissions made by the agent (Mr A Campbell);
- profit and loss accounts for the business for the five years 2006 - 2010;
- observations and comments made during a site visit undertaken on 28th September 2011; and,
- the Development Plan and national planning guidance advice in Planning Policy Statement 7.

Numbered paragraphs are used for ease of reference.

Background

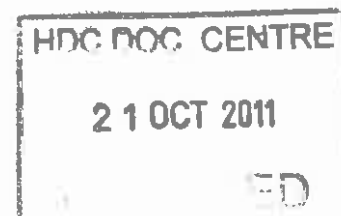
1. Comprehensive details of the background to this application have already been submitted to the Council and the following points are extracted for ease of reference; it is not intended as a complete summation of the background.
2. The applicant, Keith Dolby, is a Director of Hyland Fruits Ltd, a farming company specialising in the production of top fruit (apples, plums and pears) with the recent introduction of soft fruit (raspberries and blackberries).
3. The company was established by the applicant's father (Howard Dolby) in neighbouring Somersham in 1964 and developed the stores and facilities at Bluntisham - where the application for a dwelling is located - in 1981.



4. A total of some 80ha is presently farmed with 16.2ha in fruit including 13.8ha of plum trees. The remaining land is used mainly for arable and potato production though 0.6ha has recently been planted with raspberries and blackberries at Bluntisham, as a diversification of the enterprise mix. The majority of the fruit is sold to local wholesalers and shops.
5. The original production base was in Somersham where the company has a small storage facility presently used for storing agrochemicals but this was outgrown in 1981 when the new facilities at Bluntisham were established. The buildings at Bluntisham include machinery and cold fruit stores for 60 tonnes of produce, a 60-tonne potato store and corn storage for 500 tonnes.
6. The two dwellings associated with the business are both located in Somersham (approximately 3.5kms distant from Bluntisham) and include the applicant's father's house adjacent to the agrochemical store and Keith Dolby's private residence in Church Street.
7. The application before the Council seeks permission to build a new, permanent dwelling for Keith Dolby adjacent to the buildings at Bluntisham to enable the effective transfer of the business from Mr Dolby Snr to his son, as Mr Dolby Snr. wishes to take a much less active role in the business. The provision of a dwelling at Bluntisham would mean that the proper and effective management of the business could be undertaken at that location - including taking deliveries and organising fruit deliveries off site; arranging casual staff during the picking season; re-locating the secure agrochemical store to the farm; developing the soft fruit business better; and providing a security presence. It is contended that none of this development can take place without a dwelling on site.
8. As a point of interest it is noted that planning permission for a permanent dwelling was obtained by the business in Colne (halfway between Bluntisham and Somersham) in 1991 but was not implemented due to Mr Dolby Snr's poor health, at that time.

Policy Framework

9. The Development Plan framework against which this application will be determined include Local Plan Policy H23 which states that there will be a general presumption against housing development outside environmental limits "*with the exception of dwellings required for the efficient management of agriculture*", and that planning permission will not be granted where the District Council "*is satisfied that alternative accommodation can be suitably provided in nearby settlements*".
10. The explanatory text expands upon this presumption against development noting that all forms of development which could be visually intrusive will be resisted, and that the Council will need to be "*totally convinced of an overriding need*" for 24-hour supervision before the presumption against development will be overturned.
11. The national guidance for agricultural dwellings is set out in Planning Policy Statement 7, and in particular Annex A. Paragraph 1 of the Annex provides the background to the overriding policy of constraint concerning new dwellings in the countryside which is based on the premise that it will often be "*as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside.*" However, it is recognised that occasionally there will be circumstances where it is necessary for a worker to be more closely on-hand and only where this is proven to be essential will this premise be re-examined and may be set aside. Crucial to all applications, however, is that whether or not there is an essential need to live on site will be determined on the needs of the enterprise concerned, and not the personal preferences or circumstances of the individuals involved.



12. Paragraph 2 notes that all applications for new dwellings must be "*scrutinised thoroughly*" to ensure that the stated intentions to engage in a farming activity are "genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time". In order to assist in providing answers to these various questions PPS7 sets out functional and financial tests which must be met for either temporary or permanent accommodation.
13. For permanent dwellings these are set out in paragraph 3 which states:
"New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
- i) there is a clearly established existing functional need;*
 - ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;*
 - iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;*
 - iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*
 - v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied."*
14. The remainder of this report assesses the appropriateness of this application for an agricultural worker's dwelling at Bluntisham based on the requirements of Local Plan Policy H23 and the tests set out in PPS7, Annex A.

Appraisal

Is the unit well established and activity existing?

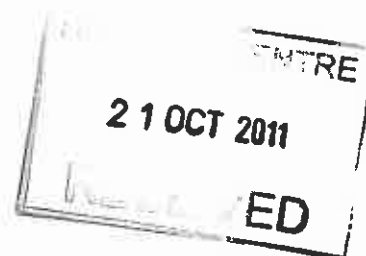
15. Paragraph 3 of Annex A states:

"New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units..."

16. Hylands Fruits Ltd has been trading since 1964, and the base at Bluntisham was established in 1981. It is clear that the unit is well established and activity is existing.

Is there an established functional need?

17. The test of functional in Annex A requires that "*it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times*". This is seen as similar to the Local Plan requirement that the LPA will need to be "*totally convinced of an overriding need*" for a 24-hour supervision requirement, as opposed to the Policy H23 requirement that the dwelling is needed for "*efficient management of agriculture*" which could be construed as a lesser test.
18. The activities undertaken by Hylands Fruits Ltd are all land-based arable, potato and fruit enterprises and as such do not require the immediacy of attention required by livestock or glasshouse crops which can sometimes provide a justification for the provision of such dwellings.
19. It is also a fact that this farm is spread out over a number of sites with land at west Bluntisham, north Bluntisham, west and east Somersham, and at Colne, and that no one location for a dwelling would adequately serve the perceived needs of all these sites. In such circumstance I



consider that it is very difficult to prove that a dwelling at Bluntisham is *essential for proper functioning* of the unit - in part evidenced by the past twenty years - though it would undoubtedly assist in the *efficient management of agriculture* at the holding.

20. Although I can understand entirely why Keith Dolby wishes to develop the yard at Bluntisham as the main operational base for the business - and to enable his father to retire from the business - such aspirations are more concerned with personal circumstances than the needs of the business. I note that at paragraph 3.4 of Mr Slaymaker's appraisal he sets out a list of jobs/tasks that have to be undertaken throughout the year, and although it is clear that these are time-consuming, none appear of an urgent nature such that an on-site presence is required, and in any event are undertaken across the various plots of land farmed.
21. Paragraph 3.6 of the appraisal also identifies the key threats to the business as frost, pest and disease, and fire and theft. However, this business has operated its main operational base at Bluntisham for at least the past twenty years and I am not aware of any especial new circumstance that has arisen in the recent past to warrant the provision of a dwelling at this time.
22. For avoidance of doubt I note that Mr Slaymaker's appraisal refers to polytunnels and the need to maintain specific environmental needs of plants therein; however, this appears anomalous I am not aware of any polytunnels on the farm and the perceived need for the dwelling is mainly for the security needs of the holding; ease of management living on site and dealing with out-of-hours inquiries; and, providing emergency power to the fridges in case of a power failure. On this latter point it is relevant to note that there are no alarms installed at present to alert the owners to a failure, so it must be presumed that the risk of failure is manageable.
23. I do not accept that it is essential for the proper functioning of the enterprise that the key worker is readily available at most times, though I do accept that a dwelling at Bluntisham will assist the *efficient management of agriculture* at the holding.

Does the need relate to a full-time worker?

24. As there is no standard data that sets out the labour requirement for orchard production this test is somewhat difficult to assess. However, from the evidence seen on site it is clear that the business presently employs Keith Dolby on a full-time basis, with assistance from another full-time worker and Mr Dolby Snr. as required.
25. In such circumstance, it is accepted that the dwelling would be occupied by a full-time worker, or one who is primarily employed in agriculture.

The financial test

26. The financial test is also difficult to assess as the financial records that have been submitted (profit and loss accounts only) are not immediately indicative of a viable and sustainable business.
27. In this regard I note the income and profit recorded over the past five years have been:

	2006	2007	2008	2009	2010
Turnover	33,191	280,897	287,157	301,121	218,705
Variable Costs	23,916	209,203	199,629	199,850	146,860
Gross Margin	9,275	71,694	87,528	101,361	71,845
Fixed Costs	14,825	70,157	83,899	87,158	82,798
Other income	5,536	21,284	2,442	10,491	8,249

21 OCT 2011

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Operating Profit	-14	22,821	6,071	24,694	-2,704
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28. As I have not been provided with the detailed accounts it is not possible to determine whether the business has been paying the principals an annual salary, with the reported profits (above) being available to them as dividend payments or whether any salary was nominal and supplemented by the dividend paid out.
29. However, in considering the financial evidence presented, I consider there are two important considerations to be borne in mind:
- i) the guidance in Annex A to PPS7 states that on the application of the financial test "*local planning authorities should take a realistic approach to the level of profitability, taking into account the nature of the enterprise concerned*" (paragraph 8); and,
 - ii) recent advice provided by PINS¹ to its Planning Inspectors draws attention to the fact that the functional and financial tests "*should be applied with common sense and in the light of the Court of Appeal judgement Petter and Harris v SSETR and Chichester DC 1999 where it was held that the financial viability test was only relevant in cases where the uncertain future of the agricultural business might lead to a non-conforming residential use that would pass with the land.*"
30. In this case there is a business that has been operating since 1964 and, presumably, has been able to reward its principals with a satisfactory income over that period. It is apparent from the accounts that that income fluctuates year by year, but I do not consider the future of the agricultural business to be particularly uncertain, given a) the historical record, and b) the infrastructure in the orchards.
31. As such, I do not consider the financial test should be at issue.
- Is the size of the dwelling commensurate with the needs of the unit?*
32. As the application is in outline only this topic cannot be addressed in detail at this stage though it is pertinent to note that paragraph 9 of PPS7, Annex states:
- "Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted".*
33. In this case the income generated is not large and cost of construction may become an important consideration at the detailed stage of the application process.

Are there any suitable alternative dwellings?

34. Insofar as there is no essential need to live on site for the proper functioning of the enterprise, it follows that Mr Dolby's existing dwelling can continue to meet such needs as exist. In the alternative, there are a number of properties for sale in Bluntisham village that will be closer to the farm than Somersham.

Other normal planning requirements

35. These other matters fall to the planning authority to determine.

¹ *Case Law and Practice Guide 7; Agricultural, Forestry and other Occupational Dwellings in the Countryside*, July 2011, published by PINS



Conclusions

36. Against the tests for a new permanent dwelling, set out in Annex A of PPS7, it is concluded that it is not essential for the proper functioning of the enterprise that the key worker is readily available at most times, though I do accept that a dwelling at Bluntisham will assist the *efficient management of agriculture* at the holding.

I trust that these observations will assist you in your deliberations.

Yours sincerely

PJ C Breachmore

Peter J Williams



DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1101193FUL (FULL PLANNING APPLICATION)
11001196CAC (CONSERVATION AREA CONSENT)

Proposal: ERECTION OF 36 RESIDENTIAL UNITS (INCLUDING 14 AFFORDABLE UNITS), PUBLIC OPEN SPACE, PATHS, ROADWAYS, GARDEN STORES, HARD AND SOFT LANDSCAPING AND CAR PARKING. DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AMENDED DESCRIPTION

Location: HUNTINGDON HEALTH AUTHORITY PRIMROSE LANE PE29 1WG

Applicant: CAMPBELL BUCHANAN (FAO MR A GIRVAN)

Grid Ref: 524290 272044

Date of Registration: 20.07.2011

Parish: HUNTINGDON

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site consists of two late Victorian buildings (the Primrose Centre and the South Building), together with other buildings constructed in the middle part of the 20th century. The buildings are generally 2 storeys in height. They were formerly used as an Isolation Hospital, then a GP Maternity Unit and an old peoples' hospital, but have since been converted to offices previously used by the local Primary Care Trust.
- 1.2 The site currently consists of boarded up former office buildings, together with ancillary outbuildings and a large number of car parking spaces. The site is accessed by a single vehicular access point off Primrose Lane with no other access into the site. A cemetery is located to the north west of the site and an allotment is located to the south east. A brick wall borders the site with the cemetery and a low close boarded fence borders the site with the allotments. Trees abutting Primrose Lane are protected under Tree Preservation Order L/TPO/215. An attractive wall and railings also provides the boundary to Primrose Lane. The area is within the Huntingdon Conservation Area and the Chapel towards the centre of the cemetery site is Grade II listed. The north eastern side of Primrose Lane is generally residential characterised by pairs of semi detached dwellings, the rear of the site adjoins the backs of properties on Tennis Court Avenue. The levels of the site drop away towards the south western end.

- 1.3 The application seeks the demolition of all buildings on site and replacement with 36 residential units (including 14 affordable units) within a shared open space with pathways, landscaping, garden stores and car parking.
- 1.4 The development is proposed to provide 5x 1 bed flats; 1x 1 bed bungalow; 10x 2 bed flats; 1x 2 bed bungalow; 19x 3 bed dwellings. These are incorporated into single, two storey and three storey buildings with a maximum ridge height of around of 10.5 metres; the plots are generally orientated on either side of the access with a central building with archway leading to further units at the rear.
- 1.5 Amendments to the design of the proposals have been received following initial officer consideration, these have been subject to further consultation with those consultees affected, including the Town Council and neighbours. The revisions have also amended the car parking layout to incorporate an additional 2 visitor spaces and place for 4 informal parking spaces totalling 39 parking spaces.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.
- 2.2 **Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (2007)** sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and resilient to the climate change now accepted as inevitable.
- 2.3 **PPS3: “Housing” (2011)** sets out how the planning system supports the growth in housing completions needed in England.
- 2.4 **PPS5: Planning for the Historic Environment (2010)** sets out the Government's planning policies on the conservation of the historic environment.
- 2.5 **PPG13: “Transport” (2011)** sets out the objectives to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.
- 2.6 **PPS25: “Development and Flood Risk” (2010)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 2.7 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for

a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents

- **SS1:** “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying: the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
- **SS4:** “Towns other than Key Centres and Rural Areas” – Local Development Documents should define the approach to development in towns. Such towns include selected Market Towns and others with potential to increase their social and economic sustainability.
- **H1:** “Regional Housing Provision 2001 to 2021” – Local Planning Authorities should facilitate the delivery of district housing allocations – 11,200 for Huntingdonshire.
- **H2:** “Affordable Housing” – Development Plan Documents should set appropriate targets. At the regional level, delivery should be monitored against a target for some 35% of housing coming forward through planning permissions granted after the publication of the RSS.
- **T2:** “Changing Travel Behaviour” – to bring about significant change in travel behaviour, a reduction in distances travelled and a shift towards greater use of sustainable modes should be promoted.
- **T14:** “Parking” – controls to manage transport demand and influencing travel change alongside measures to improve public transport accessibility, walking and cycling should be encouraged. Maximum parking standards should be applied to new residential development.

- **ENV6:** “The Historic Environment” - Within plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region including Conservation Areas and Listed Buildings.
- **ENV7:** “Quality in the Built Environment” - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- **ENG1:** “Carbon Dioxide Emissions and Energy Performance” – for new developments of 10+ dwellings or 1000sqm non residential development a minimum of 10% of their energy should be from decentralised and renewable or low carbon resources unless not feasible or viable.
- **WAT4:** “Flood Risk Management” – River flooding is a significant risk in parts. The priorities are to defend existing properties from flooding and locate new development where there is little or no flooding.
- **WM6:** “Waste Management in Development” – developments should be designed and constructed to minimise the creation of waste, make maximum use of recycled materials and facilitate collection, separation, sorting, recycling and recovery of waste arising from development and surrounding areas where appropriate.

3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- **P6/1** – Development Related Provision – development will only be permitted where the additional infrastructure and community requirements generated by the proposal can be secured.
- **P9/8** – Infrastructure Provision – a comprehensive approach towards securing infrastructure needs to support the development strategy for the Cambridge Sub-Region. The programme will encompass: transport; affordable and key worker housing; education; health care; other community facilities; environmental improvements and provision of open space; waste management; water, flood control and drainage and other utilities and telecommunications.

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **H31:** “Residential privacy and amenity standards” – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.

- **T18:** “Access requirements for new development” states development should be accessed by a highway of acceptable design and appropriate construction.
- **T19:** “Pedestrian Routes and Footpath” – new developments are required to provide safe and convenient pedestrian routes having due regard to existing and planned footpath routes in the area.
- **R3** “Recreation and Leisure Provision” – sets on the minimum standard requirements for the provision of recreation open space – Settlements with populations in excess of 1000 persons to be based on the standard of 2.43 hectares (6 acres) per 1000 population.
- **R7** “Land and Facilities” – For new residential development of 30 dwellings or more (or 1.2ha), in addition to the provision of children’s casual and equipped play space, the District Council will normally seek the provision of (or equivalent contribution towards) formal adult and youth play space.
- **R8** “Land and Facilities” – consideration will be given to the acceptance of contributions from developers towards improving recreational facilities in the vicinity of the site to off set recreational requirements sets out in R7.
- **En2:**“Character and setting of Listed Buildings” - indicates that any development involving or affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of that building
- **En5:** “Conservation Area Character” - development within or directly affecting conservation areas will be required to preserve or enhance their character and appearance.
- **En6:** “Design standards in Conservation Areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En8:**“Demolition in Conservation Areas” – consent may be withheld until acceptable plans for the new development have been approved, if approved the timing of demolition will be strictly controlled.
- **En9:** “Conservation Areas” - development should not impair open spaces, trees, street scenes and views into and out of Conservation Areas.
- **En19:** “Trees and Landscape” – will make Tree Preservation Orders where it considers that trees which contribute to the local amenity and/or the landscape are at risk.
- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- **En22:** “Conservation” – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
- **En24:** “Access for the disabled” – provision of access for the disabled will be encouraged in new development
- **En25:** “General Design Criteria” - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.
- **CS8:** “Water” – satisfactory arrangements for the availability of water supply, sewerage and sewage disposal facilities, surface water run-off facilities and provision for land drainage will be required.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **HL5** – Quality and Density of Development - sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.
- **HL6** – Housing Density - indicates that housing development shall be at a density of 30-50 dwellings per hectare
- **HL10** – Housing Provision – in the district should reflect the full range of the local community’s needs by ensuring a choice in new housing.
- **OB2** – Maintenance of Open Space – contributions may be sought for the maintenance of small areas of open space, children’s play space and recreational facilities, woodland or landscaping to benefit the development.

3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** “Sustainable development in Huntingdonshire” – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3:** “The Settlement Hierarchy” – Identifies Huntingdon, St Neots, St Ives and Ramsey and Bury as Market Towns in which development schemes of all scales may be appropriate in built up areas.

- **CS4:** “Affordable Housing in Development” – 40% of all housing proposed on proposals of 15 or more homes or 0.5ha, or more in all parts of the District.
- **CS10:** “Contributions to Infrastructure Requirements” – proposals will be expected to provide or contribute towards the cost of providing infrastructure and of meeting social and environmental requirements, where these are necessary to make the development acceptable in planning terms.

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1:** “Sustainable Design” – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C2:** “Carbon Dioxide Reductions” – major development proposals will include renewable or low carbon energy generating technologies. These should have energy generating capacity equivalent to 10% of the predicted total CO² emissions of the proposal.
- **C5:** “Flood Risk and Water Management” – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2:** “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- **E5:** “Trees, Woodland and Hedgerows” – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value, including ancient woodland and veteran trees. They should wherever possible be incorporated effectively within the landscape elements of the scheme.
- **E9:** “Travel Planning” - Proposals should not give rise to traffic volumes that exceed the capacity of the local or strategic transport network, nor cause harm to the character of the surrounding area.

- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development. Car free development or development proposals incorporating very limited car parking provision will be considered acceptable where there is clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties.
- **H1:** “Efficient Use of Housing Land” – housing developments will optimise density taking account of the nature of the development site; character of its surroundings and need to accommodate other uses and residential amenities such as open space and parking areas. To help reduce the need to travel, proposals will be supported which include higher densities in locations in close proximity to concentrations of services and facilities and integrate commercial and community uses amongst new homes of a scale and nature appropriate to their location.
- **H2:** “Housing Mix” – a mix of housing is required that can reasonably meet the future needs of a wide range of household types in Huntingdonshire and reflect the advice and guidance provided within the Cambridgeshire and Peterborough SHMAs and relevant local housing studies. Regard must also be given to other materials factors specific to the site.
- **H3:** “Adaptability and Accessibility” – the location and design of development should consider the requirements of users and residents that are likely to occur during the lifetime of the development.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P3:** “Safeguarding Employment Areas” – proposals for alternative uses outside Established Employment Areas on land last used or used for employment uses will not be permitted unless it can be demonstrated that the continued use of the land for employment purposes is no longer viable; or that use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental or traffic problems; or that an alternative use or mix of uses can be demonstrated to give greater potential benefits to the community than continued employment use.
- **D1:** “Green Space, Play and Sports Facilities Contributions” - informal green space should be provided on site where possible, taking account the nature of the development proposed and the existing local provision. Where provision is not made on site, an appropriate financial contribution will be made.
- **D3:** “Community Facilities Contributions” – contributions will be required towards the provision, extension or improvement of

community facilities where necessary to promote the development of sustainable communities and mitigate the impacts of the development as identified through the Local Investment Framework.

- **D8: “Public Art Contribution”** – contributions will be required towards provision of publicly accessible art and design work from proposals comprising large or moderate scale residential schemes, or major commercial, retail, leisure and institutional development involving 1000m² gross floorspace or 1ha of land or more which are publically accessible. Smaller schemes will be encouraged to include public art as a means of enhancing the development’s quality and appearance.

- 3.7 Huntingdonshire Design Guide (2007)
*Part 3: Larger Housing Sites
*Part 4: House Design and Detailing
- 3.8 Huntingdonshire Landscape and Townscape Assessment (2007)
*Part 4: The Market Towns; Huntingdon
- 3.9 Huntingdon Conservation Area Character Assessment (2007) – Primrose Lane is within ‘Neighbourhood 2.2’ which establishes that the area has retained a sense of openness, largely as a result of the cemetery and allotments which border it and are referred to as historic green space.
- 3.10 Primrose Lane Design Brief (2008) - Design Brief to guide potential redevelopment on land that was formerly used as a hospital and health authority offices.
- 3.11 Developer Contributions Towards Affordable Housing (SPD – Nov 2007) – requires 40% or more of the total number of dwellings to be provided on a site of 15 or more dwellings (or 0.5ha) within a settlement above 3000 population in the Cambridge Sub-Region to be affordable.
- 3.12 Huntingdonshire Council Plan – 2011 to 2015 – Sets 6 new priorities of which the following are relevant to this planning application:
- Prevent and deal with homelessness
- Work in partnership to support strong communities
- Encourage new jobs, homes and facilities to meet our needs
- Safeguard the environment and successfully manage the impacts of growth

4. PLANNING HISTORY

- 4.1 8200004C1884 – change of use of North Ward and ground floor of residential block to form offices for up to 28 members of staff – No Objections
- 4.2 8200049C1884 – district health offices – No Objections
- 4.3 9001639C1884 – extension to offices – Objections

5. CONSULTATIONS

- 5.1 **Huntingdon Town Council recommends REFUSAL** – insufficient parking in an area where parking is already in high demand; proposals are not in keeping with the character of the existing development and is an overdevelopment of the site; members also object to the development of a former listed building (COPY ATTACHED).
- 5.2 County Council Highways – Additional information originally requested; NO OBJECTIONS raised following receipt of this additional information, conditions recommended in relation to provision of gates, visibility splay provision and construction standards.
- 5.3 County Council Education – According to County Council guidance the development is expected to generate a net increase of 3.3 pre-school places. In terms of pre-school education, there is a severe shortage of capacity in the area in the next three years (2010/11 = 13 spaces needed, 2011/12 = 30 spaces needed, 2012/13 = 21 spaces needed). So a Pre-School Contribution of £27,720 is sought (in line with Cambridgeshire County Council guidance, £8,400 x 3.3 places generated). There would be no contributions required for primary education, secondary education or lifelong learning.
- 5.4 HDC Operations: Play and Open Space - 0.253 hectares of Public Open Space (POS) is required; as this is not indicated within the application site, an off-site contribution of £49,131.99 will be required in lieu of this provision.
- 5.5 HDC Operations: Refuse - NO OBJECTIONS.
- 5.6 English Heritage – Do not wish to comment in detail but offer general observations; the scale and massing would appear to be acceptable but in their opinion, the scheme would be improved further by refinement of some details.
- 5.7 Primary Care Trust – Priory Fields Surgery has undergone reconfiguration recently in preparation for population growth; therefore no financial contribution necessary.
- 5.8 Environment Agency – It will be necessary for the LPA to look at flood risk/surface water drainage issues; controlled waters at the site are of low environmental sensitivity and therefore no detailed site-specific advice or comments have been given in relation to land contamination issues.
- 5.9 HDC Environmental Health (Contaminated Land) – NO OBJECTIONS subject to securing land investigation by condition.
- 5.10 HDC Policy & Enabling Officer – No OBJECTIONS as affordable housing provision is sufficient.

6. REPRESENTATIONS

- 6.1 11 representations received; 2 letters of SUPPORT from one address, 9 OBJECTING from 8 addresses; these are from residents of Primrose Lane, Rodney Road (Hartford), and Hartford Road.

The OBJECTIONS raise concerns over:

- *Whilst accepting the site needs developing, the main buildings are attractive and capable of being renovated but instead are to be destroyed and replaced with inappropriate modern boxes which do not compliment the surrounding area
- *3 storey building will be out of place as all surrounding units are 2 storey and will infringe on peoples privacy in neighbouring gardens
- *Primrose Lane is already heavily congested and is virtually impossible to park outside own property, along with difficulties for emergency vehicles and refuse lorries; this situation will worsen
- *Construction vehicles will cause mayhem
- *Parked cars impair pedestrian vision when crossing the road
- *Parking provision is insufficient and dangerous
- *No additional parking available in Primrose Lane as stated in the Planning Statement
- *Have had to pay for a dropped kerb to be provided at considerable expense given lack of parking in Primrose Lane
- *Overdevelopment in terms of volume and elevation of the proposed buildings which would be out of keeping
- *Loss of another historic and beautiful building which should be preserved in a historic Market Town
- *Huntingdon is becoming like any other high rise, bland, modern and soulless town
- *Loss of trees is unacceptable; trees should be replaced
- *Wrought iron railing, stone wall and mature trees at the frontage of the development should all remain unchanged to conserve the character and history of the site as other features in the lane have been lost
- *Height exceeds scale of existing development
- *Loss of the lay-by to the front will result in a loss of further parking spaces along Primrose Lane
- *Parking disputes will lead to tensions between existing and new residents
- *How will parking be managed on site to stop commuters and allotment holders parking?
- *When the building was used by the military around the time of the First WW, numerous bricks have been etched with names/initials and dates which should be preserved and a permanent memorial constructed on site in memory of those soldiers
- *Damage is occurring to cars parked along Primrose Lane
- *Speeding traffic and route is used as a shortcut
- *Accept new housing is needed, but parking should be seriously considered

Letters of SUPPORT state:

- *Provision of affordable housing for first time buyers is important
- *Views raised by objectors do not represent residents' views as a whole

*Would be nice to see new faces in the street, adding to the community

Following the amendments, TWO further OBJECTIONS have been received, both from occupants of 8 Primrose Lane who had originally objected.

-Parking is still a major issue despite provision of additional spaces, concerns over site management of parking

-Difficult to appreciate how the buildings will sit in the surrounding landscape just by elevations; appears roofline is higher than existing buildings

-Original proposal was only submitted to make the amendments look much more reasonable

-Would prefer the site to be used for community projects such as youth centre, or sheltered housing as parking would be less of an issue

-Barriers/trees should restrict parking along the grass verge and double yellow lines required alongside

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider in the determination of this application are the principle of demolition and development, the impacts of the proposal on the character and appearance of the Conservation Area, on residential amenity, on parking and highway safety, on flood risk

Principle of Demolition and Development

- 7.2 The site is within the market town of Huntingdon and planning policy supports residential development of all scales within this area. A Design Brief for residential development of this site at medium to high density was agreed by the Council's Cabinet on 26th June 2008. This brief looked at retaining some buildings and also the complete clearance of the site; the formal recommendation was that:-

"as a way forward it is suggested that the Primrose Centre building is retained, unless a scheme which involves its demolition makes a significantly greater positive contribution to the character and appearance of the area, and outweighs the historic contribution that the existing building makes". As such the principle of the proposed development is acceptable subject to all other material considerations which shall include an assessment of the quality of the scheme in order to justify the proposed loss of the Primrose Centre as stated in the Design Brief for the site.

- 7.3 The application is supported by a structural report which focuses on the 'Primrose Centre' and 'South Building'. It establishes for the Primrose Centre that:

"the structure appears to be reasonably robust and it is likely that many of the internal walls will be load bearing to the roof. In order to convert the building to residential use, significant structural work will be required in order to incorporate a first floor...will involve either a complete replacement of the roof or significant restructuring to create a room for the first floor accommodation as well as significant alteration to the external fabric of the roof to provide roof lights, insulation etc. The height of the windows is potentially a problem and may require significant alteration to the external appearance."

And, for the 'South Building':

"as with the Primrose centre, the fabric of this building is in reasonably good order, apart from local areas where water penetration has occurred and where minor cracking is present...throughout the building there appears to be many loadbearing internal longitudinal and crosswalls. These together with changes in level would make subdivision to form residential units to a satisfactory layout very difficult to achieve. The same applies to creating party walls and floors to current standards as well as upgrading the thermal performance of the building which would be required in order to produce mortgagable properties."

- 7.4 The Design Brief supports residential development on this site and given the constraints of the existing building, as identified in the Structural Survey, it is felt that this provides appropriate justification for the demolition of these buildings and allows the comprehensive redevelopment of the vacant site for residential purposes. Furthermore, the proposed design for replacement of the Primrose Centre (plots 1-6) adopts design characteristics and the form of the existing which, as referred to in the structural survey, may be lost as a result of a conversion of the building.
- 7.5 The comments of the Town Council relating to development of a former listed building are noted, although the Local Planning Authority is not aware that any buildings on site have been formally listed.
- 7.6 It is therefore considered that the principle of the demolition of the buildings is acceptable subject to securing appropriate replacements.
- 7.7 Policy P3 of the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010 does require change of use of sites last used for employment purposes to be justified with regards to the loss of the employment use, given the accepted need of additional employment land within the District. Whilst the established office use is acknowledged, as already identified, this site has a Design Brief which promotes residential development of the site with no employment use connected. Furthermore, within the Strategic Housing Land Availability Assessment Update - Market Towns (2010) the site is identified as area 'HUNT7' for a residential development mix with an anticipated capacity of 30 units. Whilst the proximity to the town centre and the desirability of office space within such locations (as accepted by both national and local policies) is acknowledged, it is also accepted that this area is desirable for residential uses which seeks to provide housing within a highly sustainable location in close proximity to employment opportunities, leisure, and linked to surrounding areas by sustainable transport modes. In addition, the conflict between the local residents and the continuation of the office use in terms of vehicular movements and parking is considered to further support the principle of residential development in this location.
- 7.8 It is therefore considered in this instance, that there is sufficient planning guidance which supports a residential use in this instance.

Character and Appearance of the Conservation Area

- 7.9 The Conservation Area Character Statement for Primrose Lane refers to the historic green spaces of the cemetery to the north west and the allotment to the south, and the set back building line of dwellings on the opposite side of the road to the application site; reference is also made to these dwellings being good examples of low density public housing being constructed during the 1920s.
- 7.10 The Design Brief for the site states “any new development would have to protect and enhance the characteristics of the conservation area. In this instance, it is the trees that border the site on three sides, the sense of place that is created by the arrangement and scale of the buildings, and other features such as brick boundary walls that make it an attractive location.
- 7.11 The presence of the Primrose Centre and the South Building are therefore considered to contribute to the character of the area, however it is felt that it is the general qualities of the area which have the positive impact on the locality as opposed to the exact detailing of the buildings themselves.
- 7.12 The Design Brief accepts medium to high density development ranging from one to three stories in height and of a contemporary form; the arrangement of the buildings was expected as linear development with buildings to the rear, in general conformity to the existing site layout.
- 7.13 The proposed layout largely follows the form of the existing buildings on site and therefore the Design Brief, albeit there is now no longer a need to provide secondary access to the site to support a phased development and therefore the building in the centre (plots 15-22) provides access to units at the rear of the site under a central archway feature. The proposed dwellings, with the exception of the replacement Primrose Centre building (plots 1-6) have a contemporary appearance, as also expected within the Design Brief.

Plots 1-6:

- 7.14 It is accepted that the functional qualities of the former Isolation Hospital (Primrose Centre) are reflected in the high rooms and tall windows which give the main building its character and lend it a small scale appearance even though it is a physically large building.
- 7.15 The replacement Primrose Centre building is on a different footprint with the building closer to Primrose Lane by approx. 4.2m and slight reduction in the length of the main ridge (33.8m rather than existing length of 35.2m). The eaves and ridge height of the replacement building have also been raised by approx. 0.5m. This siting and scale is felt to be acceptable as it preserves the historic form, with the amendment in siting and scale assisting in increasing the prominence of this building within the streetscene.
- 7.16 The design of this building draws on features of the original such as the eaves and verge detail, the gable detail, arched opening, and vertical emphasis to the windows on the end gable projections. The entrance doors on the main frontage are to be recessed in an arched opening with a fanlight above; these additional details are

characteristic of Victorian buildings and considered to enhance the replacement building. This building is proposed as 7.17 being red brick to reflect the existing also; this is the only element of the scheme which features chimneys, thereby further increasing the prominence of the building. Flemish or English bond brickwork would also reflect the traditional design of the existing building and can be secured by condition.

- 7.18 As such it is considered that this element of the scheme makes a significantly greater positive contribution to the character and appearance of the area, and outweighs the historic contribution that the existing building makes, therefore the replacement building is considered acceptable.

Plots 7-8:

- 7.19 These are a pair of two storey semi detached dwellings with a wide frontage and shallow plan which are of contemporary design. The scale proposed is considered acceptable and the wide frontage is broken up by the units having different elevation treatments with Plot 7 brick and timber boarding at first floor and Plot 8 brick with vertical rendered panels.

- 7.20 The siting of these buildings is set back from the replacement Primrose Centre with the gable elevation of Plot 7 timber clad in part which aids in reducing the impacts of the building within the main streetscene of Primrose Lane.

Plots 9-11 and 12-14:

- 7.21 These are two sets of identical terraces with the end dwellings three storeys and the mid properties two storeys high. The finished height is to be marginally lower than plots 1-6 and is considered to be of an acceptable scale and siting as a replacement to the existing South Building. The design now proposed features strong gable projections, as with the existing building, but with a contemporary appearance through the use of balconies, timber elements, rendered fascia details and brick.

- 7.22 The orientation is such that Plot 9 faces onto Primrose Lane, this elevation has been addressed to incorporate feature glazing to the stairs and vertical timber boarding to give the building vertical emphasis and break up the massing of the building. This is considered to be attractive and a high quality design which will provide a contrast to the replacement Primrose Centre building.

Plots 15-16:

- 7.23 These are of a scale and form which reflects plots seven and eight, however plot 15 is orientated to front the main central roadway with plot 16 linked to the main central element and the principle elevation from the rear of the central feature. These are of modest scale and design with the fenestration reflecting other plots within the site, and as such will provide some cohesion across the development.

Plots 17-22:

- 7.24 This central building is two and half storeys high with accommodation in the roof space and provides an attractive landmark feature in views through the site. The archway allows views through the building to the rear of the site and to the residential development beyond, whilst also

providing a communal refuse storage area which is secure and not visually intrusive.

- 7.25 Concerns were originally raised over the scale of this building which could, if not designed appropriately, dominate the site due to its scale, massing and central location. The amendments to the scheme have reduced the ridge and eaves height of the central archway element and have achieved a more contemporary design which again features balconies and alternative external surface treatments. The fenestration is considered to successfully break up the massing of the building and will reduce the dominance of the building. The curved archways at the access points under the building also reflect back to the detail proposed for plots 1-6. The finished ridge height of the main ridge of this element is also now to be lower than is proposed for Plots 1-6.
- 7.26 Plots 23 to 36 are to the rear of the site and orientated around a communal courtyard building with parking areas and cycle stores off them. Concern was expressed at this expanse of hardstanding, however Building Control have confirmed that this size of courtyard is required as turning for emergency vehicles.

Plots 23-25:

- 7.27 These units are two storey with a narrow frontage and deeper plan form; they again feature Juliet balconies and glazing to break up the massing of the brickwork. On the rear overlooking the allotments are small balconies which are considered to be an acceptable design feature given the neighbouring site use.

Plots 26-31:

- 7.28 Plots 26-28 is a three storey apartment block with 29 and 30 a two storey attached building serving two flats; attached to this is plot 31, a single story dwelling.
- 7.29 The buildings overall have a tumble down effect with the building facades also being stepped to provide interest and break up massing. The roof massing is reduced slightly through the half hipped roofs, which also provide the change from the strong gables which are dominant features in the forward plots, with the hipped residential properties abutting the site at the rear (Tennis Court Avenue). The scale of the three storey building is also minimised through the site levels with this element proposing a ridge level of 21.780 compared to the finished ridge level of plots 1-6 which is 22.675. The visual prominence has also been broken up by forward and side additions, and horizontal timber boarding to the front section.
- 7.30 The central archway does result in a vista through the site with Plot 31 providing the focal point at the end of the site. It is accepted that this building is not of particular prominence given its scale and design, however the site constraints and proximity to existing residential development is noted as limiting the options. At Office request, this part of the scheme has been amended and does now have some interest with the timber-clad projecting feature and recessed front door.

Plots 32-36:

- 7.31 Plot 32 is a single storey dwelling which reflects on plot 31 opposite, albeit with a revised roof form which has regard instead to the front projections on the adjoining plots 33-36 with their a-symmetrical roof form. The final flats proposed within the site are two storey buildings with a communal entrance in the centre. The same palette of materials and fenestration is to be used on these units to again provide cohesion across the site.

General design and sustainability attributes:

- 7.32 Plots 1-6 are to be red brick with the other units buff coloured with render and timber cladding; this ensures the replacement Primrose Centre is the dominant building within the site.
- 7.33 The applicant is proposing to use exhaust air heat recovery systems to reduce the CO2 emissions of the development as required by policy. The supporting text details that this option can achieve a reduction in carbon dioxide emissions by approximately 15.8% which exceeds the 10% reduction required by policy C2 of the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010 and the implementation of this feature can be secured by condition.

Trees and Landscape:

- 7.34 The conclusions of the submitted Tree Survey are accepted, which seeks to retain the majority of the existing trees with the exception of two Red Horse Chestnuts close to the front entrance, a Laburnum along the cemetery boundary and an Apple and Ash to the rear of the site. Whilst the loss of these trees is undesirable, the application does seek to provide additional trees and soft landscaping in an area where there is currently a vast expanse of hard landscaping. As such, it is considered that the overall impacts to the site in terms of visual aesthetics and biodiversity enhancements will be positive. The main tree frontage to the site of lime trees is to remain, as is the boundary wall and railings along the frontage.
- 7.35 It is accepted that as a result of the central access point, the width of this road, and the required turning circle at the communal courtyard, there is quite a lot of hard landscaping. This however is considered to be minimised by the proposed variation in surface areas which serve to visually reduce the width of the roadway. These details can be secured by condition also.

Setting of Adjacent Listed Buildings

- 7.36 The listed buildings are at some distance from the proposed development and relate closely to the formal arrangement of the cemetery. The backdrop to the cemetery has lesser significance in the setting of the listed buildings than the internal relationship between the listed structures. The alterations to the historic fabric of the wall which forms the boundary with the application site and cemetery are not currently known beyond the proposal to install railings to the top of a wall in this location; such precise details could be secured by condition to ensure that the setting to the listed chapel is not harmed.

7.37 As such, no Officer objections are raised in this regard.

Residential Amenity

7.38 The proposals in terms of the relationship of new units with one another and the amenity offered to residents is considered to be acceptable. Some concerns were raised over design elements and their impact upon amenity through outlook of some plots which looked out at blank gable elevations and stairwells; these have now been addressed with fenestration and material variations used to break up the massing of buildings in these locations.

7.39 Given the scale of buildings proposed at the front of the site, and the separation distance with properties fronting onto Primrose Lane, it is not considered that there will be harm to these residents as a result of overlooking, overshadowing, or the development having an overbearing nature.

7.40 It is felt that the design and layout adopted for properties overlooking the allotments and cemetery make good use of their setting and provide an attractive environment for future residents.

7.41 The proximity of plots 26-32 to the properties on Tennis Court Avenue is acknowledged; however, the buildings are not proposed to extend beyond the existing building footprint, and the visual aesthetics of the site are considered to be a significant improvement to the visual outlook in comparisons to the existing views of a derelict building.

7.42 The garden lengths of properties on Tennis Court Avenue reduce which results in numbers 15 and 17 being approx. 7 metres from plots 32 and 31; this is not considered to be unacceptable in this urban setting and the scale of these plots have been designed to be single storey, thereby minimising the impacts on amenity. There is provision for four parking spaces close to the boundary with these properties, although landscaping is proposed along the boundary which will reduce these impacts. It is considered that Permitted Development Rights should be removed in the interests of amenity as well as aesthetics.

7.43 The three storey scale building proposed for plots 26-28 in the south eastern corner is considered acceptable by virtue of the increased garden lengths to No.'s 8-12 Tennis Court Avenue, and the orientation of these dwellings and gardens which do not face directly onto the application site.

7.44 It is noted that the applicant has undertaken pre-application discussion with the residents to the rear of the site and this approach is welcomed. Furthermore, it is acknowledged that no representations have been received from any residents of Tennis Court Avenue.

7.45 As such, there are no Officer objections raised with regards to residential amenity.

Parking and Highway Safety

- 7.46 Primrose Lane is served by a bus route; the carriageway width at the site frontage will remain with a minimum width of 6m which is confirmed by the additional plan (drawing No. 30) received from SLR on behalf of the applicant. The proposal offers vehicle to vehicle visibility of 2.4 x 70m at the access with Primrose Lane, this meets the standards required for the type of junction proposed. The provision of a footpath in lieu of the existing lay-by is considered acceptable in highway terms as it safeguards the visibility splay to the southeast. The loss of the lay-by does however necessitate removal of spaces to park along Primrose Lane, although this is compliance with the Design Brief for the site.
- 7.47 It is accepted that parking on the highway is in high demand during the day and that the route does provide a main thoroughfare from Hartford Road to the north of the town centre. Matters raised in the representations which relate to damage to parked vehicles as a result of the existing situation are not felt to be material considerations in assessing the proposed development.
- 7.48 In assessing this application, regard has to be had to the fallback position which sees the established office use reinstated. The buildings on site have a footprint of approximately 2,320 sq metres which according to County Council Minor Application Highway Guidance, is likely to generate approximately 313 movements (16 hour Average Weekday Vehicular Trip Rate). Whilst there is a large area within the site for parking in connection with the office use, it is understood that parking for some staff and visitors previously took place on Primrose Lane.
- 7.49 Using the same County Council guidance, the proposed residential development is likely to generate 207 movements, which is a significant reduction on the fallback position. The parking standards within the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010 require (as the site is not within the defined town centre), up to two spaces per dwelling as an average for the development, and one space per four units for visitor parking. This results in a maximum provision of 72 parking spaces and 9 visitor spaces being acceptable. The proposed provision of 33 formal spaces, 2 visitor spaces and a further provision of four informal spaces is therefore accepted as being under the accepted maximum standards. However, the proximity of the site to the town centre and public transport is noted, and it is felt that this is a site where an under provision of parking could be supported to promote alternative and more sustainable transport modes. It is not considered that a refusal on the basis of providing lower parking levels could be upheld at appeal given the sustainable location, and the parking availability on Primrose Lane which is self enforcing by highway controls such as yellow lines. Site visits have been carried out on various days and times, and the Case Officer has not had difficulty in parking in the highway.
- 7.50 The layout provides adequate turning space for large vehicles and refuse freighters with the central archway designed to ensure access to units at the rear. Site management arrangements will be required to ensure that this area remains adequate.

- 7.51 Cycle storage for units with private dwellings is to be provided in sheds; this provision is welcomed. Additional communal storage is to be provided in two open air cycle stores (totalling 18 No. spaces) for plots 17 to 22 and plots 34, 36, and 26-30. Standards within the Huntingdonshire LDF Development Management DPD: Proposed Submission 2010 requires one space per dwelling and therefore the provision proposed is above the minimum standards. A condition can secure that these facilities are available prior to the occupation of the units.
- 7.52 Therefore, there are no Officer objections based on parking and highway safety.

Flood risk

- 7.53 The site is within the floodzone 1 and of a size where Government advice and the Environment Agency Standing Advice details that the main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere. It is acknowledged that the majority of the site is currently hard surfaced and therefore that the surface water run-off will be high; as such, the proposals which include garden area and options for alternative surface treatments which can be porous, are considered to improve the situation.

Therefore, there are no Officer objections in this regard.

Other Matters

- 7.54 Inscribed bricks on the Primrose Centre building:
It is accepted that there are some inscribed bricks which do have some historic reference to the previous use of the building i.e. soldiers names and address, which would be desirable to retain within the redevelopment as suggested by a representative. There are also many more recent inscriptions of names and dates, along with some slang terms, which would not be desirable for re-use.

The applicant has confirmed that they would like to re-use the bricks which can be successfully removed and those which are deemed to be of historic merit or interest, and would also use salvaged bricks from the main building in the garden stores which serve plots 1-6 (replaced Primrose Centre building). The extent of the salvaged material and its re-use can be secured by condition.

Contaminated Land:

- 7.55 The application is supported by a Ground Investigation Report which was undertaken in July 2006 and a reappraisal from October 2007; both of these are outdated and not consistent with current legislation and therefore the conclusions drawn cannot be accepted. Further analysis can be secured by condition, although the Environmental Health Officer has confirmed that this should be allowed to take place after demolition of the existing buildings on site.

Refuse:

- 7.56 Concern was originally raised given the ability for refuse vehicles to gain entry to the site as a result of the height of the tree canopy at the entrance and the parking in the area. Comments were also received relating to the design of the communal refuse store.
- 7.57 The applicant has confirmed that the trees at the entrance and are in need of pollarding (as recommended in the supporting Tree Survey and Arboricultural Impact Assessment) which removes the concerns over site entry, and it has been confirmed that the bin stores are to have doors with a sprinkler system within; these details are considered acceptable. Supporting plans which show the extent of the existing double yellow line road markings and tracking details for a large and medium sized refuse vehicle have been received and HDC Operations have confirmed that the existing road markings are sufficient to safeguard the site entrance for refuse vehicles to enter the site.

Planning Obligations:

- 7.58 In order to mitigate the impacts of this development upon the local community infrastructure, it will be necessary for contributions to be secured which ensure the following:

Affordable Housing

- 7.59 The site is over 0.5 hectares in size and within the Cambridge-Sub-Region and therefore 40% affordable housing is sought.
- 7.60 The proposal includes 22 new market dwellings and flats and 14 new affordable units. The affordable housing equates to 39% of the new development on the site which complies with planning policy. The type and mix of units are considered acceptable; it has been raised however that the two bungalows do not have carports attached to them, which is a requirement for a dwelling to be to full wheelchair standards. Whilst this is disappointing, the constraints within the site in terms of layout and design are accepted, and the applicant has indicated that an interim standard which does not include car port provision is achievable.
- 7.61 A scheme for the provision of the affordable housing should be secured through a S106 Agreement.

Education

- 7.62 Cambridgeshire County Council has advised the following:
Pre-school need:
According to County Council guidance the development is expected to generate a net increase of 3.3 pre-school places. In terms of pre-school education, there is a severe shortage of capacity in the area in the next three years (2010/11 = 13 spaces needed, 2011/12 = 30 spaces needed, 2012/13 = 21 spaces needed). Therefore a contribution for pre-school education is sought in line with Cambridgeshire County Council guidance of £8,400 x 3.3 places generated = £27,720

Primary need:

According to County Council guidance the development is expected to generate a net increase of 6.9 primary school places. The catchment school is Huntingdon Primary School. This has sufficient capacity over the next five years to accommodate the places generated by this development.

Therefore no contribution for primary education is sought.

Secondary need:

According to County Council guidance the development is expected to generate a net increase of 4.2 secondary school places. The catchment school is St Peter's School. This has sufficient capacity over the next five years to accommodate the places generated by this development.

Therefore no contribution for secondary education is sought.

- 7.63 A total education contribution of £27,720 is requested and should be secured through a S106 Agreement.

Open Space

- 7.64 0.253 hectares of Public Open Space (POS) is required; as this is not indicated within the application site, an off-site contribution of £49,131.99 will be required in lieu of this provision; this should also be secured through a S106 Agreement.

- 7.65 The applicant has agreed to enter into an appropriately worded S106 Agreement in respect of the delivery of these matters.

Conclusion

- 7.66 The proposed development is considered to be consistent with both Government and local planning policy through:
- * Making efficient use of land within the Market Town of Huntingdon;
 - * Providing residential use in a sustainable location within a predominantly residential area;
 - * Providing a well designed, high quality development that enhances the character of the surrounding Conservation Area;
 - * Having no adverse impact to the setting of the adjacent listed chapel;
 - * Causing no significant impact to the residential amenities of existing and future occupiers;
 - * Minimising the surface run-off associated with the site;
 - * Providing acceptable access and parking provision for cars and cycles;
 - * Providing an acceptable level of affordable housing;
 - * Providing the required social and physical infrastructure contributions to mitigate the impact of the development and provide for the needs of future occupiers.
- 7.67 As such the proposal is considered to be compliant with PPS1, PPS3, PPS5, PPG13, PPS25, the Draft National Planning Policy Framework, East of England Plan 2008 policies SS1, SS4, H1, H2, T14, ENV6, ENV7, ENG1, WAT4 and WM6, Structure Plan 2003 policies P6/1 and P9/8, Local Plan 1995 policies H31, T18, T19, R3, R7, R8, En2, En5, En6, En 8, En9, En20, En22, En24, En25 and

CS8, Local Plan Alterations 2002 policies HL5, HL6, HL10 and OB2, Core Strategy 2009 policies CS1, CS3, CS4 and CS10 and Development Management DPD Proposed Submission 2010 policies C1, C2, C5, E1, E2, E3, E5, E9, E10, H1, H2, H3, H7, P3, D1, D3 and D8.

8. **1101193FUL RECOMMENDATION** - That powers be delegated to the Head of Planning Services to **APPROVE** the application subject to the successful resolution of the following:

Prior completion of the S106 Legal Agreement.

Conditions to include:

2003	Time
Nonstand	Material samples
Nonstand	brickwork pattern
Nonstand	hard and soft landscape
Nonstand	boundary details & public art provision
Nonstand	tree protection measures
Nonstand	no dig surfaces
Nonstand	service trench details
Nonstand	contaminated land
Nonstand	existing trees shown as being retained shall be replaced if necessary
Nonstand	services, plant, meter boxes, sub stations etc
Nonstand	ecological enhancement measures, bird boxes etc
Nonstand	implementation of energy efficiency measures as proposed in report
Nonstand	a scheme for implementation of public art measures as highlighted in application
Nonstand	extent of salvaged bricks to be agreed
Nonstand	remove PD Rights – alterations/extensions, gates, fences
Nonstand	parking management scheme
Nonstand	cycle storage facilities available prior to the occupation of the units
Nonstand	visibility splays provided and maintained

1101196CAC RECOMMENDATION - **APPROVE** subject to conditions to include the following:

2003	Time
Nonstand	Contract for redevelopment

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Ms Charlotte Fox Assistant Development Management Officer 01480 388457**

HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 27th OCTOBER 2011

1101193FUL	EAST
Campbell Buchanan, 4 James Hall, Parsons Green, St Ives PE27 4AA	
Erection of 36 residential units (including 15 affordable units), public open space, paths, roadways, garden stores, hard and soft landscaping and car parking. Demolition of existing buildings and structures. - Huntingdon Health Authority, Primrose Lane, Huntingdon	
<p>Recommend REFUSAL. The proposals allow insufficient parking provision for a development this size in an area where parking space is already in high demand. The proposals are further considered an overdevelopment of the site and the design is not in keeping with the character of the existing development. The panel had concerns about the safety of access to the development from Primrose Lane and finally, Members object to the development of a former listed building to allow development.</p>	
<p>Amendment 01/09/2011- Amended plans provide for (i) Revision to siting of plot 31. Amendment 15/09/2011 - Amended description to reflect reduction of affordable dwellings from 15 to 14. 2. Additional highways plan showing carriageway width. Amendment 27/10/2011 - Amended Description - 1. Revised building designs, landscape scheme and supplementary design information to previous design and access statement. Additional 2 No Visitor parking spaces and informal parking for 4 vehicles (39 parking spaces in total)</p>	
<p>The Panel reiterated comments made in respect of the original application and support the original recommendation of Refusal as the proposals do not provide sufficient parking for a development this size in an area where parking is already in high demand. 27th October 2011 - The Panel noted the amendment, but continued to object to the proposals for reasons already stated.</p>	
1101653OUT	EAST
Mr Hard & Jenner, c/o John Marting Associates, West Street, Godmanchester	
Erection of 5 dwellings following demolition of existing - 1 Sapley Road, Hartford, PE29 1YG	
<p>Recommend APPROVAL. The Panel has no objections to the principle of development at the site.</p>	
1101662FUL	WEST
Ladbroke plc., 225 High Street, Erdington, Birmingham B23 6SS	
Change of use A1 retail to A2 betting office - 15 Chequers Court, Huntingdon PE29 3NB	
<p>Recommend APPROVAL.</p>	

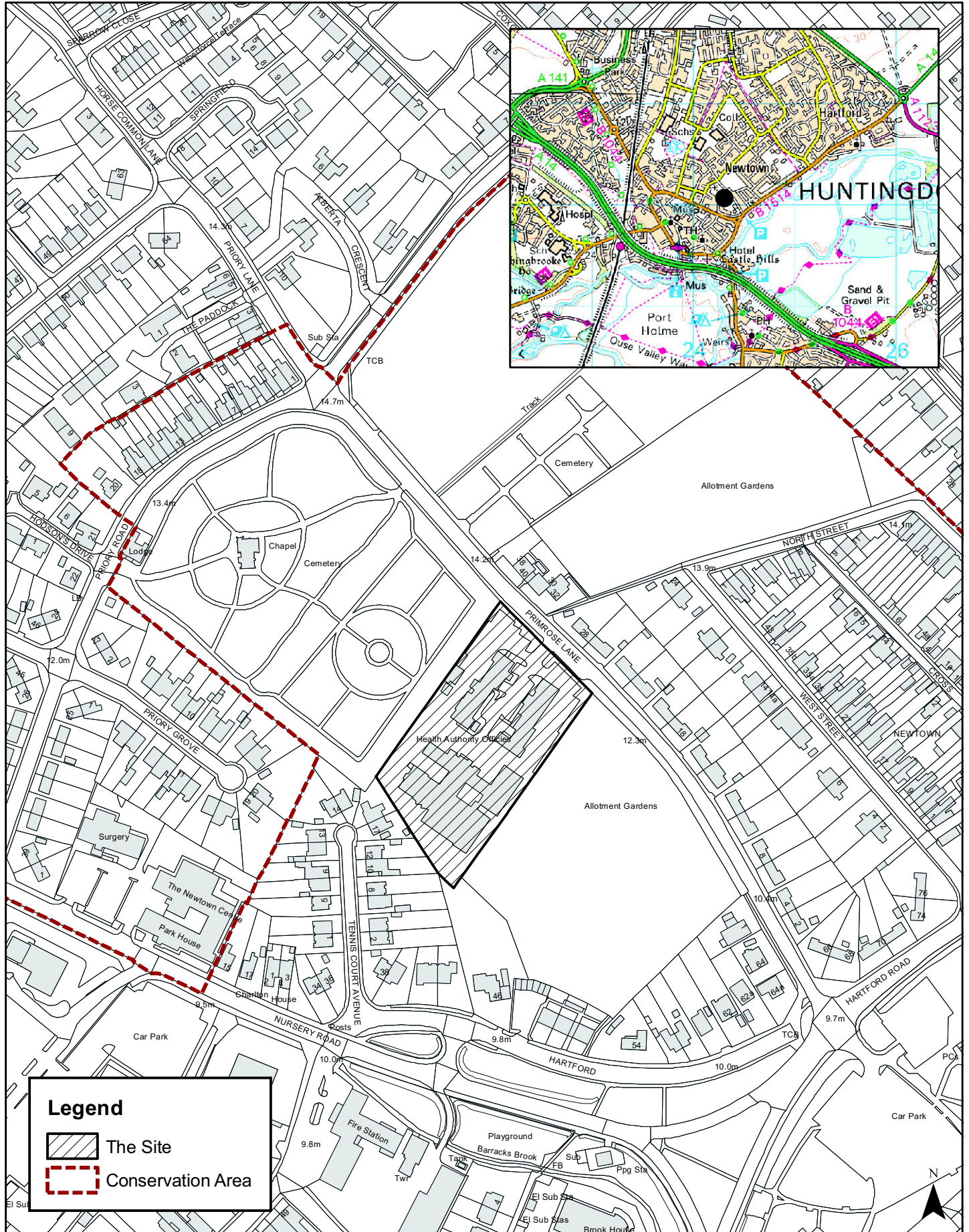
CF
28-10-11
RG

Development Management Panel

Application Ref: 1101193FUL and 1101196CAC

Location: Huntingdon

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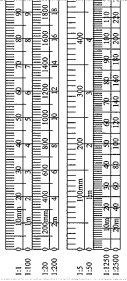


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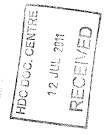
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- All drawings must be read, used, with all the Statutory Authorities and the Employer the location and condition of any underground or overhead services or confirm that none exist.
- The Contractor shall comply with all current regulations and working rules relating to safety health and welfare of workpeople.

Scale Ruler



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Rev.	date	description	amendments

Peter Wilmot Architects
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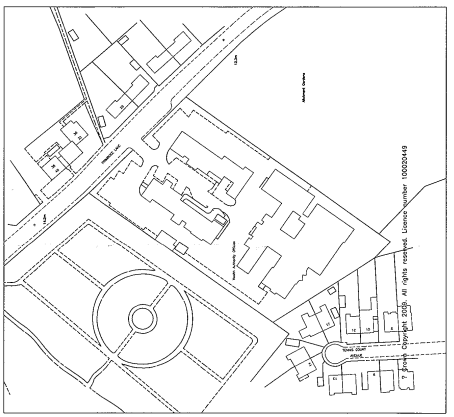
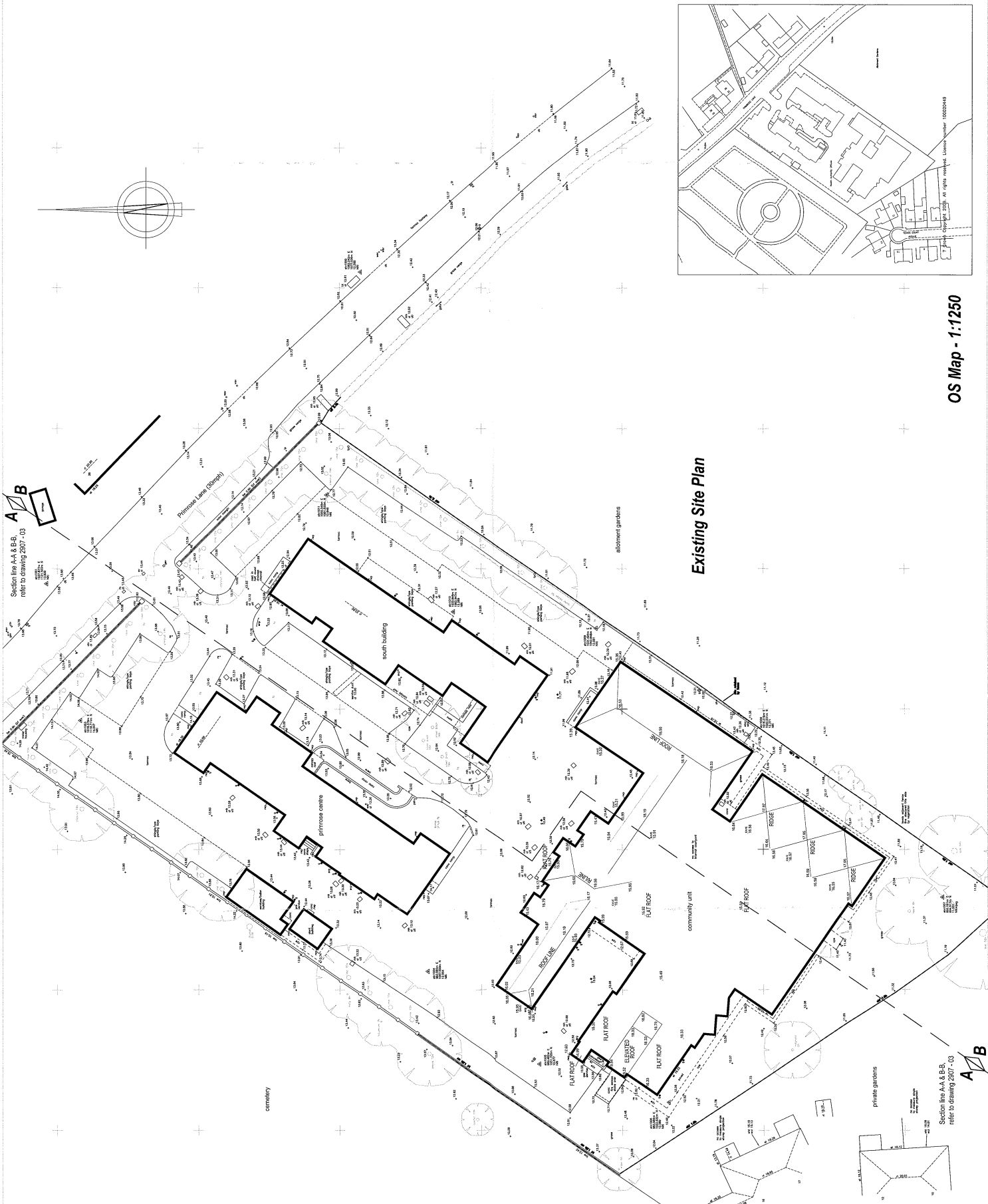
Client: **Campbell Buchanan**

Project: **Primrose Centre
 Primrose Lane
 Huntingdon
 Cambridgeshire**

This: **Existing site survey
 (survey by others)**

Date: Jan 2011
 Scale: 1:1250
 Drawn: AI
 Other: others

Project No: **2907**
 Draw No: **01**



Existing Site Plan

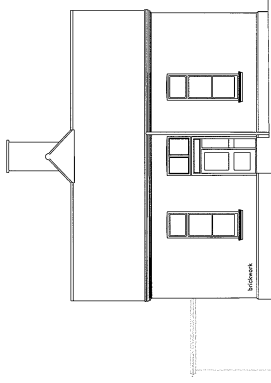
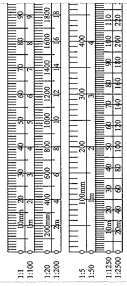
OS Map - 1:1250

Section line A-A & B-B,
 refer to drawing 2807-03

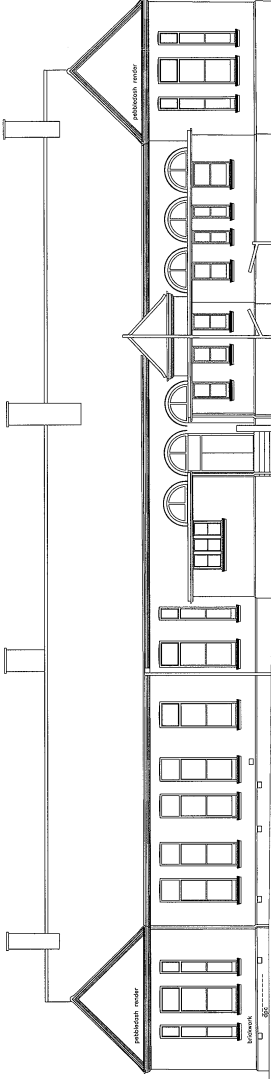


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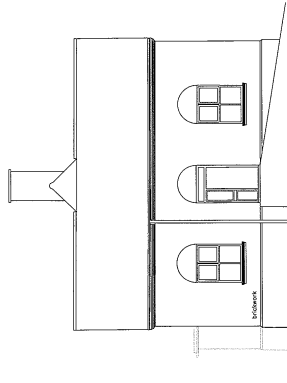
Scale Ruler



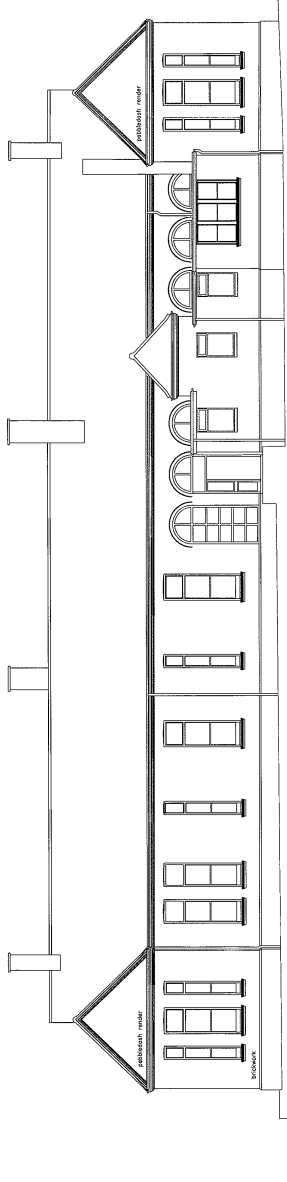
Primrose Centre - North East Elevation



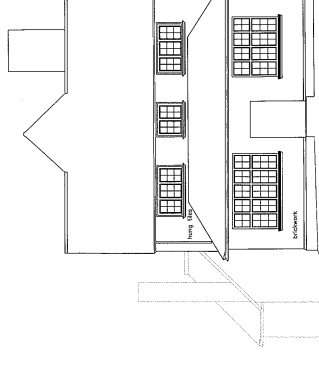
Primrose Centre - North West Elevation



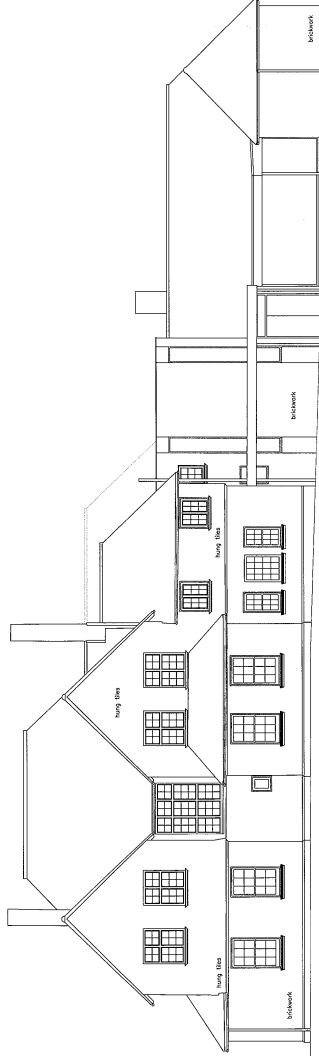
Primrose Centre - South West Elevation



Primrose Centre - South East Elevation

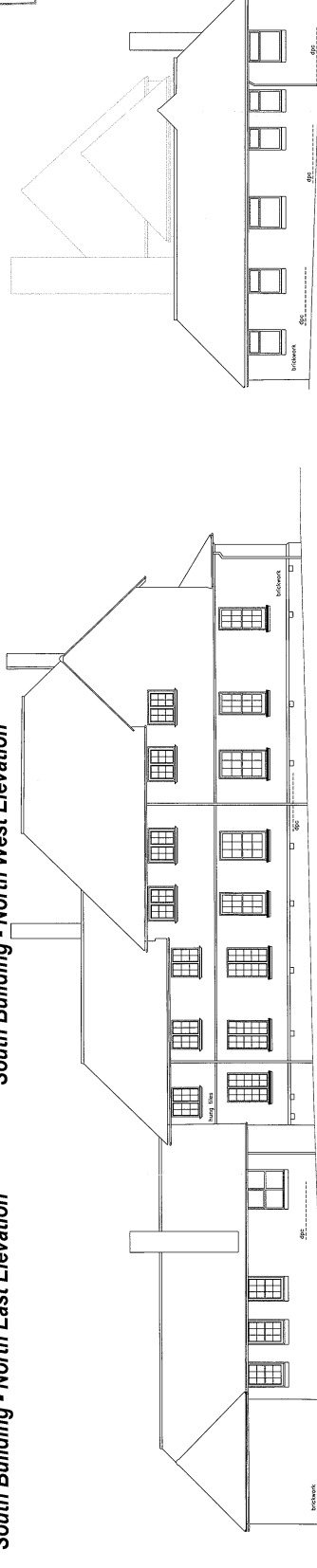


South Building - North East Elevation

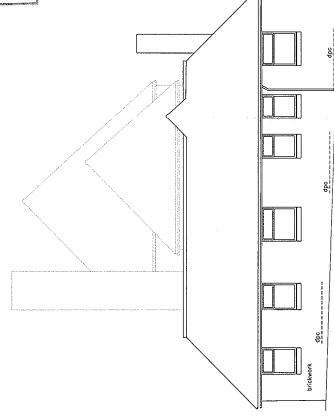


South Building - North West Elevation

HDC DOC CENTRE
12 JUL 2011
RECEIVED



South Building - South East Elevation



South Building - South West Elevation

Rev.	date	description

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E-mail: p.wilmot@btconnect.com

Client: **Campbell Buchanan**

Project: **Primrose Centre
Primrose Lane
Huntingdon
Cambridgeshire**

Title: **Existing Elevations - Primrose Centre & South Building**

Date: **Jan 2011**
Scale: **1:100**
Drawn: **AI**
Others:

Project No: **2907**
Drawn No: **02**

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h.	date	description
17.10.11		street scenes included in line with plot re-development designs
28.07.11		plot 31 moved by 900mm

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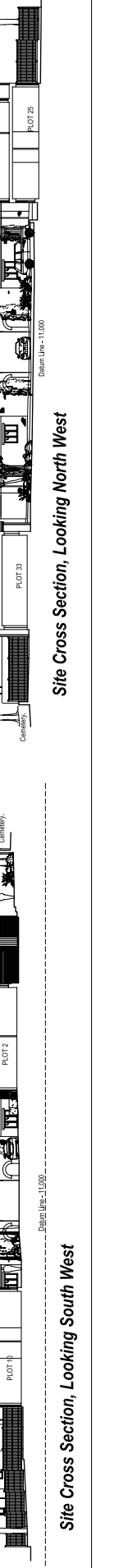
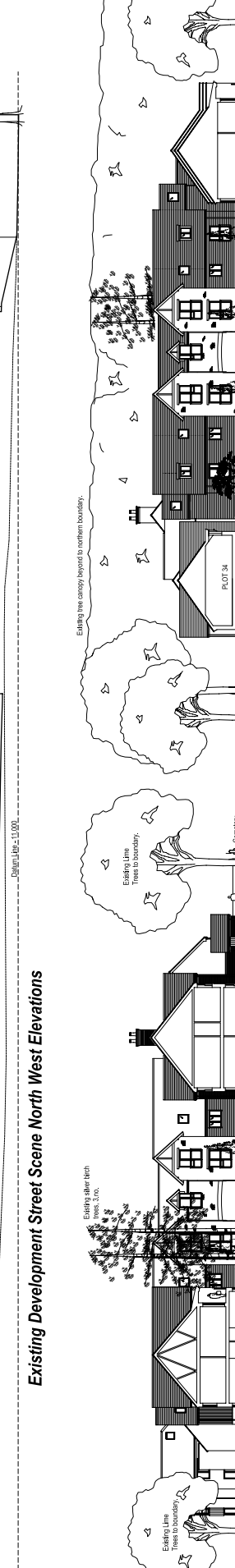
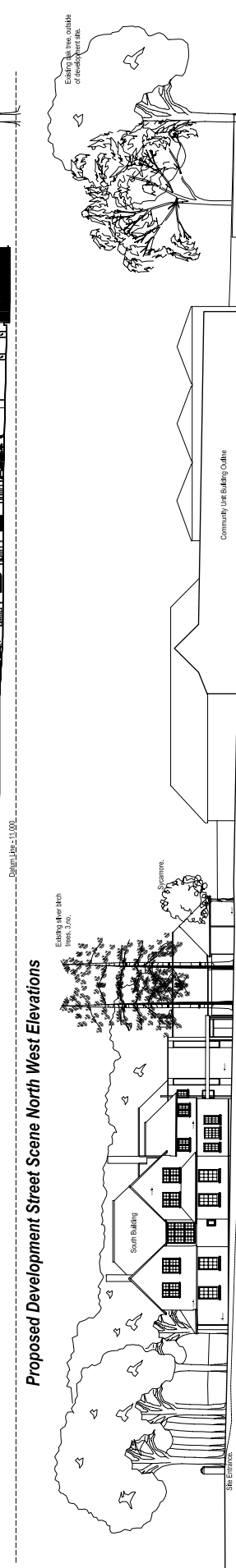
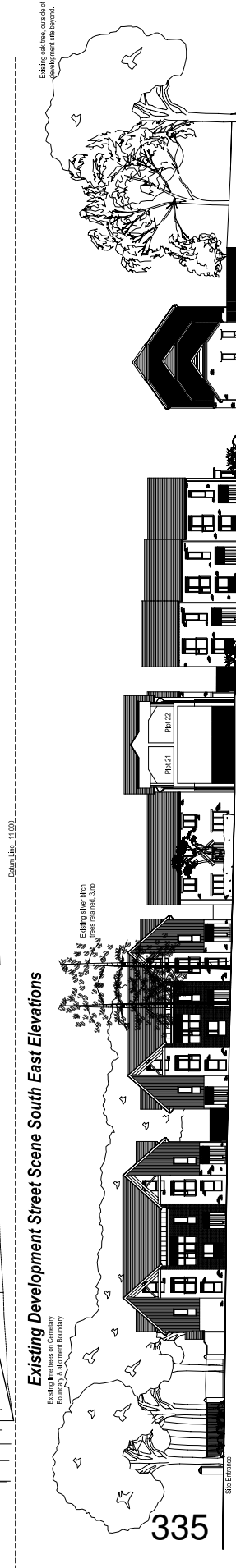
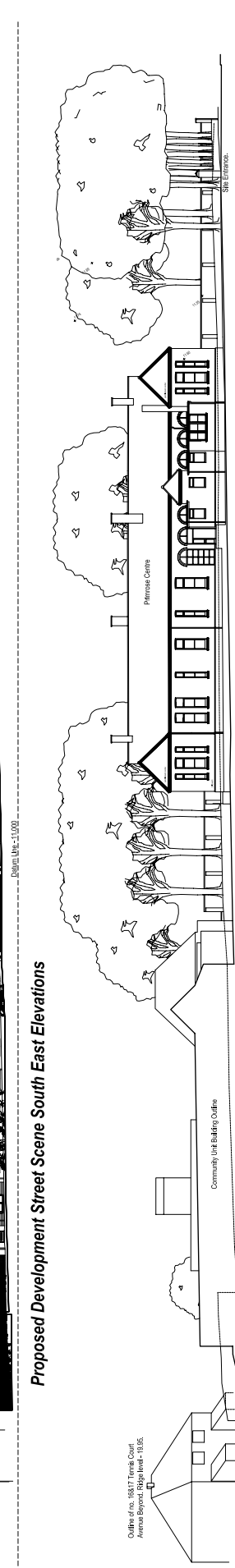
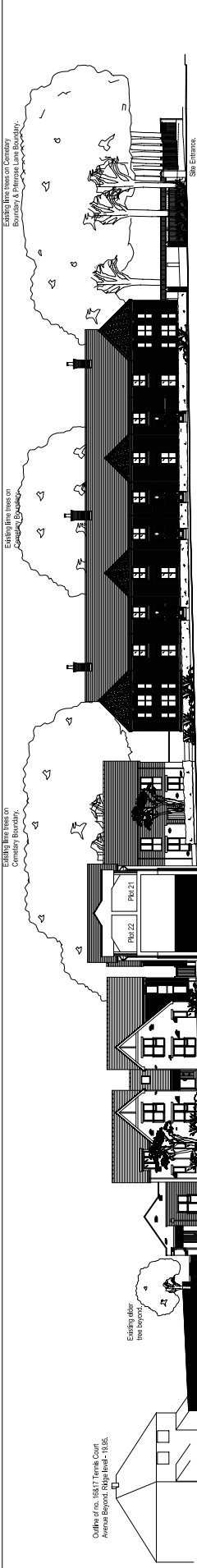
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 Fax: 01572 747662
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Campbell Buchanan

Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.

Street Scene Elevations Planning

Date: June 2011
 Scale: 1:200
 Sheet: A1
 Drawn: []
 Date: []
 Project No: 2907
 Page No: 28 b



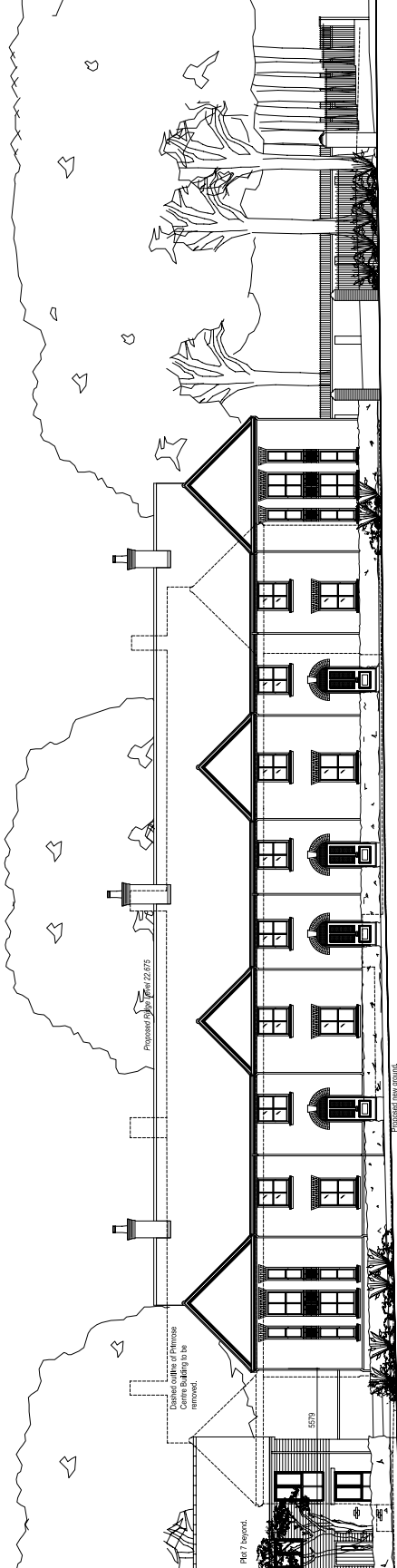
Site Cross Section, Looking North West

Site Cross Section, Looking South West

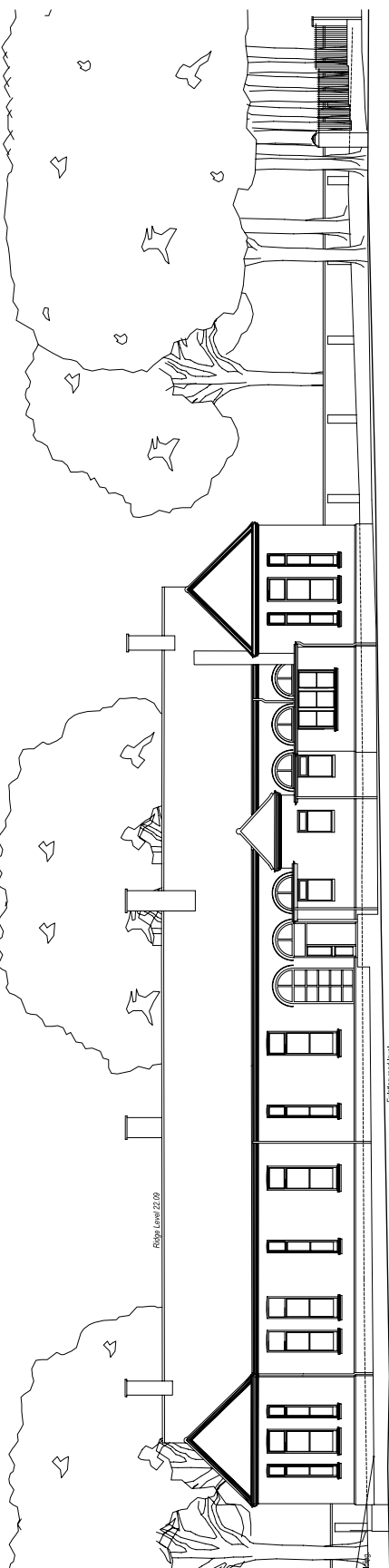
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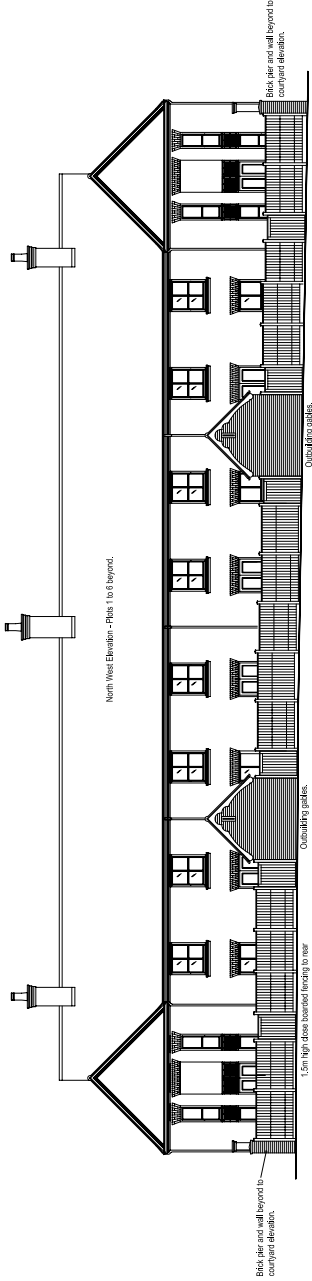
Scale Ruler



Proposed Street Scene - Plot 1 to 6



Existing Section / Street Scene - Primrose Centre



Proposed Rear Boundary Elevation - Plots 1 to 6

Rev.	date	description
01.10.11		main entrance doors revised & additional window treatments

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Client: **Campbell Buchanan**

Project: **Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.**

Plot: **Proposed Plots 1 to 6 Street Scene**

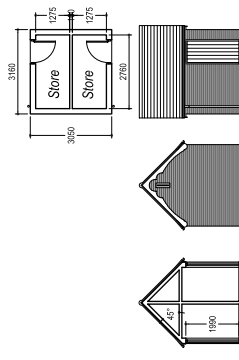
Date: June 2011
 Scale: 1:100
 Project No: 2907

Drawn: []
 Check: []
 Date: []
 Project No: 2907
 Drawn No: 20 a

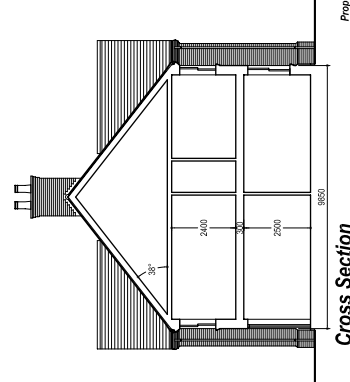
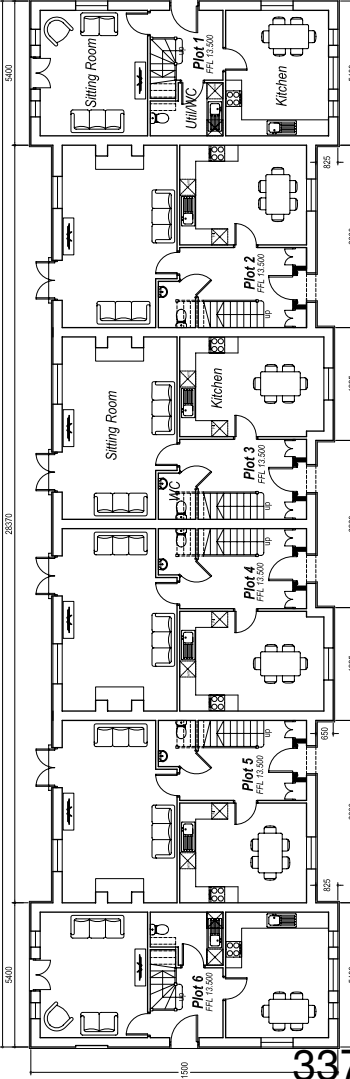
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- The Contractor shall comply with all current regulations and workbooks.

Scale Ruler



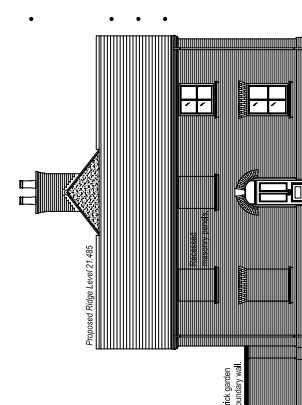
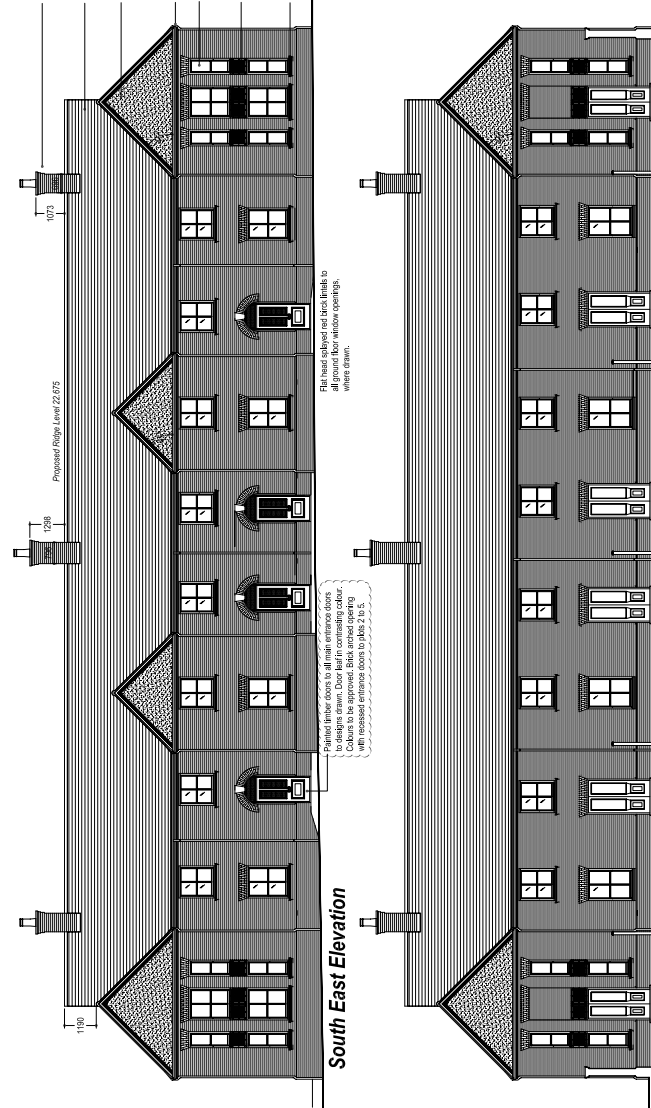
Outbuilding Plan, Section & Elevations



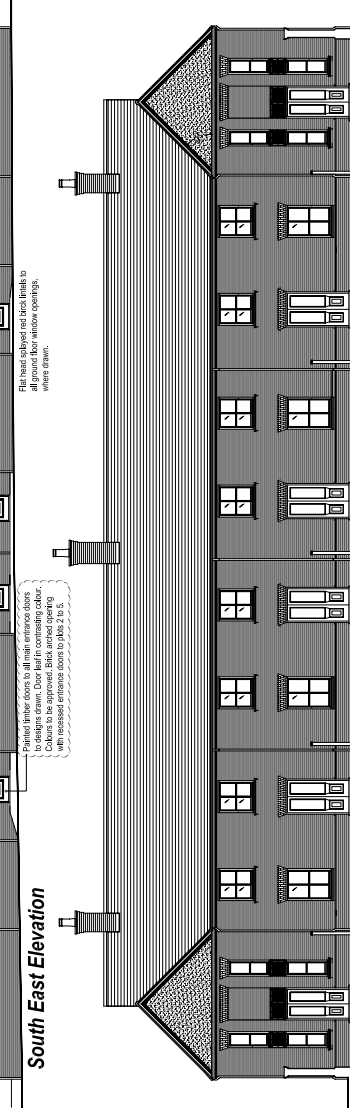
Cross Section

- Proposed Materials -**
- External walls built in approved red brick to Local elevations. Can be blue brick finish stretcher with red bricks below to blue brick app course level.
 - Roof tiles to be approved clay tiles.
 - Vertical sliding sash windows which are to be double glazed. All windows to have pre-cast stone windowills where drawn. Ground floor windows to have pre-cast stone windowills where drawn.
 - Roof tiles are to be red clay drain tile to Local Authority approval.
 - All drawings are to have electric smart meters with an external utility box and floor mounted ground gas boxes for meters.

Structural Internal Floor Areas:
 Plot 1: 8.5 - 11.2m²
 Plot 2: 8.5 - 11.2m²
 Plot 3: 8.5 - 11.2m²
 Plot 4: 8.5 - 11.2m²
 Plot 5: 8.5 - 11.2m²
 Plot 6: 8.5 - 11.2m²



South West Elevation



North East Elevation

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Campbell Buchanan

Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.

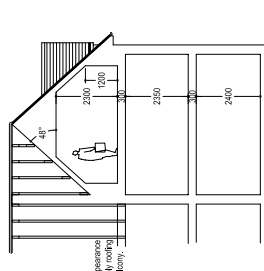
Proposed Plots 1 to 6, Planning

Date: June 2011
 Scale: 1:100
 Drawn: AI
 Check: DJB

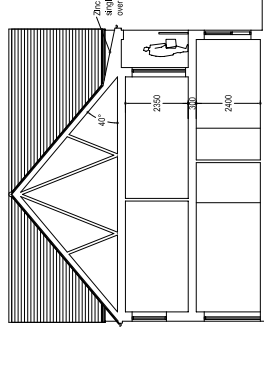
Project No: 2907
 Page No: 19
 of: a

Proposed Materials:

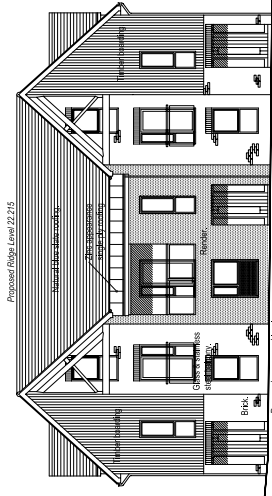
- External brick walls where indicated, built in approved cream colour brick to Local Authority approval laid in stretcher bond. Cant brick window cills where drawn.
- Vertical timber boarding to elevations where drawn to match natural timber to Local Authority approval.
- All roof tiles to be cream coloured to match natural timber to Local Authority approval.
- Painted fascias and barge boards to eaves overhangs and gables painted to approved colours to match window frames. Fascias to be natural timber to match timber boarding to plots where timber cladding abuts window gables.
- Where external doors to be double glazed, specify slim line units, all to cream metal (RAL7043) colour to designs indicated. Windows to be side hung casement windows which are to be double glazed. Windows to have 150mm high precast stone lintels where drawn. Window cills to be cant pipes where drawn.
- All window glass to be aluminium to match window colours.
- Roof tiles to Local Authority approval to be natural blue/black slate to Local Authority approval to all roof slopes.



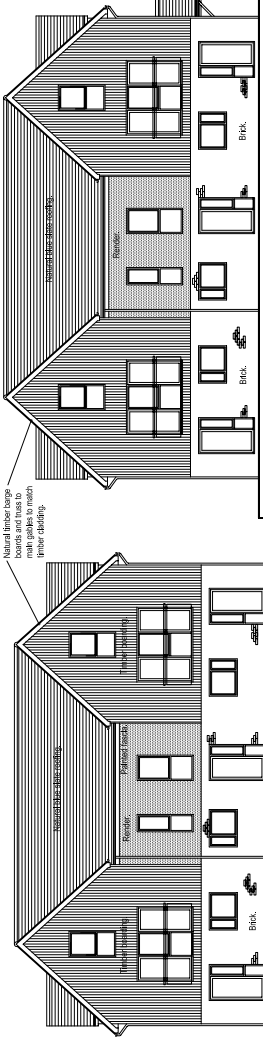
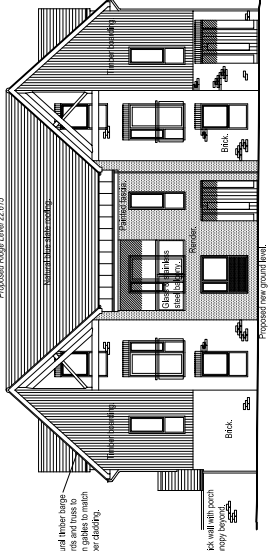
Section A-A



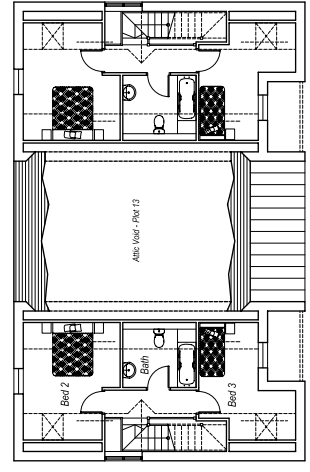
Section B-B



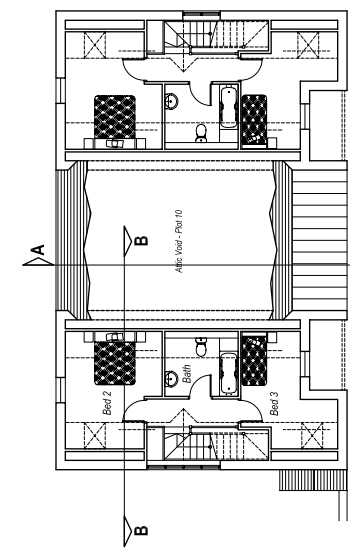
North West / Front Elevation Plots 9 to 14



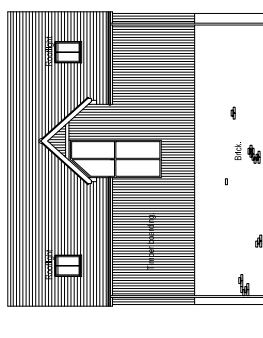
South East / Rear Elevation Plots 9 to 14



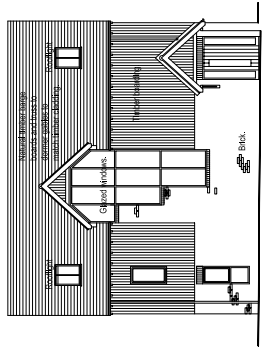
Second Floor Plan Plots 12 & 14



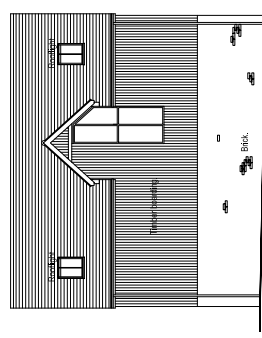
Second Floor Plan Plots 9 & 11



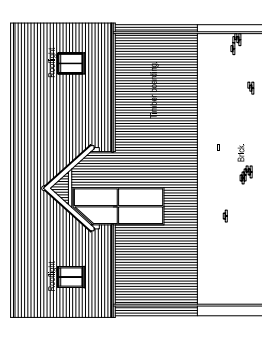
Plot 11 - Side Elevation



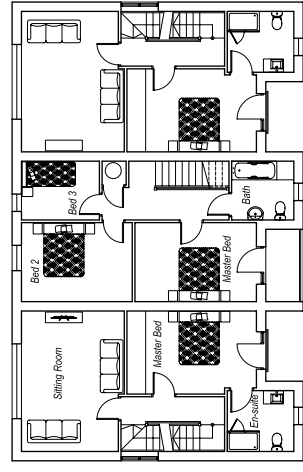
Plot 9 - Primrose Lane Elevation



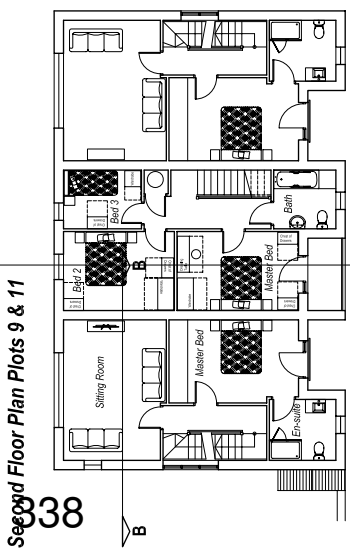
Plot 12 - Side Elevation



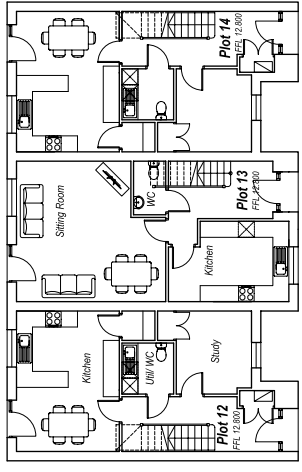
Plot 14 - Side Elevation



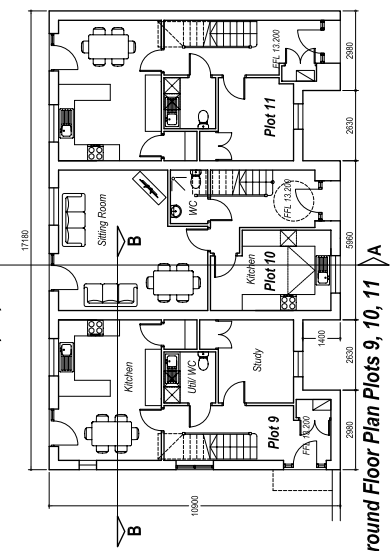
First Floor Plan Plots 12, 13, 14



First Floor Plan Plots 9, 10, 11



Ground Floor Plan Plots 12, 13, 14



Ground Floor Plan Plots 9, 10, 11

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Rev.	Date	Description
10.10.11		external re-design following comments from LPA

Peter Wilmot Architects
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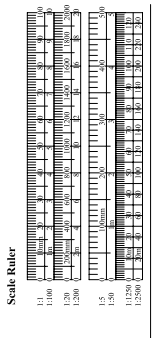
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Campbell Buchanan

Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.

Proposed Plots 9 to 14 Planning

Date:	June 2011	Scale:	1:100	Drawn:	AI	Checked:	AI	Drawn:	AI	Checked:	AI	Drawn:	AI	Checked:	AI	Drawn:	AI	Checked:	AI
Project No.:	2907																		
Plot No.:	23 a																		

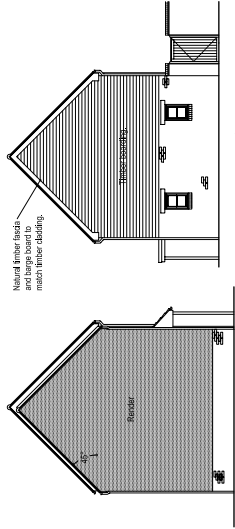


Grass Internal Floor Areas:
 Plot 9 - 11, 12, 14 - 428sq.2
 Plot 10 - 2, Bed 5 Person Affordable Dwelling - 95sq.2

NOTES:

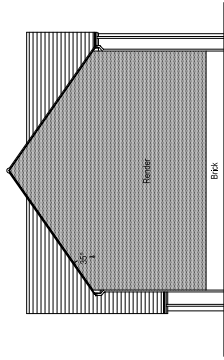
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Scale Ruler



Proposed Gable Elevation - Plot 7

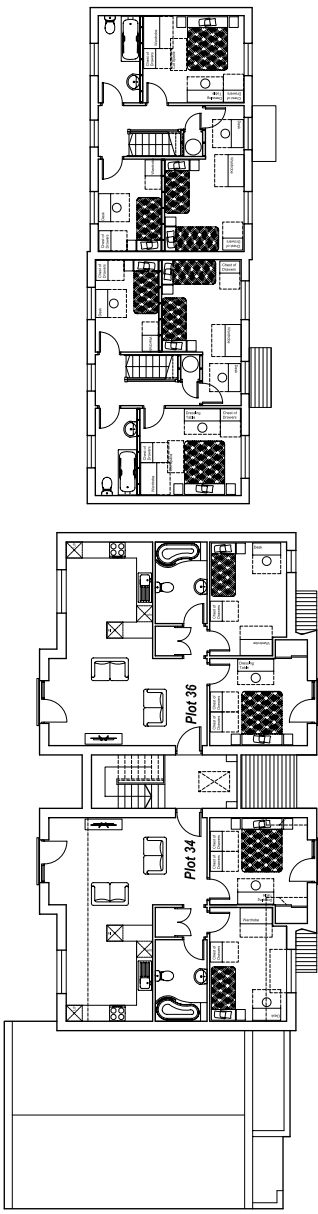
Proposed Gable Elevation - Plot 8



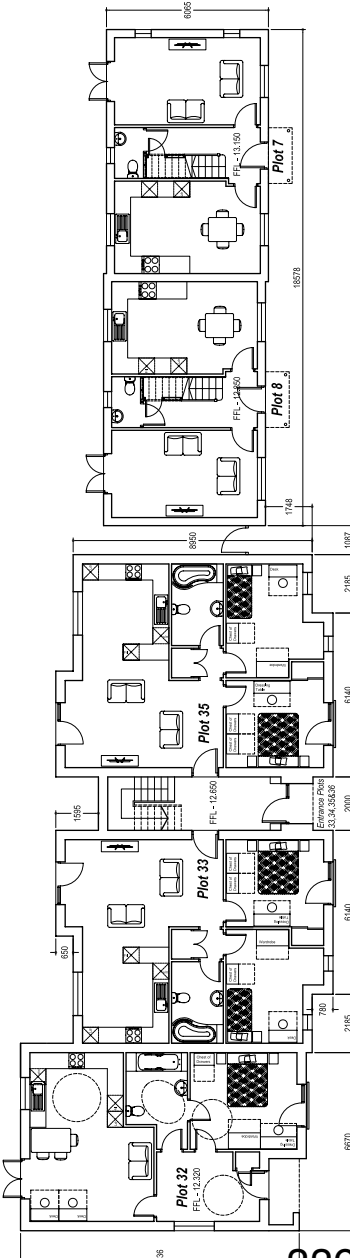
Proposed Gable Elevation - Plots 35&36

Gross Internal Floor Areas:
 Plot 7 & 8 - 3 Bed Affordable Dwellings - 88m² (3 Bed 5 Person)
 Plot 32 - 2 Bed Disabled Bungalow - 58m²
 Plots - 33 & 35 - 2 Bed Market Flat - 66m² (ground floor)
 Plots - 34 & 36 - 2 Bed 3 Person Affordable Flats (first floor)

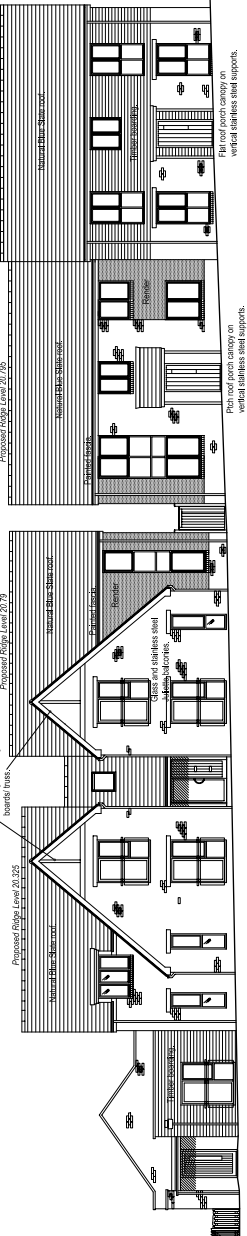
- Proposed Materials -**
- External brick walls where indicated, built in approved cream colour brick to Local Authority approval laid in stretcher bond. Cant brick window cills where drawn.
 - Internal walls to be boarded & plastered where drawn.
 - Render panels where drawn to be cream coloured render to Local Authority approval.
 - Painted fascias and barge boards to match overhangs and gables painted to approved colours to match window frames. Fascias to be natural timber to match eaves.
 - Windows and external doors to be double glazed PVCU slim profile (gl) in gun metal rail 7045 colour to designs indicated. Windows to have white or to be double glazed. Windows to have window cills to be cast bricks where drawn.
 - All new rainwater goods to be aluminium to match window colours.
 - Roof tiles to Local Authority approval to be natural blue/black slate to Local Authority approval to all roof slopes.



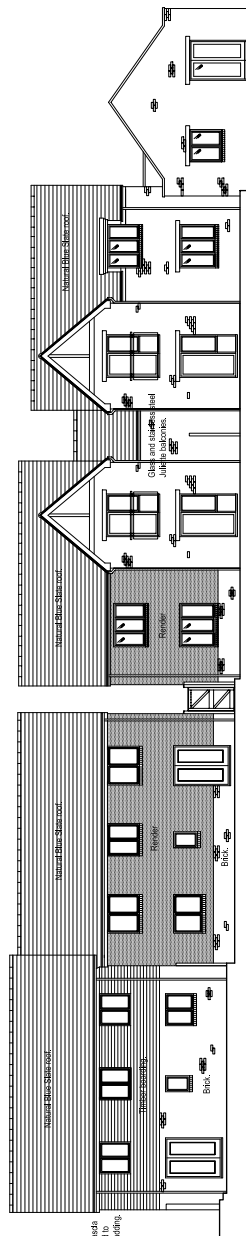
Proposed First Floor Plan



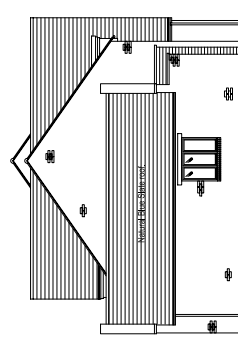
Proposed Ground Floor Plan



Proposed South West Elevation



Proposed North West Elevation



Proposed South West Elevation

Rev.	Date	Description
01	10.11	amendments to design elevations following comments from Jp

Peter Wilmot Architects
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 Fax: 01572 747662
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 E-mail: p.wilmot@bcconnect.com

Campbell Buchanan

Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.

Proposed Plots 7, 8 & 32 to 36, Planning

Date: June, 2011	Scale: 1:100	Sheet: A1	Drawn: dmh
Project No: 2907	Page No: 24	a	

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Scale Ruler



Rev.	date	description
12.10.11		design layout revisions following comments from LPA.

Peter Wilmot Architects
 CHARTERED R.L.B.A ARCHITECTS

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 E-mail: p.wilmot@bcconnect.com

Client
Campbell Buchanan

Project
Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.

Title
Proposed Plots 7, 8 & 15 to 22, Planning

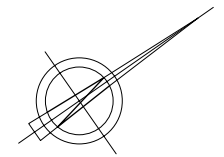
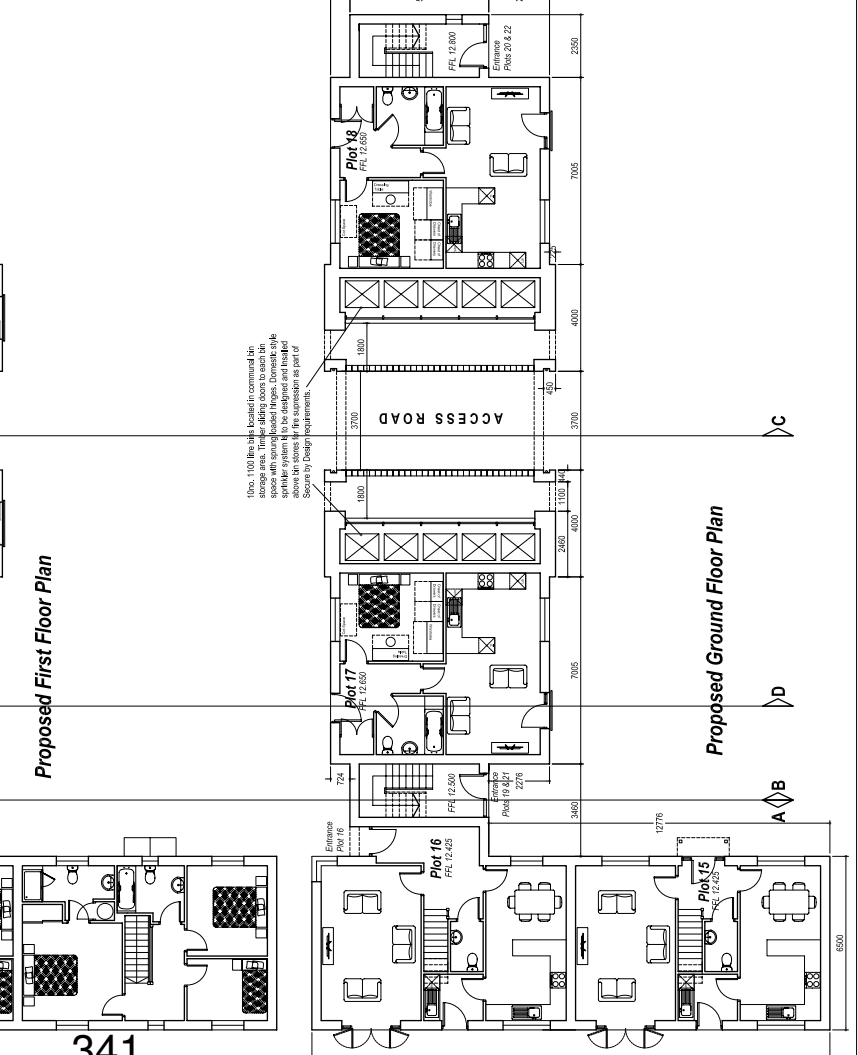
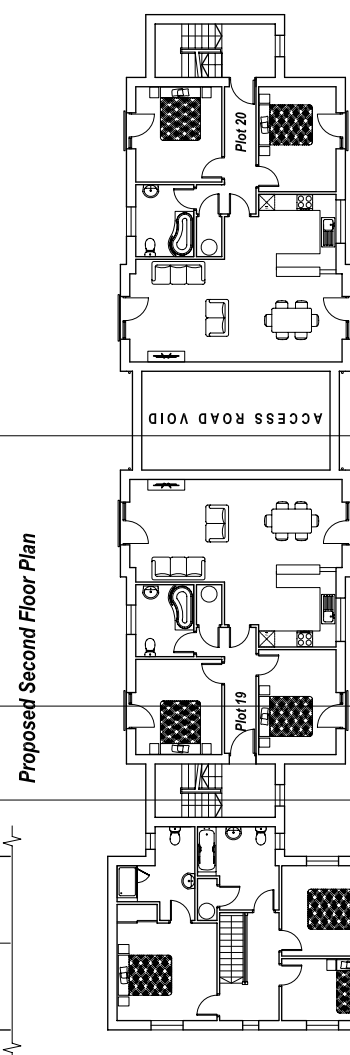
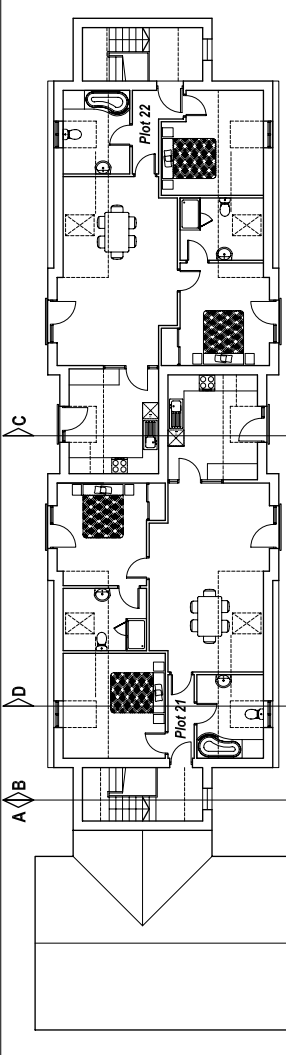
Date
 June 2011

Scale
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Project No.
2907

Drawn
 dmh MCA

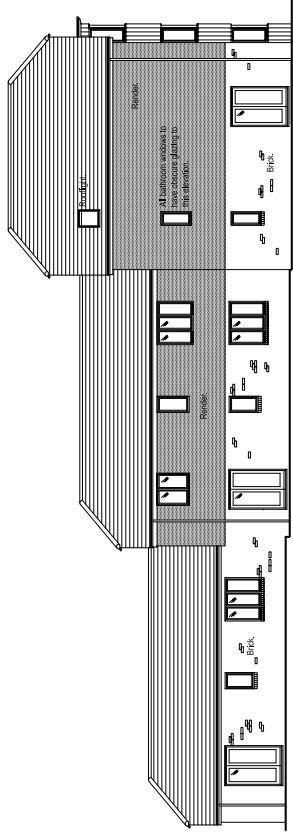
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21 a



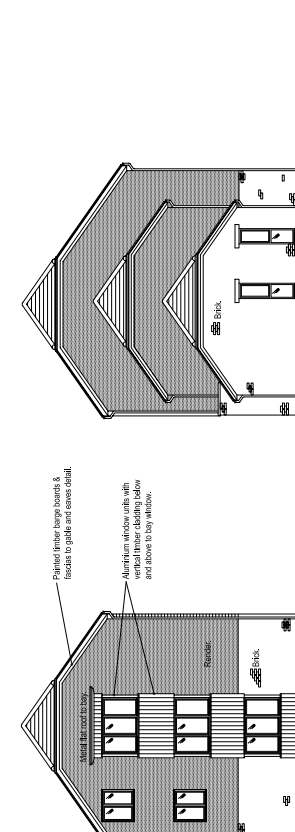
NOTES:

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- This drawing may be used for Planning purposes only by the client.
- Local Planning Authority.
- Contractor is to check and verify all building and site dimensions before work is put in hand. The scale ruler drawn on this drawing is for reference only and should not be relied upon for accurate scale.
- The Contractor is to check and verify with all the Statutory Authorities and the Employer the location and condition of any services, cables, pipes, etc. before commencing any work on site.
- The Contractor shall comply with all current health and safety regulations and work safely.

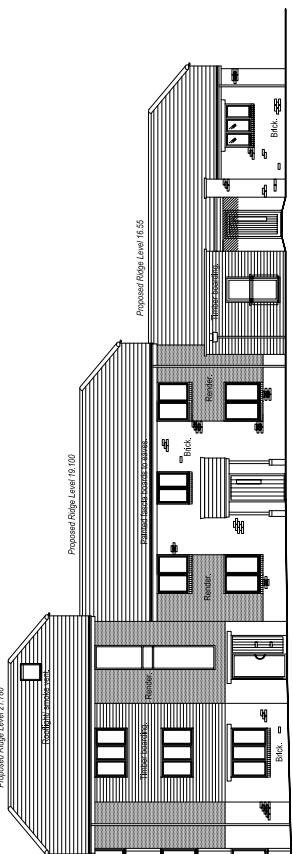
Scale Ruler



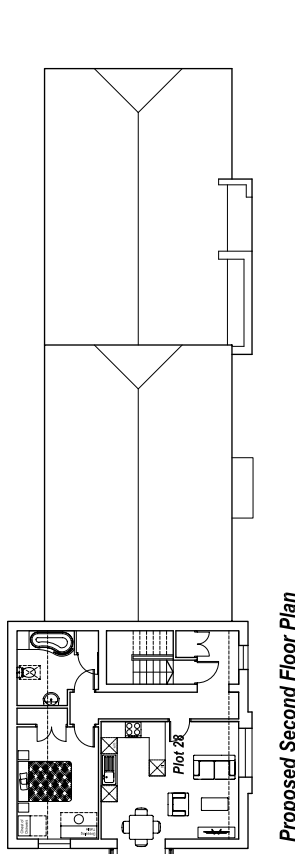
Proposed South West Elevation



Proposed North West Elevation

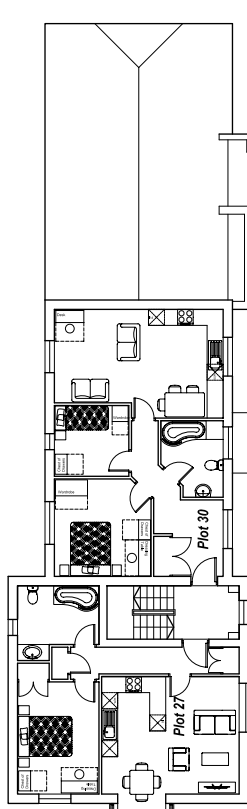


Proposed North East Elevation

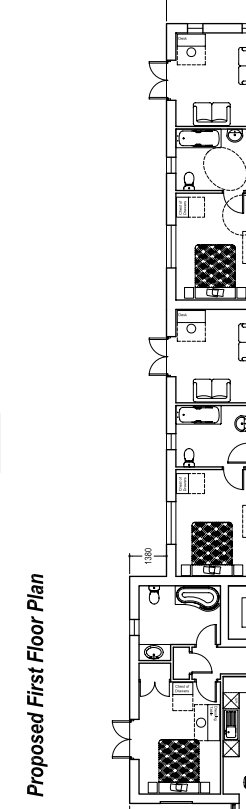


Proposed South East Elevation

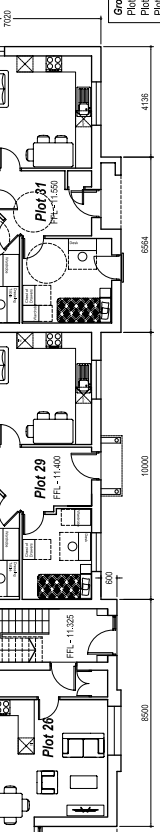
- Proposed Materials -**
- External brick walls where indicated, built in approved cream colour brick to Local Authority approval laid in stretcher bond.
 - Horizontal linear boarding to elevations where drawn to Local Authority approval.
 - Render panels where drawn to be cream coloured render to Local Authority approval.
 - Painted fascias and barge boards to eaves overhangs and gables painted to approved colours to match window frames. Panels to be natural larch or match timber according to plots where natural cladding details are shown.
 - Windows and external doors to be double glazed PVCU slim profile units all gum metal rail 7043 colour to designs indicated. Windows to be casement windows. Windows to have 10mm high pre-cast stone lintels drawn. Window sills to be cast bricks where drawn.
 - All new rainwater goods to be aluminium to match window colours.
 - Roof tiles to Local Authority approval to be natural blue/black slate to Local Authority approval to all roof slopes.



Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

Gross Internal Floor Areas:
 Plots 26, 27 + 1 Bed 2 Person affordable flat = 52m²
 Plot 28 = 2 Bed 3 Person affordable flat = 61m²
 Plot 29 + 2 Bed 3 Person affordable flat = 61m²
 Plot 30 + 2 Bed 3 Person affordable flat = 61m²
 Plot 31 + 2 Bed 3 Person affordable disabled bungalow = 65m²

Rev.	date	description
b.	10.10.11	plot 31 moved to section in line with dimensions from 1.2m to 1.5m
a.	28.07.11	plot 31 moved by 900mm

Peter Wilmot Architects
 CHARTERED RIBA ARCHITECTS

Firdale Stables
 High Street, Moncote
 Oakham, Rutland
 LE15 9JG
 Tel: 01572 747789
 Fax: 01572 747662
 Web: www.peterwilmotarchitects.com
 E-mail: p.wilmot@bcconnect.com

Client
Campbell Buchanan

Project
Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.

Title
Proposed Plots 26 to 31, Planning

Date
 June 2011

Scale
 1:100

Project No.
2907

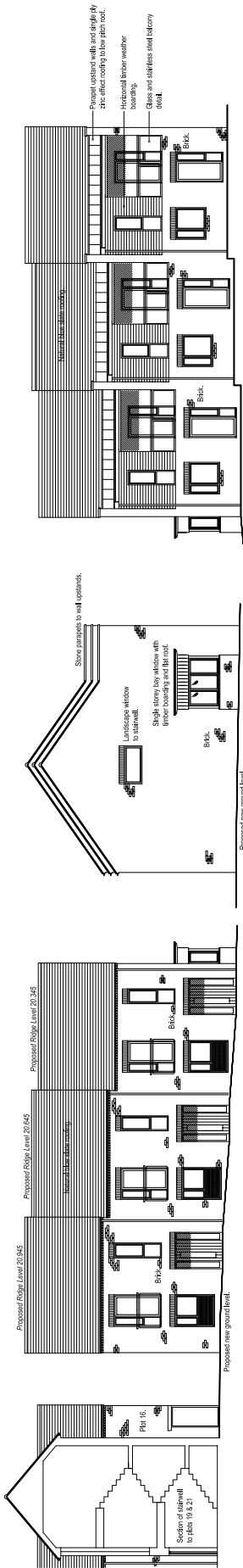
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26 b

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- The Contractor is to check and verify with all the Statutory Authorities and the Employer the location and condition of any services, cables, pipes, drains, etc. before commencing work on site.
- The Contractor shall comply with all enforcements, regulations and workbooks.

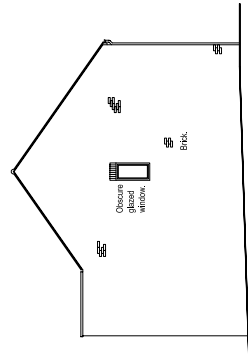
Scale Ruler



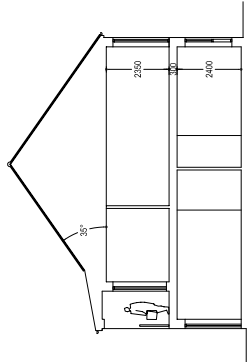
South East Elevation

South West Elevation

North West / Front Elevation Plots 23 to 25

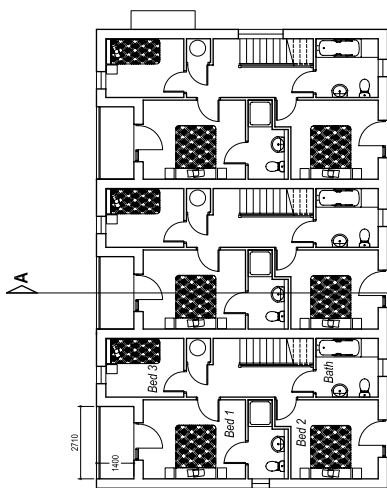


North East Elevation

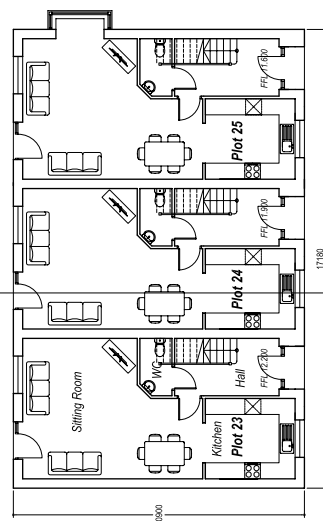


Section A-A

- Proposed Materials -**
- External brick walls where indicated, built in approved cream colour brick to Local Authority approval laid in stretcher bond.
 - Windows and external doors to be double glazed, uPVC or aluminium as indicated. Windows to be casement windows which are to be double glazed. Windows to have soldier brick finish detail as drawn.
 - All new rainwater gables to be aluminium to match window colours.
 - Roof tiles to be Local Authority approved to be natural blue/black slate to Local Authority approval to all roof slopes.



Proposed First Floor Plan



Proposed Ground Floor Plan

Rev.	date	description
01.01.11		design review, submitted to planning authority for approval from LPA.

Peter Wilmot Architects
CHARTERED R.L.B.A ARCHITECTS

Firdale Stables
High Street, Morcott
Oxfordshire, Oxford
OX10 9LW
Tel: 01572 747789
Fax: 01572 747662
Web: www.peterwilmotarchitects.com
E-mail: p.wilmot@bcconnect.com

Client: **Campbell Buchanan**

Project: **Proposed Residential Development at Primrose Centre, Primrose Lane, Huntingdon, Cambridgeshire.**

Title: **Proposed Plots 23 to 25 Planning**

Date: June 2011	Scale: 1:100	Sheet: A1	Drawn: dmh
Project No: 2907	Drawn No: 25	Page No: a	

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DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1101414FUL (FULL PLANNING APPLICATION)

Proposal: EXTEND TO THE REAR (TWO STOREY EXTENSION)
GROUND FLOOR STOREROOM AND FIRST FLOOR LIVING
ACCOMMODATION

Location: 17 EAST STREET PE27 5PD

Applicant: MR A MOHAMMED

Grid Ref: 531315 271411

Date of Registration: 14.09.2011

Parish: ST IVES

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This site is located close to the centre of St Ives, and is occupied by a two storey building, used as a shop on the ground floor with living accommodation for the shop keeper and his family on the first floor. There is a two storey rear wing extending along the western boundary, again used for shop storage and residential purposes. The main building is located along the road frontage, and, to the rear of this is an open yard with an access from East Street. The yard is used primarily for car parking.
- 1.2 Development in the area is mixed in land use terms with commercial and residential uses co-existing. Building styles are also varied but most of the buildings are two storey and are typical of a less recent period in the history of the development of the town.
- 1.3 The proposal is to add a two storey extension to the rear of the principal building to provide an enlarged shop area with additional living accommodation above. The development will incorporate an existing flat roofed single storey extension, and will extend the building a further 3m. into the yard. The eaves height of the extension will be the same as the existing eaves height, and the extension will incorporate a new hipped roof, linking through to the roof on the rear wing, but not affecting the roof on the main building. The ridge height will be approximately 0.5m lower than the height of the main ridge. The materials are intended to match the existing (brick and tile).
- 1.4 The site is within the defined town centre and the Conservation Area. The land is liable to flood.

2. NATIONAL GUIDANCE

- 2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS4: “Planning for Sustainable Economic Growth” (2009)** sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.
- 2.3 **PPS5: Planning for the Historic Environment (2010)** sets out the Government's planning policies on the conservation of the historic environment.
- 2.4 **PPS25 – Development and Flood Risk (2010)** sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
- 2.5 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents
 - **ENV7 – Quality in the Built Environment –** requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- 3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **H34:** “Extensions to Dwellings” – should have regard to the amenity and privacy of adjoining properties.
- **E7:** “Small businesses” - will normally be supported subject to environmental and traffic considerations.
- **E11** “Expansion of existing firms” – will normally be allowed providing the scale and location of the development does not conflict with other Local Plan policies.
- **En5:** “Conservation area character” - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance.
- **En6:** “Design standards in conservation areas” – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- **En25:** “General Design Criteria” – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
- **S7:** “Local Shopping Facilities” – to serve existing housing areas will be allowed providing they do not conflict with other Local Plan policies.
- **CS8:** “Water” – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface water runoff facilities and provision for land drainage will be required.
- **CS9:** “Flooding” - The Council will normally refuse development proposals that prejudice schemes for flood water management.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- None relevant

3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- None relevant

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C5:** “Flood Risk and Water Management” – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E3:** “Heritage Assets” – proposals which affect the District’s heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.
- **P4:** “Town Centre Uses and Retail Designations” – proposals for retail, leisure, office, cultural and tourism facilities and other main town centre uses should be located within the defined town centres of the Market Towns, unless they accord with exceptions allowed for elsewhere in the LDF.
- **P5:** “Local Shopping and Services” – seeks to support the provision of local shopping and other town centre uses as defined in PPS4, within existing built up areas of Key Service Centres, Smaller Settlements and predominantly neighbourhood centres of Market Towns, subject to environmental, safety and amenity considerations where it can be demonstrated that the proposal is directly related to the role and function of the locality; contributes towards the provision of a safe environment and would enhance the existing provision.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

4. **PLANNING HISTORY**

4.1 0700927FUL – Extension to shop and living accommodation over. Approved 1st May 2007. The development proposed was identical to that subject of the current application. Work did not commence within the required period and the permission has now lapsed.

5. **CONSULTATIONS**

5.1 **St Ives Town Council – Refuse** (copy attached)

6. **REPRESENTATIONS**

6.1 Neighbours – None received.

7. **SUMMARY OF ISSUES**

7.1 The main issues in this case relate to the principle of the development, the impact of the extension on the appearance and

character of the building and the Conservation Area in general, the potential effect on neighbour amenities and flooding. It should be emphasised that planning permission was granted for an identical extension in May 2007.

The principle of the development

- 7.2 There are no objections to the principle of this extension as the expansion of retail premises is generally encouraged by a number of policies in the Development Plan and emerging planning guidance. Policies E7 and E11 normally support the expansion of small businesses and policy P5 will support development proposals for local shopping, subject to environmental, safety and amenity considerations. Local shops, either in towns or the villages, can meet the day to day needs of local residents and can assist in achieving sustainability by reducing the need to travel.
- 7.3 The development is acceptable in principle, and meets the provisions of policies E7, E11, S7, P4 and P5.

Design and impact

- 7.4 The design of the extension respects the scale and form of the existing building, and it is subservient to the present structure due to the lower ridge line, and the use of a hipped roof. The extension is at the rear of the building, and, although it will be visible from the Conservation Area, only limited glimpses of it will be seen. Because of these restricted views, the extension will have little effect on the appearance of the Conservation Area. Due to the location of adjacent buildings, there will be no views of the work from Cow and Hare Passage.
- 7.5 It is considered that the proposal will not have an adverse impact on the character or appearance of either the existing building, or the conservation area, and the development complies with policies ENV7, En5, En6, En25, E1 and E3.

Impact on neighbours

- 7.6 The bulk and location of the extension will result in a limited impact on the light being received at no 15, but this effect would not be sufficient to justify a refusal. The majority of the ground floor side windows in no 15 appear to light the kitchens to a hot food takeaway establishment. The upper floor windows should not be affected by the extension.
- 7.7 The proposal complies with policies H34 and H7.

Flooding

- 7.8 The site is in EA flood zones 2 and 3 and in the SFRA 1 in 100 year flood extent with climate allowance. However, the proposal is in the "minor development" category for the purposes of PPS25 and a retail use is defined as being "less vulnerable" development. Development which is in these categories is acceptable in flood zone 3 provided it is unlikely to raise significant flood issues. It is considered that the proposal will not raise any such issues and is acceptable within the terms of policies CS8, CS9 and C5.

Other issues

- 7.9 There are no other material planning considerations which have a significant bearing on this case.

Conclusions

- 7.10 The proposal is acceptable on the grounds that:-
1. The expansion of retail premises is generally supported by the Development Plan and emerging planning guidance.
 2. The proposal will not have an adverse impact on the character or appearance of the conservation area.
 3. The proposal will not have a significant adverse impact on the amenities of the immediate neighbours.
 4. There are no overriding flooding issues.
 5. The proposal is identical to the extension granted planning permission in 2007, and there have been no changes in the circumstances of the case, or in the policy considerations, which would suggest that a further planning permission should not be granted.
- 7.11 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

- 8. RECOMMENDATION - APPROVE** subject to conditions to include the following:

02003 Time Limit (3yrs)

05003 Extension to match

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

ST IVES TOWN COUNCIL PLANNING COMMITTEE : 28 SEPTEMBER 2011
 APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

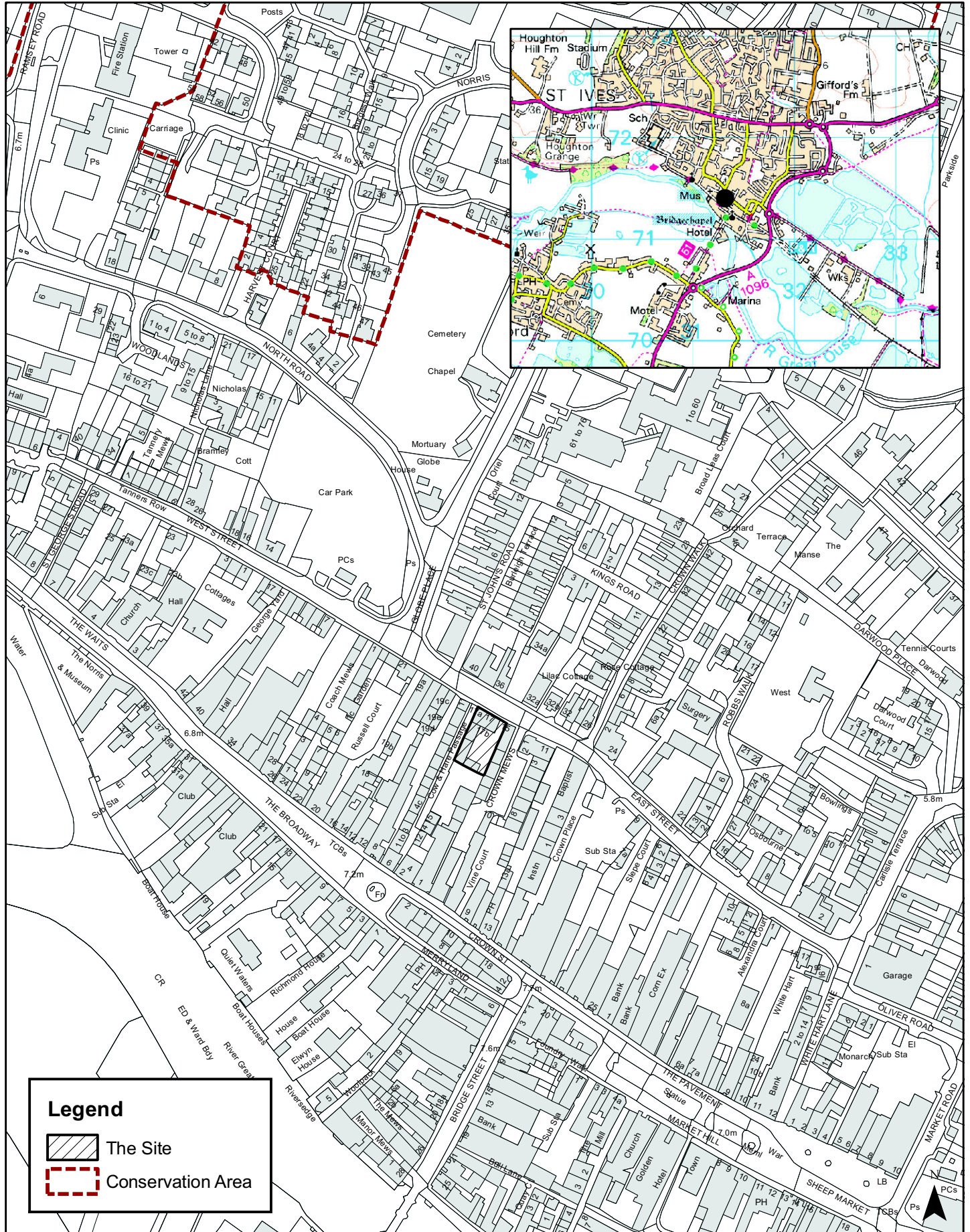
App No and Date Reg	Name and Address of Applicant/Agent	Proposal and Location	Type of Application	Recommendation to District Council
1101414 15.09.11	Mr A Mohammed 17 East Street St Ives Cambs PE27 5PD <i>DM 29.9.11 DMH</i>	Extend to the rear (two storey extension) Ground floor storeroom and first floor living accommodation 17 East Street St Ives Cambs PE27 5PD	FUL	Recommend Refusal <ul style="list-style-type: none"> extension is too large for the size of plot overbuild out of keeping with the area extension goes beyond edge of existing building and creates a disconnect in terms of the roofline double pitch roof out of keeping with the area visually inappropriate to street scene
1101443 08.09.11	Mr & Mrs C McDuffus Russell Swann Swann Edwards Architecture Elveden House Gull Road Guyhirn Cambs PE13 4ER	Proposed extensions and alterations 12 Scrolans St Ives Cambs PE27 6SF	FUL	Recommend Approval <ul style="list-style-type: none"> in keeping with street scene not unneighbourly design is sympathetic with the area the pitched roof is welcomed as an improvement to the previous flat roof extension in proportion with the plot size

Development Management Panel

Application Ref: 1101414FUL

Location: St Ives

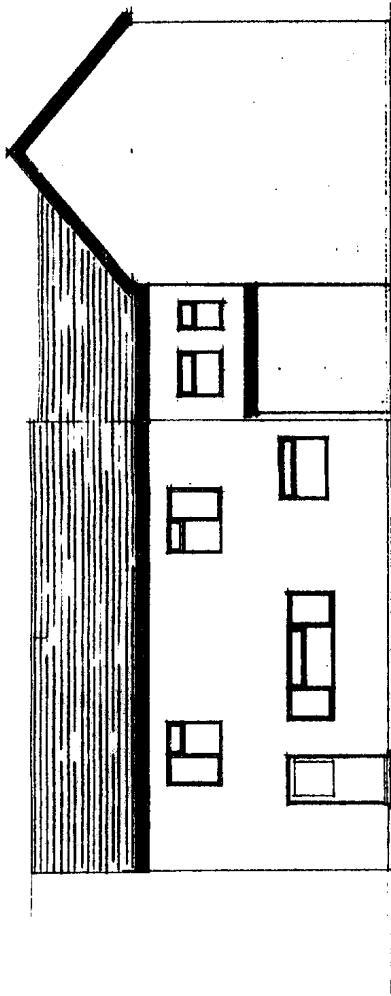
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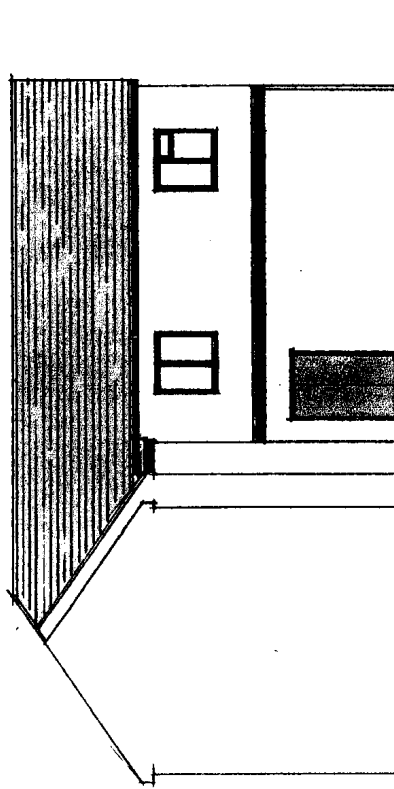
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SIDE ELEVATION



REAR ELEVATION

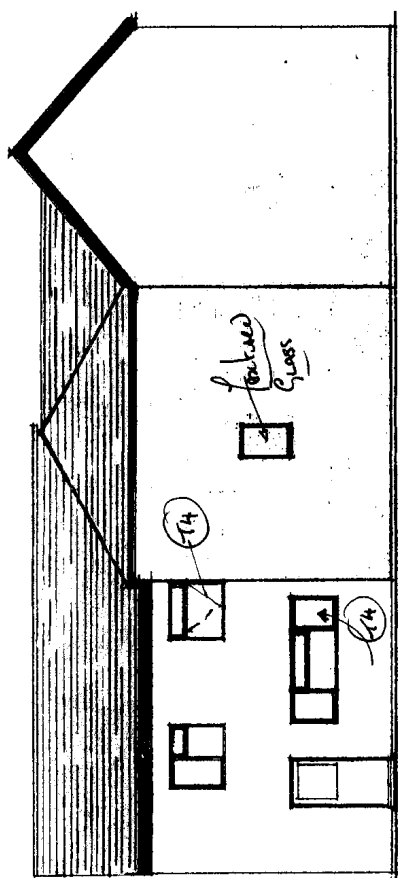
Stuart Ives

<p>Richard Biddle M.C.I.O.B. Member of Chartered Institute of Builders Telephone & Fax: 01480 463421 Associates D Cardy</p>	<p>Please do not scale for construction purposes</p>	<p>As existing</p>	<p>Proposed alterations at No 17 East Street, St Ives Cams PE27 5PD for Mr A Mohammed</p>	<p>Amendments:</p>	<p>Scale 1/100 Drawing No 3 Date <i>March 07</i></p>
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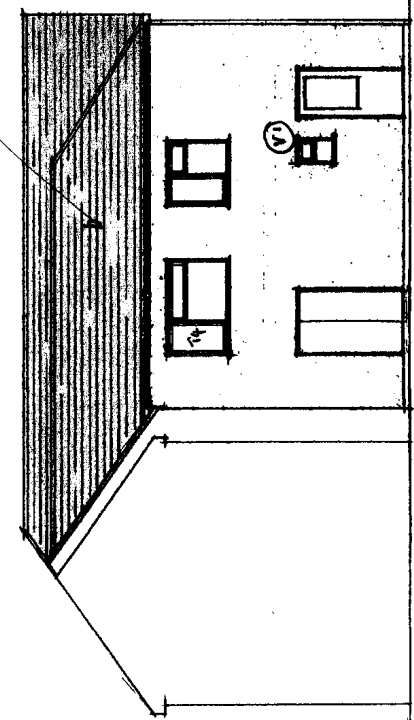
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- VI] EXTRACT FAN ✓
- T1] Electric Smoke alarm/detector ✓
- T2] Electric smoke and heat ✓
- T3] Detachable garage air filter ✓
- T4] Use The Vents or ✓
- T4] Alt: use Tyvak breathable filling ✓
- T5] under - felt ✓
- T5] Fire escape windows ✓
- T6] Insulated cavity closers to all ✓
- T6] Window and door reveals ✓
- T7] Cavity Trays at all shutments ✓
- T8] Min 100 energy saving low wattage ✓
- T8] light fittings to be installed ✓
- T8] [no low wattage for every 400 new ✓
- T8] fittings ✓

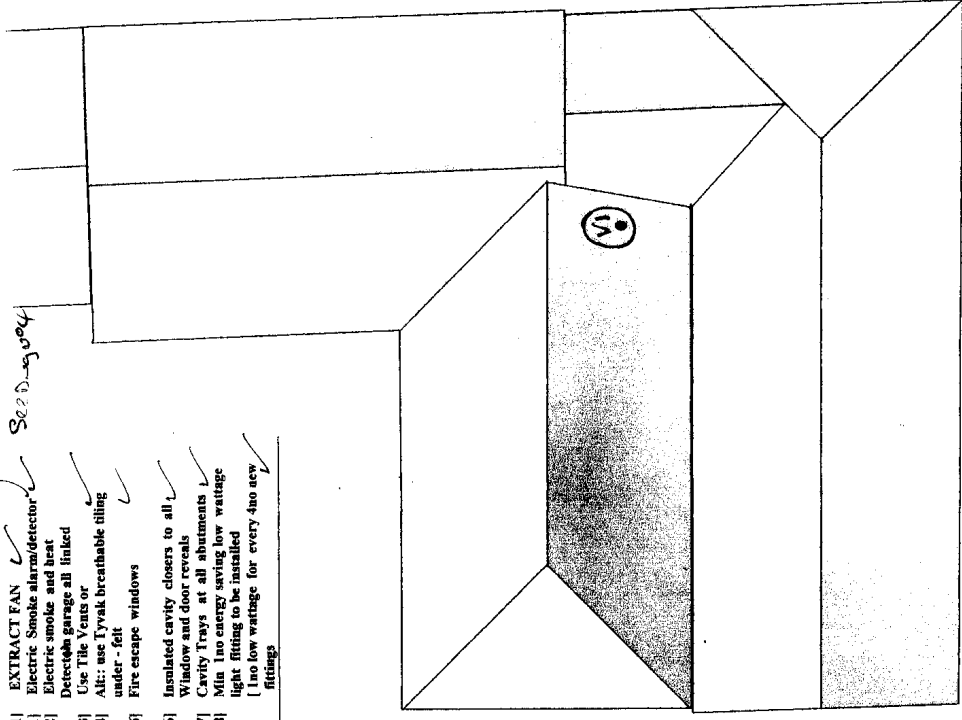
See Drawing 004



SIDE ELEVATION



REAR ELEVATION



ROOF PLAN

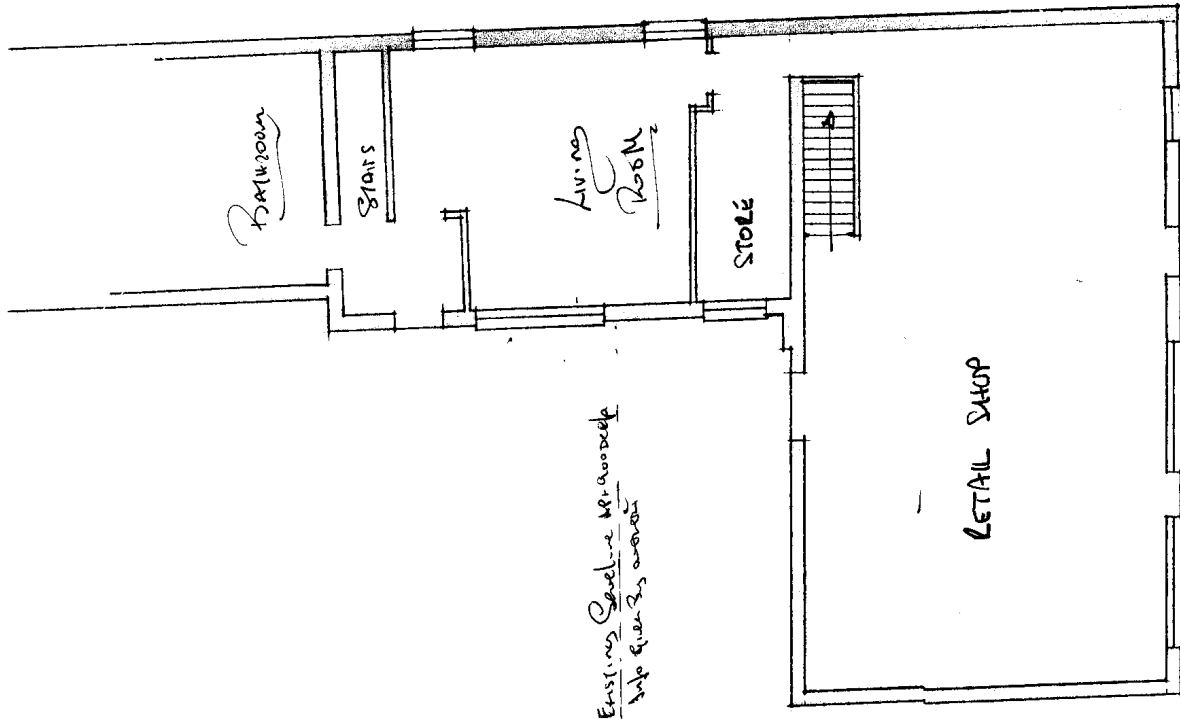
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17 AUG 2011
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Proposed

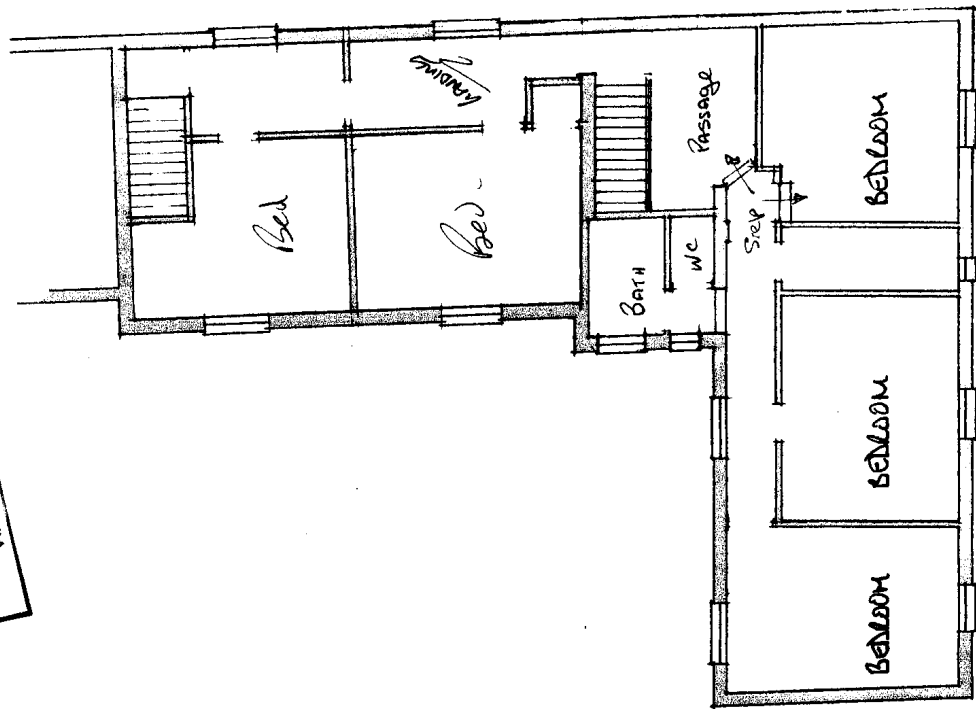
Richard Biddle M.C.I.O.B. Member of Chartered Institute of Builders Telephone & Fax: 01480 463421 Associates D Cardy	Please do not scale for construction purposes	AS proposed	Proposed alterations at No 17 East Street, St Ives Cambs PE27 5PD for Mr A Mohammed	Amendments:	Scale 1/100
				Drawing No 5	Date 6.3.07

1101414

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VIA OSC



GROUND FLOOR PLAN



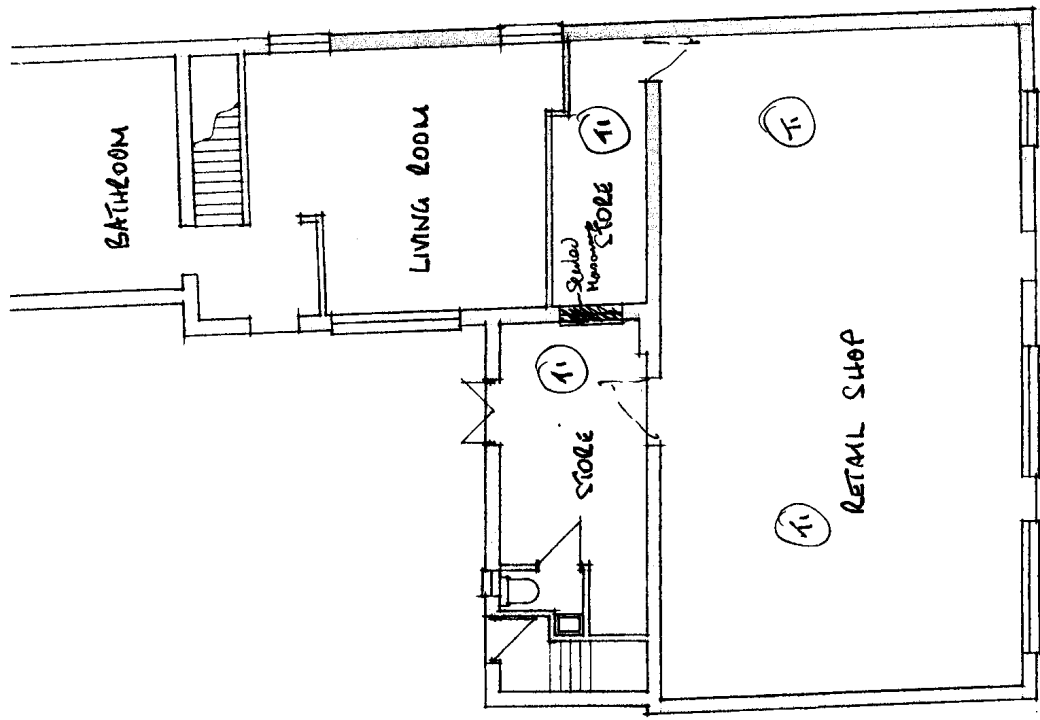
FIRST FLOOR PLAN

Scarpies

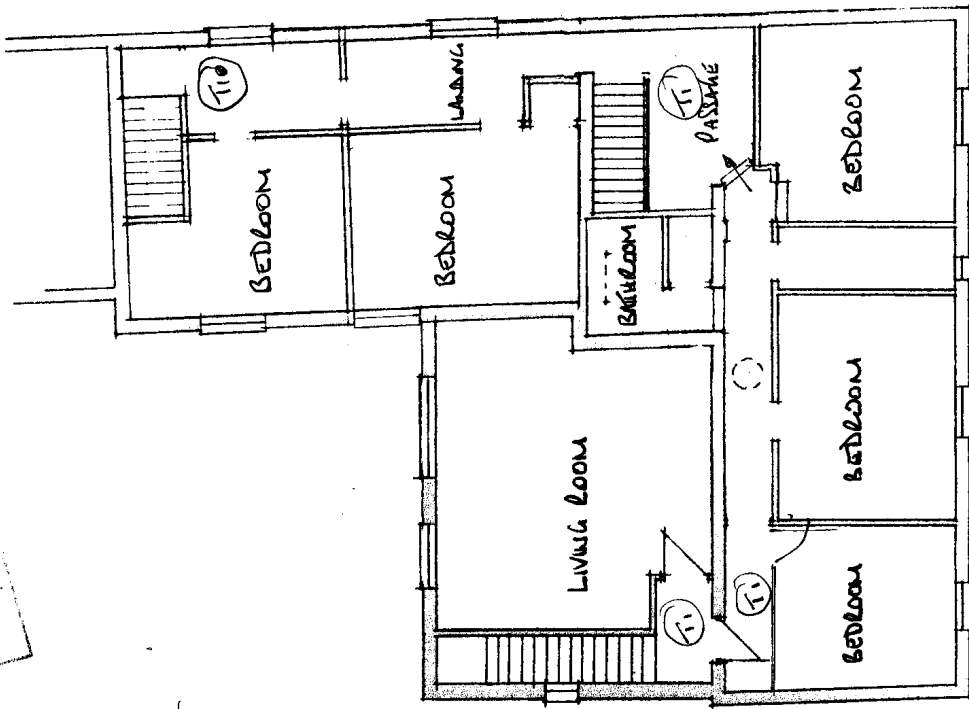
<p>Richard Biddle M.C.I.O.B. Member of Chartered Institute of Builders Telephone & Fax: 01480 463421 Associates D Cardy</p>	<p>Please do not scale for construction purposes</p>	<p>As existing</p>	<p>Proposed alterations at No 17 East Street, St Ives Cambs PE27 5PD for Mr A Mohammed</p>	<p>Amendments:</p>	<p>Scale 1/100 Drawing No 2 Date March 07</p>
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1101414

HDC DOC CENTRE
17 AUG 2011



GROUND FLOOR PLAN



FIRST FLOOR PLAN

T11 Electrical smoke alarm/detector

Proposed

<p>Richard Biddle M.C.I.O.B. Member of Chartered Institute of Builders Telephone & Fax: 01480 463421 Associates D Cardy</p>	<p>Please do not scale for construction purposes</p>	<p>AS proposed</p>	<p>Proposed alterations at No 17 East Street, St Ives Cambs PE27 5PD for Mr A Mohammed</p>	<p>Amendments:</p>	<p>Scale 1/100 Drawing No <i>h</i> Date <i>6/3/09</i></p>
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DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1001782FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE OF EXISTING BUILDINGS FROM AGRICULTURE TO B1 (OFFICES)

Location: COMMON FARM CHAPEL ROAD RAMSEY HEIGHTS HUNTINGDON

Applicant: INTERVEG LTD

Grid Ref: 524659 284454

Date of Registration: 03.08.2011

Parish: UPWOOD AND THE RAVELEYS

RECOMMENDATION – APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to two redundant brick farm buildings, which lie in the countryside approx. 270m to the south of Chapel Road, Ramsey Heights. The two buildings were previously joined together by a taller timber framed barn, but this element has since been demolished in its entirety during the consideration of this application.
- 1.2 The site is shown as covering approx. 0.95 hectares and is surrounded by agricultural buildings and open cultivated fields. Vehicle access is off Chapel Road and via an existing track that is reportedly under the ownership of the County Council. A residential dwelling is located adjacent to the site and on the opposite side of the access track. A second dwelling stands on the south side of Chapel Road adjacent to the junction with the access track. The Woodwalton Fen National Nature Reserve is located approx. 1.3km to the west of the site at its nearest point.
- 1.3 The proposal seeks permission to change the use of the existing brick buildings to offices (use class B1a) and carry out external and internal alterations to facilitate conversion into 6 office units, with a cumulative internal floor area of approx. 464 square metres. The openings in the buildings would be bricked up with reclaimed materials. Solar PV panels would be installed on south facing roof slopes. Timber doors and windows would be fitted. The former farmyard area would be landscaped and laid out to provide 25 car parking spaces and a shared garden area. An existing agricultural building to the south would be used for cycle storage and recycling/refuse bin storage. Surface water is stated as being discharged to a soakaway and foul drainage to a package treatment plant.

- 1.4 When the application was first received it was also proposed to change the use of the central timber framed element of the building to B1 offices, but this part of the proposal has now been omitted from after Officers became aware that the building had been demolished in its entirety. The omission of this part of the proposal has reduced the proposed office floor space from 626 to 464 square metres. The amended scheme was sent out for consultation on 19th October 2011.
- 1.5 The applicant, a vegetable merchants and consultancy company, will reportedly occupy part of the offices with the remainder rented out on a speculative basis.
- 1.6 A Structural Survey of the building and a Protected Species Survey have been submitted. The application has only recently been re-validated upon receipt of the latter.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS4: “Planning for Sustainable Economic Growth” (2009)** sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas.

Policy EC.12.1 of PPS4 explains that Local Planning Authorities should approve planning applications for the conversion and re-use of existing buildings in the countryside for economic development, particularly those adjacent or closely related to towns or villages, where the benefits outweigh the harm in terms of:

- the potential impact on the countryside, landscapes and wildlife
- local economic and social needs and opportunities
- settlement patterns and the level of accessibility to service centres, markets and housing.
- the need to conserve, or the desirability of conserving, heritage assets and
- the suitability of the building(s), and of different scales, for re-use recognising that replacement of buildings should be favoured where this would result in a more acceptable and sustainable development than might be achieved through conversion

- 2.3 **PPS7: “Sustainable Development in Rural Areas” (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.4 **PPS9: “Biological and Geological Conservation” (2005)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.
- 2.5 **PPG13: “Transport” (2011)** sets out the objectives to integrate planning and transport at the national, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

- 2.6 **PPG24: “Planning and Noise” (1994)** guides local authorities on the use of their planning powers to minimise the adverse impact of noise.
- 2.7 **Draft National Planning Policy Framework: Consultation (2011)** - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

The draft NPPF specifically advises Local Planning Authorities to support sustainable economic growth in rural areas by taking a positive approach to new development that maintains a prosperous rural economy. In the case of office development, the NPPF in paragraphs 76-80, no longer refers to office development as a Town Centre use. Therefore it is proposed that the obligation placed on Local Planning Authorities by PPS4, to only approve office development in locations other than in Town Centres, where there are no suitable sites in Town Centres, will be removed.

For full details visit the government website
<http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. **PLANNING POLICIES**

- 3.1 Further information on the role of planning policies in deciding planning applications can also be found at the following website:
<http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live
- 3.2 **East of England Plan - Revision to the Regional Spatial Strategy (May 2008)**
Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents
- **ENV7 – Quality in the Built Environment** – requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration
- 3.3 **Cambridgeshire and Peterborough Structure Plan (2003)**
Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at
<http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.
- **None relevant**

- 3.4 **Huntingdonshire Local Plan (1995)**
 Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95
- **E7: “Small Businesses”** will normally be supported subject to environmental and traffic considerations.
 - **E10: “Reuse of Buildings in Rural Areas”** – will normally be allowed to create employment subject to: buildings being of a bulk, form, general design in keeping with its surroundings; of substantial construction requiring no major adaptation or addition to the proposed use; no overriding objection on traffic or environmental grounds.
 - **En17: "Development in the Countryside"** - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
 - **En22: “Conservation”** – wherever relevant, the determination of applications will take appropriate consideration of nature and wildlife conservation.
 - **En25: “General Design Criteria”** – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
 - **CS8: “water”** – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface water runoff facilities and provision for land drainage will be required.
- 3.5 **Huntingdonshire Local Plan Alterations (2002)**
 Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)
- **None relevant**
- 3.6 Policies from the Adopted **Huntingdonshire Local Development Framework Core Strategy 2009** are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.
- 3.7 **CS1: “Sustainable development in Huntingdonshire”** – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- 3.8 **CS3: “The Settlement Hierarchy”** – states that any areas not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.9 Policies from the **Development Management DPD: Proposed Submission 2010** are relevant.

- **C1: “Sustainable Design”** – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.
- **C5: “Flood Risk and Water Management”** – development proposals should include suitable flood protection / mitigation to not increase risk of flooding elsewhere. Sustainable drainage systems should be used where technically feasible. There should be no adverse impact on or risk to quantity or quality of water resources.
- **E1: “Development Context”** – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2: “Built-up Areas”** – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E4: “Biodiversity and Protected Habitats and Species”** – proposals will not be permitted where there is an adverse impact on protected species, priority species, priority habitats or sites of local or regional importance for biodiversity or geology, unless the need for and the benefits of, the proposal outweigh the potential adverse impacts.
- **E6: “The Great Fen”** – proposals which lie outside the Great Fen area but within its Landscape and Visual Setting Boundary will only be permitted if they are compatible with the landscape, access and water quality aims of the strategy.
- **E8: “Sustainable Travel”** – proposals must demonstrate how the scheme maximises opportunities for the use of sustainable travel modes, particularly walking, cycling and public transport.
- **E10: “Parking Provision”** – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **H7: “Amenity”** – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P2: “Small Businesses”** – proposals for minor office uses involving less than 1000m² floorspace or 1ha of land should be located in accordance with P4 “Town Centre Uses and Retail Designations”
- **P4: “Town Centre Uses and Retail Designations”** – proposals for retail, leisure, office, cultural and tourism facilities and other

main town centre uses should be located within the defined town centres of the Market Towns, unless they accord with exceptions allowed for elsewhere in the LDF.

- **P7: “Development in the Countryside”** – development in the countryside is restricted to those listed within the given criteria.
 - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
 - c. renewable energy generation schemes;
 - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents.
- **P8: “Rural Buildings”** - The principle of the reuse of buildings in the countryside will be supported where the building is either:
 - a. of permanent and substantial construction, is structurally sound and capable of conversion and in an accessible location; or
 - b. of historic or architectural value which the scheme will preserve.

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

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

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

3.10 Huntingdonshire Townscape and Landscape Assessment 2007 is also relevant.

4. PLANNING HISTORY

4.1 None relevant to this proposal.

5. CONSULTATIONS

- 5.1 **Upwood and the Raveleys Parish Council** – recommended refusal of the original scheme prior to the demolition of the central timber framed building (copy attached). The Parish Council's recommendation on the revised scheme will be reported to Members when it has been received.
- 5.2 **Ramsey Town Council** – recommended approval of the original scheme prior to the demolition of the central timber framed building (copy attached). The Town Council's recommendation on the revised scheme will be reported to Members when it has been received.
- 5.3 **Cambridgeshire County Council as Highways Authority** – no objection subject to conditions relating to improvements to the access and the provision of a passing bay in Chapel Road.
- 5.4 **HDC Transportation** – unacceptable in transport terms because of the inaccessibility of the site by sustainable means of transport. The geometry of the access track at the junction with Chapel Road is satisfactory.

6. REPRESENTATIONS

- 6.1 Received 18 representations at the time of writing from the occupiers of 8 properties, objecting to the application for the following summarised reasons:
- excessive scale of the proposed development.
 - traffic congestion would compromise highway safety along Chapel Road, which is a narrow single track road with few passing spaces and no footway and is used by pedestrians, horse riders and school buses.
 - the physical construction of Chapel Road will not be able to cope with the additional traffic.
 - adverse impact on the Great Fen project through additional traffic.
 - no information indicating the type of employment or business that would operate from the site.
 - no mention of traffic movements and HGV movements.
 - there is poor visibility at the junction of Chapel Road and Ugg Mere Court Road.
 - if approved the developer should finance road upgrades.
 - not clear if the hours of use or the type of vehicles operated from the site would be restricted.
 - adversely affect the take up of offices in Ramsey Town Centre.
 - inappropriate precedent.
 - noise/fumes.
 - loss of property value.
 - noise pollution.
 - intrusive commercial use.
 - the proposal would be accessed along the track that the occupiers of Common Farm House have a right of way over and are required to make a financial contribution to its upkeep. The occupiers of Common Farm will be paying to maintain a track used by more vehicles.

- increase in noise and disturbance leading to a loss of amenity for nearby occupiers.
- compromise security.
- public transport is intermittent and users of the site would have to walk approx. 0.5 miles to a bus stop, so users will be reliant on private transport.
- adverse impact on water supplies as water pressure is low in Ramsey Heights.
- no main foul drains in Chapel Road.
- bat surveys were only undertaken on one night.
- Great Crested Newt are common approx. quarter of a mile from the site and the survey that was carried out in February 2011 was undertaken during a very cold winter, at which time Newts would not have been active.

7. SUMMARY OF ISSUES

7.1 The main issues to consider are the principle of the proposed change of use, the impact of the alterations on the character and appearance of the surrounding countryside, impact on the setting of the Great Fen project area, impact on the amenities of neighbouring occupiers, highway safety and parking standards, impact on protected species/biodiversity and drainage.

7.2 Principle:

7.3 There is consistent planning policy support at both national and local levels for the re-use of existing buildings within the countryside. At a national level, PPS7 and PPS4 advise Local Planning Authorities to support the re-use and conversion of buildings in the countryside, which is reflected at a local level by policies E10 of the Huntingdonshire Local Plan 1995 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.

7.4 The basis for this broad policy support is the acknowledgement that the re-use of rural buildings can bring about small scale economic development that contributes to the sustainability of the rural economy and can reduce out commuting, without the environmental impact of new build construction.

7.5 The principle of the proposal as amended, which seeks the re-use of two existing rural buildings for economic development purposes, is therefore acceptable in principle, subject to a detailed assessment of an individual proposal against the criteria laid down by policy P8 of the Development Management DPD: Proposed Submission 2010, and subject to other material considerations.

7.6 The provisions of policy P8, and to a lesser extent the draft National Planning Policy Framework, override the Town Centre first approach of policies P2 and P4 of the Development Management DPD: Proposed Submission 2010, that seek to locate office development in town centres.

- 7.7 Criterion a. of Policy P8 of the Development Management DPD: Proposed Submission 2010, seeks to ensure, in the first instance that the building in question is:
- “of permanent and substantial construction, structurally sound and capable of conversion, and in an accessible location”.
- 7.8 The existing buildings are considered to be of substantial construction and despite being in need of repairs, would not require substantial work to maintain them in their current use.
- 7.9 Officers initially questioned whether the buildings were capable of conversion into the proposed use, particularly the central timber framed building, and requested a structural survey. The submitted structural survey by a firm of structural engineers, demonstrates to the satisfaction of officers, that the structure of the buildings can be retained, repaired and strengthened to facilitate the proposed conversion and to bring the buildings into the use proposed.
- 7.10 If the applicant demolishes the buildings, as they have done with the central timber framed building, then any planning permission granted for their conversion will cease to be valid and a new application for rebuilding would be needed.
- 7.11 The remaining criteria in policy P8 (b., c. and d.) seek to ensure that the economic, social and environmental benefits of re-using rural buildings are weighed against the disbenefits, namely traffic impacts through the reliance on private transport and visual impact. The assessment of the proposal against these criteria, and the remaining ‘test’ in criterion a (“and in an accessible location”), in policy P8 will be covered under each specific issue listed below.
- 7.12 **Impact on the character and appearance of the countryside and Great Fen project area:**
- 7.13 The works proposed would not substantially alter the form of the existing buildings or increase their respective footprints, and as such the proposal would accord with criterion b. of Policy P8.
- 7.14 In particular, the detailed changes to the elevations of the buildings, involving the insertion of timber windows and doors, and carrying out repairs using matching materials, would result in a high quality conversion within an attractive environment. The relatively limited number of openings in the walls facing the north, east and west, would limit the visual impact of the conversion in the more open views from Chapel Road, and help to retain the agricultural character of the buildings. The containment of parking spaces within the ‘courtyard’ area would also limit the visual impact of parked cars, helping to disguise the non agricultural use of the building. There are limited views of the building from the south, such that parked cars would not be visually intrusive or incongruous in the landscape.
- 7.15 Overall, the proposed conversion is sympathetic to the agricultural character of the existing farm buildings and would result in an attractive group of offices that would not be significantly detrimental to either the landscape setting of the adjacent Great Fen project area or to the wider character and appearance of the countryside. It will

however be important to ensure that external lighting is controlled and appropriate to this countryside location.

7.16 Highway safety and parking standards:

7.17 As referred to above, criterion a. of policy P8 of the Huntingdonshire Development Management DPD: Proposed Submission 2010, requires the building to be converted, to be in an accessible location, and criterion c. of policy P8 requires the proposed employment use to be of a scale and type consistent to the locality. The issues here are whether the buildings are accessible in transport terms and whether the scale of the proposal would generate a level of traffic movements that would be detrimental to highway safety.

7.18 The existing buildings are accessible by private transport via the existing access track off Chapel Road and by public transport in the form of Bus Service 31, which is discussed below.

7.19 The proposed B1 office use will increase vehicle movements to and from the site, and along the 470m length of Chapel Road between the junction with the access track and the junction with Ugg Mere Court Road. This is likely to increase congestion, given that Chapel Road is a single width adopted highway with no footways or street lighting. Chapel Road serves in the region of 15 residential dwellings, and provides visitor access to the Great Fen project area and the Nature Reserve, generating a baseline level of traffic movements. Vehicles travelling in opposite directions have been observed to use the grass verges and gateways to properties as informal passing spaces.

7.20 Objectors have raised concern that an increase in vehicle movements along Chapel Road will increase the potential for conflict between vehicles and more vulnerable road users such as pedestrians, cyclists and horse riders.

7.21 While the issue of highway safety along Chapel Road has been raised as a key concern there is no objection to the proposal from the County Council Highways Officer, subject to the imposition of conditions to secure improvements to the access junction with the highway and the provision of a passing bay on Chapel Road. There is also no evidence to suggest that Chapel Road has a high accident rate.

7.22 Access to the site by Public transport is limited to bus service 31, which is operated by Stagecoach on a route that extends from Peterborough to Ramsey, via Whittlesey. The nearest bus stop to the application site is on Ugg Mere Court and opposite the Chapel Road junction. The earliest arrival to this stop from Ramsey is scheduled for 0748 and from Peterborough is scheduled at 0956. The latest departure to Ramsey is scheduled at 1856 and to Peterborough is scheduled at 1838. Buses stop approximately every 2 hours between these times from Mondays to Saturdays. The timetable for service 31 is expected to be valid until at least 23rd November 2011. Employees and visitors who use public transport to access the site will have to walk the approx. 800m distance between the bus stop and the site, along a highway and access track without footways and street lighting. This is likely to dissuade public transport use and

cycling to the site, to the extent that most employees and visitors are likely to access the site by private car rather than public transport.

- 7.23 The submitted Travel Plan is based on encouraging car sharing as a means of seeking to minimise vehicle movements; the success of which will depend largely on the behaviour of the end users of the site and cannot be guaranteed.
- 7.24 In weighing up the impact of the proposal on highway safety, taking account of the advice of the County Council, there is considered to be no sound evidence base on which to sustain an objection to this proposal on highway safety grounds. This is subject to securing the provision of a passing bay in Chapel Road and works to the junction with Chapel Road to make the development acceptable in highway safety terms.
- 7.25 The conclusion reached is that the buildings are reasonably accessible and the employment use proposed would be of a scale and type broadly consistent with the locality in accordance with criteria a and c. of the Huntingdonshire Development Management DPD: Proposed Submission 2010, insofar as highway safety is concerned.
- 7.26 **Parking provision:**
- 7.27 Based on the proposed internal floor area of 464 square metres, the proposed 25 car parking spaces would represent an overprovision of 10 parking spaces, however some of these spaces would need to be allocated and marked out for use by disabled persons. Given the relatively isolated location of the site and the likelihood that most employees/visitors would access the site by private car, an overprovision of parking spaces relative to policy standards would not be unacceptable in this instance. It would serve no reasonable purpose to reduce parking provision by additional landscaping. The use of the existing 12m x 13m building to the south of the car parking area is likely to provide storage space for the 25 cycles required by the District parking standards.
- 7.28 **Impact on the amenities of neighbouring occupiers:**
- 7.29 A B1 use is, by definition, a use that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Therefore such a use would be acceptable on this site, within close proximity to the adjacent residential dwelling.
- 7.30 By comparison to the existing agricultural use, it is considered that the additional vehicle movements and associated noise/disturbance generated by the proposed use would bring about a relatively localised change to the immediate environment. The effect of this would be more noticeable by the occupiers of the adjacent dwelling 'Common Farm', who at present reside within a relatively tranquil agricultural environment. It is acknowledged by Officers that the proposal would materially change the environment for the adjacent occupiers, however the impact of the proposed B1a use and levels of noise/disturbance from vehicle movements is not anticipated to cause the occupiers undue harm, such that refusal would be justified.

- 7.31 The conclusion reached is that in terms of neighbour impact, the B1 office use proposed would be of a type and scale broadly consistent with the locality in accordance with criterion c. of the Huntingdonshire Development Management DPD: Proposed Submission 2010, insofar as the impact on the amenities of neighbouring occupiers is concerned, and the use of the buildings would be restricted to B1 office use.
- 7.32 **Impact on protected species and biodiversity:**
- 7.33 Concerns were initially raised that the existing farm building may be a habitat for protected Bat species. A protected species survey was undertaken but no evidence of Bat activity was found during site visits in February and May 2011. The survey concluded that the proposed works are unlikely to have an adverse impact on Bats, but it recommends that Bat roosts are incorporated into the development to enhance Bat usage of the site.
- 7.34 The protected species survey also found significant numbers of Barn Owl pellets (30+) in the building and a Barn Owl roost that would be lost to the proposed development. Barn Owls are legally protected and the submitted survey recommends that the loss of the existing roost will need to be compensated for by the provision of an alternative nest site within the locality. This would take the form of two Barn Owl boxes, mounted on tall poles, in a suitable location within a nearby field, along with the roost posts (fence posts) in the corners of the same field to allow Barn Owls to rest during hunting periods. Bat roost compensation can be achieved within the extent of the land within the applicant's control and would be secured by condition.
- 7.35 The survey goes onto conclude that the proposal would not have a detrimental impact on birds providing the works are undertaken outside of the bird nesting season (March to September) or if this is unavoidable, that works are only undertaken following a further bird survey. The use of external lighting may affect Bats, and therefore external lighting, as referred to above, will be controlled by condition.
- 7.36 The conclusion reached by the protected species survey is the impacts of the proposal on protected species, can either be avoided or compensated for by carrying out development in accordance with the methodology prescribed by the survey, which would be secured by planning conditions.
- 7.37 **Drainage:**
- 7.38 This site is not served by mains drainage and in accordance with circular 03/99 a detailed foul drainage scheme will be secured by condition to avoid an adverse pollution impact on the wider environment, particularly as the adjacent watercourses are thought to drain into the Woodwalton Fen National Nature Reserve.
- 7.39 **Other matters:**
- 7.40 The objectors concerns relating to the scale of the proposed development, traffic congestion and highway safety, the need for

passing bays along Chapel Road, impact on the Great Fen project, noise pollution and disturbance, foul drainage, loss of amenity and intermittent public transport provision are addressed above.

- 7.41 Concerns that the type of employment or business that would operate from the site has not been specified are noted, but the proposal is for office use and the nature of the business carried out by the end user is not relevant in planning terms.
- 7.42 It would not be reasonable or necessary to restrict the hours of use for a B1a use because B1 uses can be carried out in residential areas without detriment to residential amenity as covered above.
- 7.43 It would not be reasonable or necessary to restrict the type of vehicles operated from the site as it is highly unlikely that HGV's would be operated from the site. A storage or distribution operation would fall under a different use class for which a separate planning permission would be required. The operation of HGV's may require a separate operator's license.
- 7.44 Concerns that the proposal would adversely affect the take up of offices in Ramsey Town Centre is noted, but policy provides for the reuse of rural buildings for economic purposes as part of a wider economic strategy.
- 7.45 Concerns over setting an inappropriate precedent are noted but each application would be determined on its individual merit.
- 7.46 The Courts have deemed that a loss of property value is not a material planning consideration.
- 7.47 The occupier of Common Farm reports that he makes a financial to the maintenance of the access and he is concerned that the proposal would be detrimental to the condition of this access. However, this is a civil matter that would not justify refusal of the application.
- 7.48 There is no reason to believe that the proposal would compromise security within the locality, such that the application should be refused.
- 7.49 Concerns that the proposal would exacerbate the reportedly low mains water pressure in Ramsey Heights is noted, but this would be a matter for the relevant water supply company and would not justify refusal of this application.
- 7.50 The Bat surveys consisted of an internal inspection of the buildings and a dusk survey carried out during reportedly optimum conditions by four surveyors.
- 7.51 The protected species survey reports no evidence of the presence of Great Crested Newts on the site.
- 7.52 **Conclusion:**
- 7.53 In balancing the issues that relate to this proposal, it is considered that the consistent national and local policy support for the re-use of the two redundant farm buildings for employment use and the

benefits this would bring to the rural economy, would not be outweighed by the acknowledged impacts of the proposal on the wider landscape, living conditions of neighbouring occupiers and on highway safety.

7.54 The proposed development is considered to be compliant with relevant national and local planning policy, and can therefore be approved for the following reasons:

- the use is acceptable in principle.
- it would not be significantly detrimental to the character and appearance of the countryside or the landscape setting of the Great Fen project area.
- conditions can be imposed to make the development acceptable in highway safety terms.
- It would not be significantly detrimental to neighbour amenity.
- adverse impacts on protected species can be avoided and compensated for and biodiversity enhanced.
- satisfactory foul drainage details can be secured by condition.

For these summary reasons the proposal is compliant with PPS1, PPS4, PPS7, PPS9, PPG13, PPG24, policy ENV7 of the East of England Plan 2008, policies E7, E10, En17, En22, En25 and CS8 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the Huntingdonshire Core Strategy 2009 and policies C1, C5, E1, E4, E6, E8, E10, H7, P7 and P8 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.

8. **RECOMMENDATION - APPROVE** subject to conditions to include the following:

2003	Time Limit (3yrs)
Nonstand	Permission is void if existing building is demolished
Nonstand	B1a use only
Nonstand	material samples
Nonstand	hard and soft landscaping
Nonstand	layout and marking of parking spaces
Nonstand	provision of Bat roosts
Nonstand	provision of Owl Boxes and Owl roosts posts
Nonstand	additional bird surveys
Nonstand	foul drainage
Nonstand	external lighting
Nonstand	set back access gates 15m
Nonstand	width of access with Chapel Road

Nonstand	visibility splays
Nonstand	access radius kerbs
Nonstand	access drainage scheme
Nonstand	secure passing bay in Chapel Road (Grampian)

- 8.1 If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Mr Gavin Sylvester Assistant Development Management Officer 01480 387070**

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Head of Planning Services
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Cambridgeshire PE 29 3TN

Application Number: 1001782FUL Case Officer Mr Gavin Sylvester
Proposal: Change of use of existing building from agriculture to B1 (office)
(ADDITIONAL INFORMATION RECEIVED)

Location: Common Farm Chapel Road Ramsey Heights
Observations of Ramsey Town/Parish Council.

Please ✓ box as appropriate

Recommend **approval** because(please give relevant planning reasons in space below)

Approved by 7 votes to 3

Recommend **refusal** because...(please give relevant planning reasons in space below)

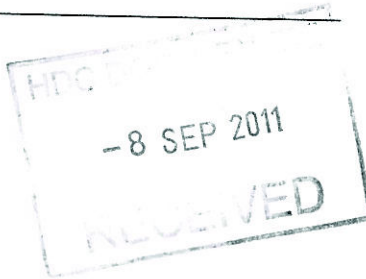
No observations either in favour or against the proposal


.....Clerk to Ramsey Town/Parish Council.

Date: 26/8/11

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

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St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 1001782FUL Case Officer Mr Gavin Sylvester
Proposal: Change of use of existing building from agriculture to B1 (office)
(ADDITIONAL INFORMATION RECEIVED)
Location: Common Farm Chapel Road Ramsey Heights
Observations of Upwood And The Raveleys Town/Parish Council.

Please ✓ box as appropriate

Recommend **approval** because (please give relevant planning reasons in space below)

Recommend **refusal** because... (please give relevant planning reasons in space below)

Please see attached letter.

No observations either in favour or against the proposal

Rebanhal Clerk to Upwood And The Raveleys Town/Parish Council.

Date: *6/9/11*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

from 9/9/11
AS.

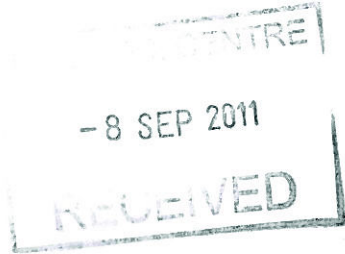
UPWOOD AND THE RAVELEYS PARISH COUNCIL

Acting Parish Clerk: Mrs D. Benham

**Tantallon
Ramsey Road
Kings Ripton
Cams.
PE28 2NJ**

Tel. 01487 773177

denise.benham@btinternet.com



6th September 2011

Dear Mr. Sylvester

**Planning application number: 1001782
Change of use of existing building from agriculture to B1 (office)
Common Farm, Chapel Road, Ramsey Heights.**

At our Parish Council meeting last night, councillors voted unanimously to recommend refusal of the above application.

The access to the site is via Chapel Road. Chapel Road was originally an old farm drove and its foundations are therefore not as robust as other roads. It is single track, in poor condition and has limited passing places. It is currently used by residents, walkers, horse riders and visitors and staff going to the Great Fen Project. The entrance to Chapel Road from Ugg Mere Court Road, is on a very sharp bend where the speed limit is 60 mph.

This development provides for at least 28 parking spaces, indicating that there would be a minimum of 56 extra vehicle movements along Chapel Road every day. This does not include possible deliveries/collections and extra movements caused by the lack of local facilities such as shops and food outlets. Councillors felt that any additional movements created by this development would be unacceptable due to the already dangerous access from Ugg Mere Court Road and the unsuitable nature of Chapel Road itself.

Public transport serving the site is limited to an infrequent bus service which passes the end of Chapel Road which is approximately half a mile from the site. It is most likely therefore that workers or visitors to the site would arrive by car.

Councillors were concerned that there was no information with regard to opening hours present in the application and no indication as to whether commercial vehicles would be operating from the site.

In summary, councillors felt that a development of this size would not be appropriate for this rural site which is situated in open countryside, especially when there are a number of empty offices already available nearby in Ramsey.

Yours sincerely



Mrs Denise Benham

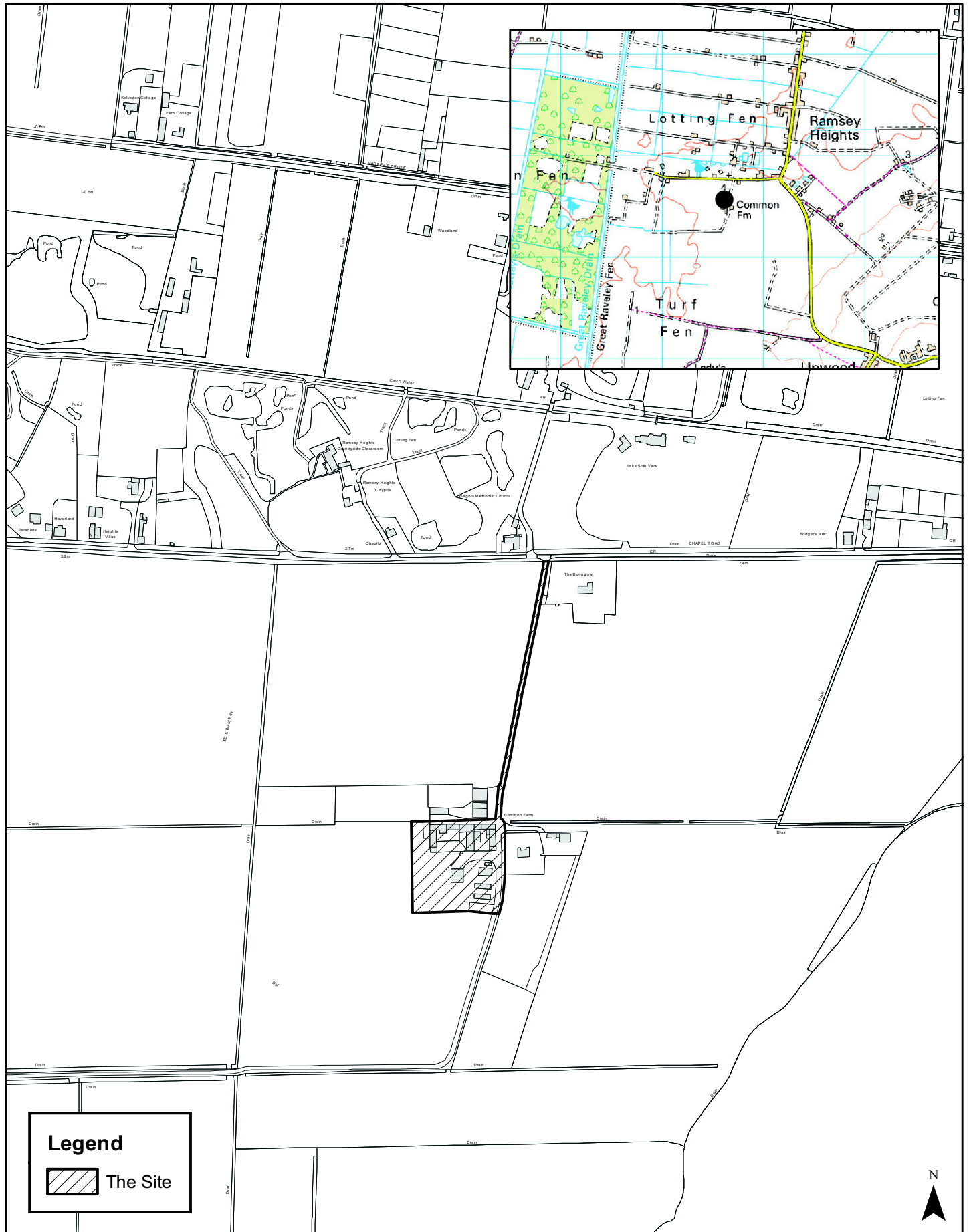


Development Management Panel

Application Ref: 1001782FUL

Location: Upwood and The Raveleys

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Scale: 1:5000



1D01782 FW

location plan.

185000
HCC DOC. CENTRE
10 OCT 2011
RECEIVED

AMENDED

REV B Oct 2011. Layout amended.
REV A May 2011. Minor alterations made.
All work and materials to comply with the relevant Codes of Practice and British Standards
The contractor is responsible for checking all dimensions on site before work commences
Any discrepancies to be reported immediately.

**Michael
Ingham
ASSOCIATES**
Chartered Surveyors
Architectural, Building and Design Consultants

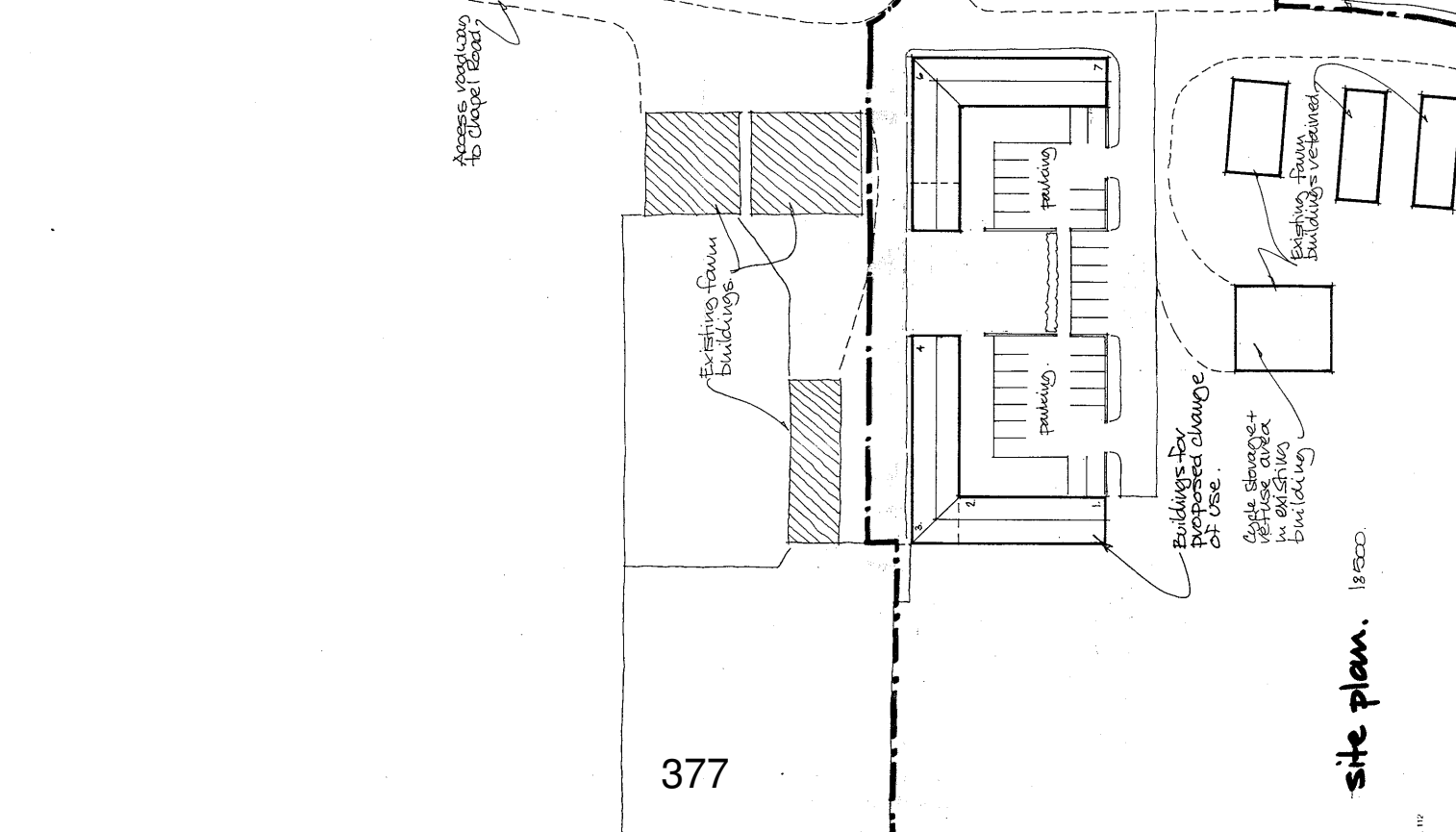
46 Grange Road, Somersham, Cambs. PE28 3JX
Phone: 01487 740805 Fax 01487 840744

This drawing is copyright.

Client **INTERVEG**

Date **Oct. 2010**

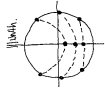
Project **Upwood Common Farm**, Scale 1:500/1:5000
Drawing **Site + location plans**, Drg. No 10-289/9.



377

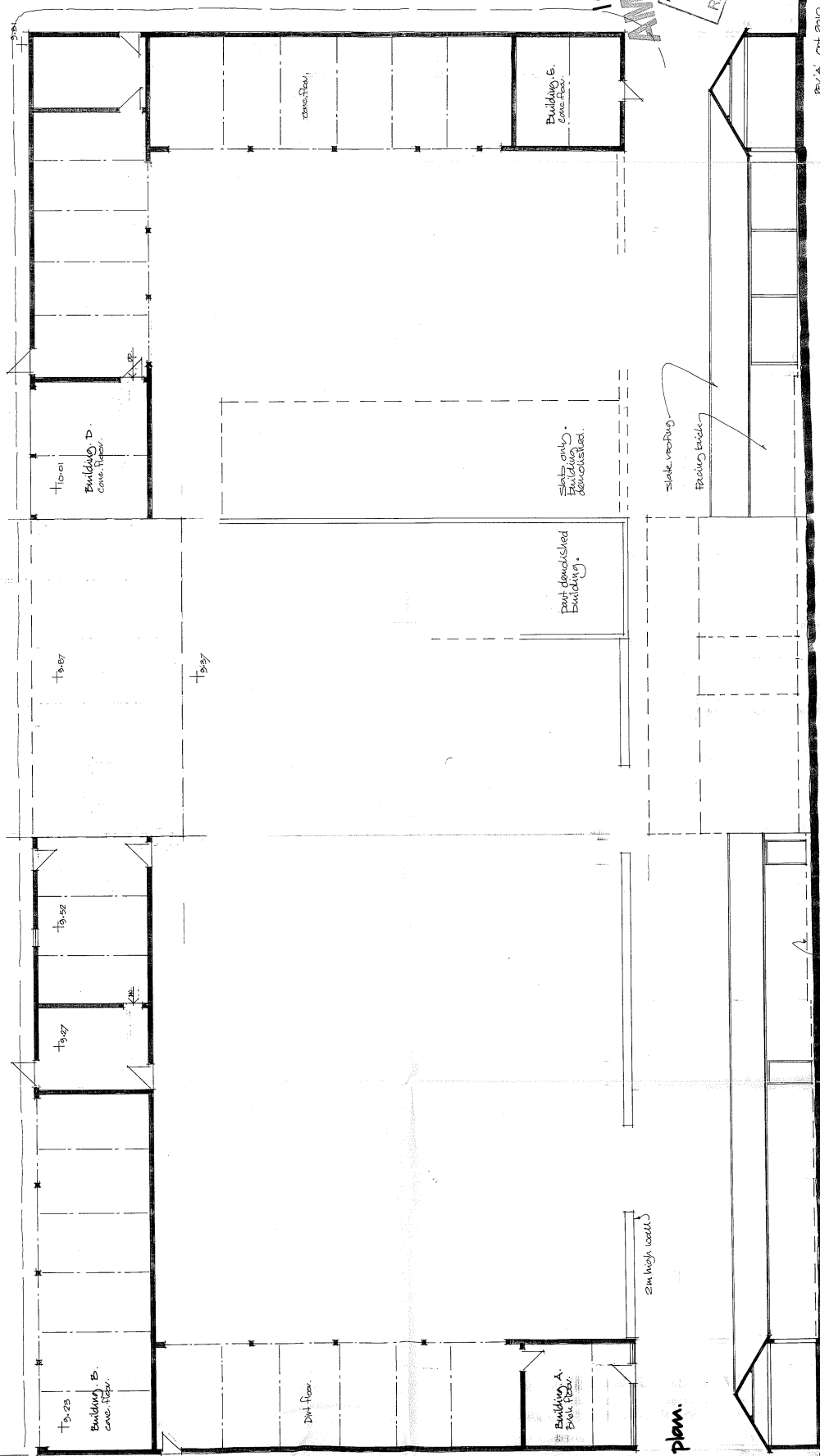
site plan.

185000



Farm building.

Fence.



plan.

south sectional elevation.

- EXISTING BUILDING AREAS**
- Building A. 107 m² - 1142 sq ft
 - Building B. 152 m² - 1645 sq ft
 - Building D. 120 m² - 1296 sq ft
 - Building E. 116 m² - 1250 sq ft
 - Rooms - 533 sq ft

1001782 FM
AMENDED

HBC DOC CENTRE
 10 OCT 2011
 RECEIVED

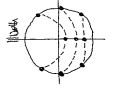
REVISED CELL - DRAWING REVISED TO
 REFLECT EXISTING CONCEPT.

Rev. A. Oct. 2010 Extra Information added.
 All work and materials to comply with the relevant Codes of Practice and British Standards.
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 Any discrepancies to be reported immediately.

Michael Ingham Associates
 Chartered Surveyors
 Architectural, Building and Design Consultants.

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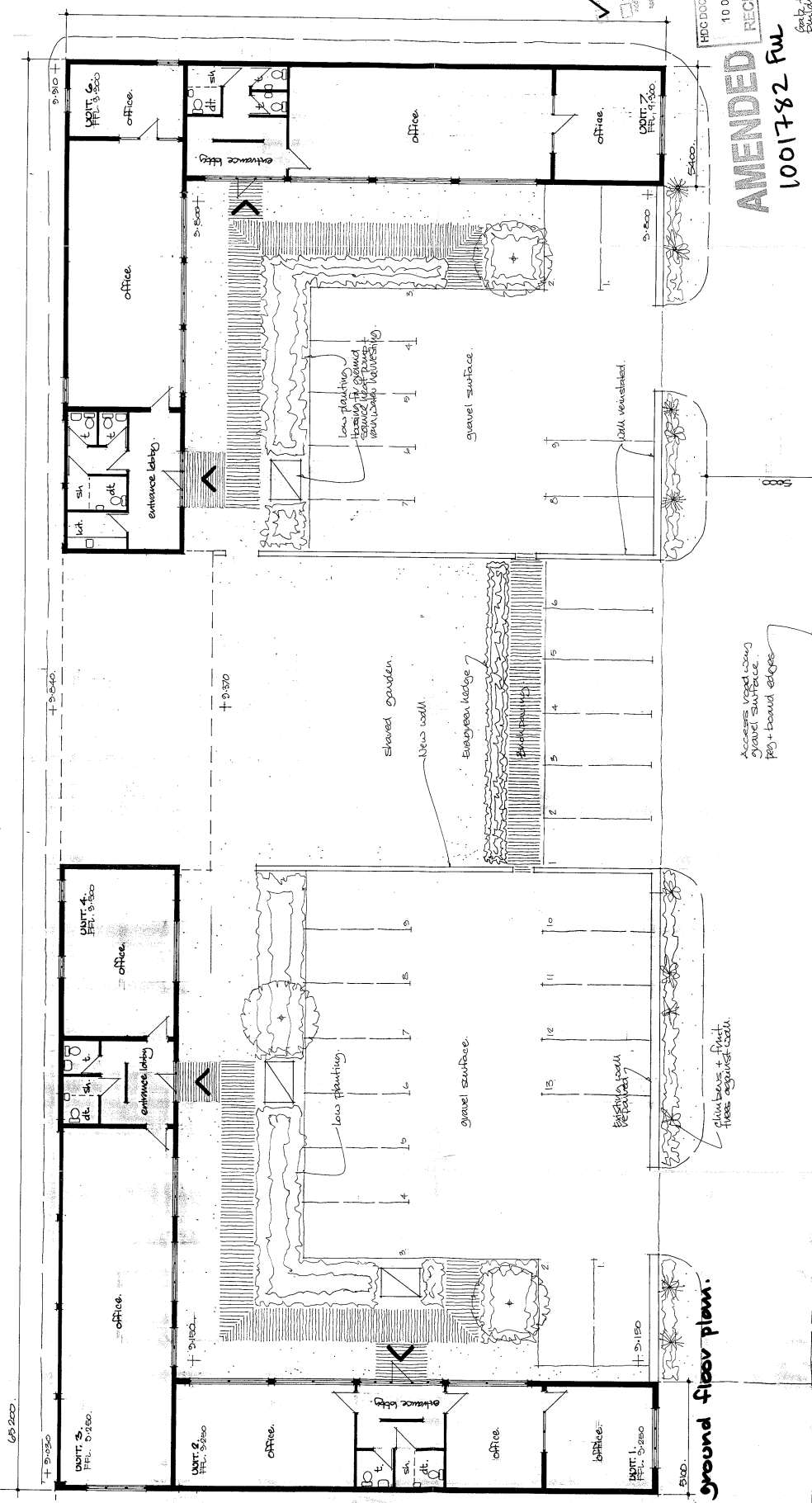
This drawing is copyright.
 Client **INTERVEG** Date **July 2010**
 Project **Upwood Common Farm.** Scale **1:100**
 Drawing **Existing plans.** Drg. No. **10-039/1.**



Farm building.

Existing road(s).

Existing road(s).



ground floor plan.

REC'D: CENTRE
10 OCT 2011
AMENDED
1001782 FW

FLOOR AREAS - NET LETTERABLE.

Unit #	Area (m ²)	Area (ft ²)
Unit 1	56.0 m ²	603 ft ²
Unit 2	51.0 m ²	548 ft ²
Unit 3	51.5 m ²	555 ft ²
Unit 4	48.5 m ²	522 ft ²
Unit 6	122.5 m ²	1319 ft ²
Unit 7	99.0 m ²	1073 ft ²
Total	444.50 m²	4771 ft²

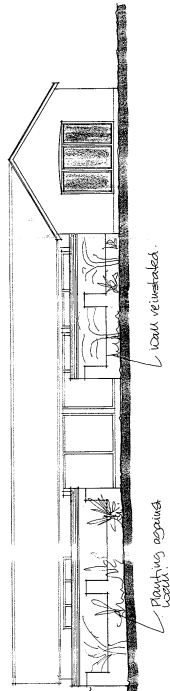
* Areas of units 1, 2, 3, 4, 6 & 7 include 50% of elevated spaces.

SUSTAINABILITY.
ELECTRIC.
Areas of photovoltaic panels to south-facing roof slopes, panels generated to be used in: lighting, heating, cooling, surplus put back in to grid.
All office spaces to have energy monitors.
HEATING.
Low input under floor heating to be used in all areas. This is to be fed from ground source heat pumps. The collector area to be ground loop with the best back filled by rainwater.
A system of rainwater harvesting to be incorporated, supplying water to toilets.
VENTILATION.
All spaces to be naturally ventilated with sun shading on larger window areas.

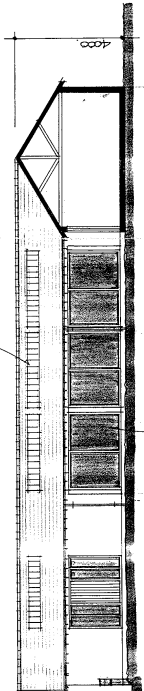
REV 'B' Oct 2011. Layout amended.
REV 'A' Oct 2010. Final details added.
All work and materials to comply with the relevant Codes of Practice and British Standards.
The contractor is responsible for checking all dimensions on site before work commences.
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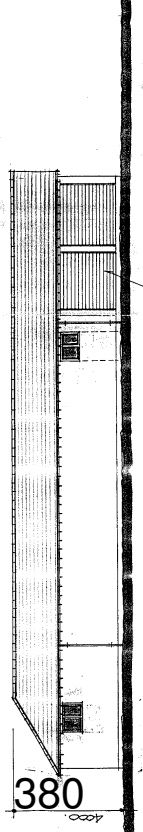
This drawing is copyright.
Client: **INTERVEG.**
Project: **Upwood Common Farm.**
Date: **Aug 2010**
Scale: **1:100**
Drawing No: **10-889/7.**



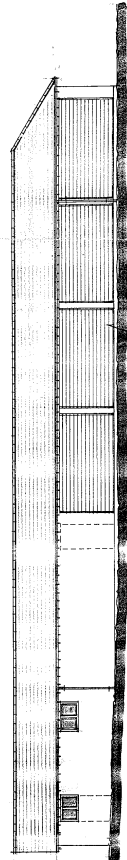
South elevation.



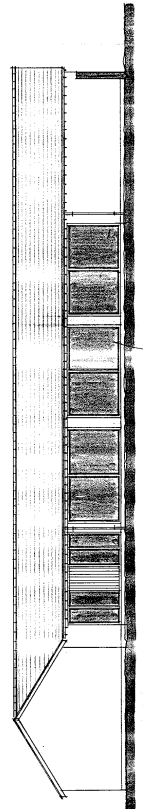
South elevation in courtyard.



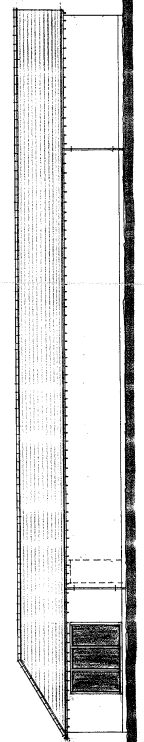
North elevation.



East elevation.



West elevation in courtyard.



East elevation in courtyard.

materials.

- Roofing - Mixture of reclaimed + new natural slates - Black/Black.
- Walls - Making good + repairs in reclaimed bricks to match in bond + mortar. Timber framing to be treated 5/30 Knoton edge stained - Black.
- Windows - Purpose made s/s windows + doors with painted frames - Black. Exposed vertical beam stain - Black.

HDD DOC. CENTRE
17 OCT 2011
RECEIVED

REV 'C' Oct 2011. Minor amendments to elevations.
REV 'B' Oct 2011. Elevations amended.
REV 'A' Oct 2010. Additional information provided.
All work and materials to comply with the relevant Codes of Practice and British Standards.
The contractor is responsible for checking all dimensions on site before work commences.
Any discrepancies to be reported immediately.

AMENDED
1001782 full

Michael Lightman Associates

46 Grange Road, Somersham, Cambs. PE28 3JX
Phone: 01487 740805 Fax 01487 840744
Chartered Surveyors

Architectural, Building and Design Consultants.
Do not scale from this drawing.

Client **INTERVEG.** Date **Aug 2010**
Project **Upwood Common Farm.** Scale **1:100**
Drawing **Elevations S.** Drg. No. **10-089/S.**

33

DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1101461FUL (FULL PLANNING APPLICATION)

Proposal: PROPOSED RESIDENTIAL DEVELOPMENT (2 DWELLINGS)

Location: LAND OPPOSITE 18 BENCROFT LANE

Applicant: G C MOLLOY

Grid Ref: 531183 279935

Date of Registration: 25.08.2011

Parish: WARBOYS

RECOMMENDATION - REFUSE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This site is located at the end of Bencroft Lane, and is an open area of uncultivated land which does not appear to have any particular use at present. It has dimensions of approximately 31m by 33m, giving it an area of about 0.1ha. The land is level and has no features of note within its boundaries. These are defined by a mixture of fences and hedges, notable amongst which are two leylandii hedges along the southern and western boundaries. These have thickened out considerably since the previous application was considered in 2004. The northern boundary contains a number of native trees.
- 1.2 There is residential development along Bencroft Lane and along New Road, but the land to the south is an open field, leading down to Fenton Field Farm. The access to this farm is along the western boundary of the site. Access to the application site is to be taken from the end of Bencroft Lane.
- 1.3 The proposal is to erect two dwellings. These are to follow the line of dwellings established by nos. 7 and 9 Bencroft Lane, and are to be of the same design but one is to be rotated through 90 degrees. The main body of the building will measure 6m by 11.1m and will be two storeys high plus rooms in the roof, having a ridge height of 9m. There will be further section to each building measuring 5.5m by 5.5m and having a ridge height of 7.5m. In this section, the upper floor of accommodation will be set slightly in the roof spaces. The roof space of the main block will provide two bedrooms giving six bedrooms in each property. Facing materials will be brick or render with small plain tiles. A native hedge will replace the trees along the northern boundary of the site.

2. NATIONAL GUIDANCE

- 2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.

- 2.2 **PPS3 – “Housing” (2011)** sets out how the planning system supports the growth of housing completions needed in England.
- 2.3 **PPS7 – Sustainable development in rural areas (2004)**. Sets out the Government’s planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.4 Draft National Planning Policy Framework: Consultation (2011) - sets out the Government’s key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: <http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

- 3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents
 - **SS1**: “Achieving Sustainable Development” – the strategy seeks to bring about sustainable development by applying the guiding principles of the UK Sustainable Development Strategy 2005 and the elements contributing to the creation of sustainable communities described in Sustainable Communities: Homes for All.
 - **ENV7** – Quality in the Built Environment – requires new development to be of a high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- 3.2 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at <http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.
 - None relevant

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **H23** “Outside Settlements” - general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.
- **H31**: “Residential privacy and amenity standards” – indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **H32**: “Sub-division of large curtilages” states that support will be offered only where the resultant dwelling and its curtilage are of a size and form sympathetic to the locality.
- **En17** “Development in the countryside” – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En18**: “Protection of countryside features” – Offers protection for important site features including trees, woodlands, hedges and meadowland.
- **En25**: “General Design Criteria” - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **HL5** – Quality and density of development – sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.

3.5 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1**: “Sustainable development in Huntingdonshire” – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.
- **CS3**: “The Settlement Hierarchy” – states that any areas not specifically identified are classed as part of the countryside, where

development will be strictly limited to that which has essential need to be located in the countryside.

3.6 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **E1:** “Development Context” – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2:** “Built-up Areas” – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy C3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **E5:** “Trees, Woodland and Hedgerows” – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value, including ancient woodland and veteran trees. They should wherever possible be incorporated effectively within the landscape elements of the scheme.
- **E10:** “Parking Provision” – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 ‘Parking Provision’. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.
- **H7:** “Amenity” – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.
- **P7:** “Development in the Countryside” – development in the countryside is restricted to those listed within the given criteria.
 - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
 - c. renewable energy generation schemes;
 - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents.

3.7 The SPD Design Guide is a material consideration.

4. PLANNING HISTORY

4.1 9500007OUT. Erection of a dwelling. Refused 27th April 1995.

- 4.2 9600493OUT. Erection of dwelling. Refused 5th June 1996. Appeal dismissed.
- 4.3 0400541OUT. Erection of two dwellings. Refused 27th April 2004
- 4.4 0401903OUT. Erection of two dwellings. Refused 28th July 2004. The subsequent appeal was dismissed – copy of plans and appeal decision attached to report.

5. CONSULTATIONS

- 5.1 **Warboys Parish Council – Approved** (copy attached).

6. REPRESENTATIONS

- 6.1 Neighbours – 4 letters have been received. The following points have been made:-

1. The circumstances concerning the development of this site have not changed since the last application was refused in 2004, and there is, therefore, no reason to come to a different decision.

2. The loss of the village environmental limit does not add significant support for the application. The site is outside the built up area of the village. The site's close affinity with the open countryside is the same as it was in 2004.

3. The land is not disused garden as claimed.

4. Development of the land could exacerbate drainage problems.

5. Bencroft Lane and its junction with Station Road are unsuitable to take additional traffic. Bencroft Lane is narrow and its condition is not good. There is no footpath, and pedestrians could be put in danger by the extra traffic.

6. There is no justification for the felling of the trees along the northern boundary. The development will result in the loss of a wildlife habitat.

7. The proposed development is cramped and does not reflect the loose-knit character of the existing development along Bencroft Lane.

8. The height of the buildings is excessive and out of keeping with the existing development.

9. The proposed tree planting could reduce the amount of sunlight to an adjoining greenhouse.

7. SUMMARY OF ISSUES

- 7.1 The issues in this case relate to the principle of the development and the impact of the development on the character of the area; the scale, form and layout of the proposed buildings; the effect on neighbours; and highway issues.

The principle of the development and the impact of the development on the character of the area

- 7.2 The relationship of this site to the built up area of the village, and the adjoining countryside, was discussed in detail at the informal appeal hearing in respect of application 0401903OUT. In his decision letter, dated 13th October 2005, the Inspector noted that both main parties (the LPA and the appellant) agreed that the site was outside the village environmental limit, beyond the built up area of Warboys where new housing development is restricted. It was also accepted that the proposal would not fall into any of the rural exceptions listed in Structure and Local Plan policies. The Inspector commented that "Whilst the site may be a separate planning unit from the nearby farm and have high hedges, these factors do not affect its inherent openness and close physical relationship to the countryside to the south. The fact that the site itself, or a building on it, might be well hidden does not make the proposal acceptable - development in similar circumstances could all too easily be repeated elsewhere eroding the countryside by the extension outwards of settlements". This slow erosion could take place in this part of Warboys as there is a substantial tract of undeveloped land to the south of the site which could accommodate an additional number of properties. In the Inspector's view, the site is more clearly associated with the open countryside than the built up area.
- 7.3 The Inspector concluded that the site would not be an infill or a rounding off of the village but rather it is part of a green finger which projects into the village and is separated from the built up area, along the western and northern boundaries, by a gravelled track and by fences, trees and hedges. There is a large garden to the east and open land to the south. He commented that "the site is correctly located in the countryside outside the built up area or framework of Warboys. Development here would harm the rural setting of the village and the surrounding countryside."
- 7.4 Since the appeal decision in 2005, the Core Strategy has been adopted, and village environmental limits have been superseded by "built up area". Built up area is referred to in paragraph 5.15 of the Core Strategy and policy E2 of the DMDPD.
- 7.5 The built-up area is defined in paragraph 5.15 as the existing built form excluding:
- * buildings that are clearly detached from the main body of the settlement;
 - * gardens and other undeveloped land within the curtilage of buildings at the edge of the settlement, where these relate more to the surrounding countryside than they do to the built-up parts of the village; and
 - * agricultural buildings where they are on the edge of the settlement.
- 7.6 Policy E2 states that the built-up area is defined as the built form of a settlement and excludes:
- a. Individual buildings and groups of buildings which are detached from the built up area of the settlement

- b. Gardens, paddocks and other undeveloped land in the curtilages of buildings on the edges of settlement where the land relates more to the surrounding countryside than to the built up area of the settlement.
- c. Agricultural buildings and associated land on the edge of the settlement
- d. Outdoor sports and recreational facilities and other formal open spaces on the edge of the settlement.

7.7 It is considered that the circumstances appertaining to the development of this site have not fundamentally changed since the appeal decision in 2005. The physical characteristics of the site are much as they were 6 years ago, with the exception that the hedges along its southern and western boundaries have matured, although they have been trimmed to maintain a height of approximately 3m. It should be noted that these hedges were present in 2005 when the Inspector carried out his site visit and came to his decision. The fact that they are now denser does not materially affect the status of the land, or imply that it should now be included within the built up area of Warboys. The Inspector specifically referred to it as being a “green finger” of open countryside projecting into the built up area of the village. The intervening years have not changed the contribution it makes to the character of this part of the village. There is nothing in the definition of built up area as contained in paragraph 5.15 or policy E2 to support the applicant’s claim that it should now be included within the built up area.

7.8 Given the following:-

- 1) That the nature of the site and the surrounding development has not changed fundamentally since the appeal decision,
- 2) The appeal Inspector’s comments relating the positive relationship the site has to the open countryside, rather than to the built up area of the village, and
- 3) The lack of support for the inclusion of the site in the built up area as defined in paragraph 5.15 and policy E2 and its related criteria,

7.9 It is considered that there are no overriding reasons to defer from the constant approach the Authority has taken with respect to the development of this site. The proposal cannot be supported and is contrary to the policies H23, En17 CS3, E2 and P7.

Scale, form and layout of the proposed buildings

7.10 Unlike the previous applications for the development of this site, this application is in full, and includes details of the proposed dwellings.

7.11 There is a wide variety of house types in the immediate area and no one style predominates. More recent development along Bencroft Lane includes two very substantial dwellings immediately to the north of the application site, and two more modest properties on the western side of the road.

7.12 There are no objections to the basic layout of the two dwellings, although the southern unit is close to the boundary hedge, and there will be principal room windows in this dwelling facing this hedge. Due to the proximity of the hedge, there will be potential overshadowing of

these windows and this might lead to the hedge being removed or significantly reduced in height. This would expose the site from the south and would present a “hard” edge to the development. It would be preferable to move the building further from this boundary, and to amend the design so that the building had a variable roofline, giving a tumbling effect with the lower elements closer to the edge of the site.

- 7.13 The design of the proposed dwellings is unduly high with a ridge height of 9m. The Design Guide refers to a ridge height of 8m as being typical of local building forms, although it should be noted that the dwellings at nos. 7 and 9 Bencroft Lane are substantial properties and are of a similar height. The blank gable on plot 1 facing the entrance to the site is too stark and needs a feature to give it relief and interest. A first floor window would be such a feature.
- 7.14 Overall, it is considered that the proposal does not fully comply with the requirements of policies E1 and En25, and that a refusal on these grounds could be justified.

Impact on the immediate neighbours

- 7.15 The erection of two dwellings on this site should not have significant impacts on the amenities of the immediate neighbours. The buildings are sufficient far from the adjacent properties for there to be no substantial effect on amenity due to loss of light, loss of privacy and overbearing impact. Extra activity generated by a residential use of the site will result in some increase in noise, disturbance and traffic generation, but it is considered that this will not exceed acceptable levels and will not pose undue problems for the neighbours.
- 7.16 The development complies with policies H31 and H7.

Highway issues

- 7.17 The generation of additional traffic from the site will not be large in numerical terms and this increase should not impose an undue strain on the present road network or the capacity of the Bencroft Lane/Fenton Road junction. Highway issues were not raised in respect of the previous appeal and, whilst traffic levels will have increased over the intervening years, there is no evidence to suggest that problems will now arise. Parking provision for each property complies with policy E10.

Other issues

- 7.18 Trees – The tree survey submitted with the application is inadequate and lacks adequate description of the condition of the trees and there is no accompanying Tree Protection Plan. The report does not allow a reasonable review of the trees with regard to their retention and protection.
- 7.19 The Council’s Landscape Officer notes from the site that there is an oak tree to the south of the site entrance which could be damaged by construction traffic. There is a line of Ash trees along the northern boundary of the site, a mixed field hedge along the eastern edge and a substantial Leylandii hedge along the southern and western boundaries.

- 7.20 The current submitted layout shows one house 3.2 metres from the northern boundary. The Ash trees here are variable, but their merit has not been properly assessed. Some form of appropriate landscape treatment would be required and in this location a native mixed hedge with standards would be advised. An Arboricultural Survey should be carried out which includes the Oak tree outside the site and the trees within the site in accordance with the British Standards and guidelines.
- 7.21 It is considered that there is insufficient Arboricultural information to allow the application to be properly considered in this regard.
- 7.22 Response to representations:
The comments raised within the submitted representations have been addressed within the report.

Conclusions

- 7.23 The proposal constitutes development outside the built up area of the village, of unacceptable design and the application contains inadequate Arboricultural information to fully assess the impact of the development. It is therefore contrary to the settlement policies in the development Plan and in emerging planning guidance.

In conclusion:

- 7.24
- The principle of residential development in this location without demonstrated need is not supported
 - The proposal does not pay full regard to the character of the site and the surrounding area and it will, therefore, have an adverse impact on the appearance and visual amenities of the locality.
 - There is no overriding impact on the amenities of the immediate neighbours.
 - There are no highway issues.
 - There is insufficient Arboricultural information to allow full consideration of the impacts of the development.

8. RECOMMENDATION – REFUSE for the following reasons;

- 8.1 The proposed dwellings, by virtue of the site being outside of the built up area of Warboys and with no rural justification would intensify the built environment of this part of the village and would have an adverse impact on its rural appearance and character. The proposal is therefore contrary to the provisions of PPS1, PPS3 and PPS7, policies H23 and En17 of the Huntingdonshire Local Plan 1995, policy CS3 of the Adopted Core Strategy 2009 and policies E2 and P7 of the Development Management DPD Proposed Submission 2010.
- 8.2 The proposed dwellings, by virtue of their height, the blank front gable of plot 1 and the siting of Plot 2 close to the southern boundary would represent poor design that would have an adverse impact on visual amenity. The proposal is therefore contrary to the provisions of PPS1, policy En25 of the Huntingdonshire Local Plan 1995 and policy E1 of the Development Management DPD Proposed Submission 2010.

- 8.3 The application has not adequately demonstrated that there will not be an unacceptable loss of trees and detrimental impact on the character and appearance of the area and is therefore contrary to PPS9, Policy ENV7 of the East of England Plan 2008, Policy En18 of the Huntingdonshire Local Plan 1995 and Policy E5 of the Development Management DPD Proposed Submission 2010.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

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mail@huntsdc.gov.uk



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Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

*DMH
20/9/11*

Application Number: 1101461FUL Case Officer David Hincks
Proposal: Proposed residential development (2 dwellings)
Location: Land Opposite 18Bencroft LaneWarboys
Observations of Warboys Town/Parish Council.
Please box as appropriate

Recommend **approval** because(please give relevant planning reasons in space below)

The Parish Council is satisfied that the site falls within the built up area of Warboys in accordance with the Core Strategy..

Recommend **refusal** because...(please give relevant planning reasons in space below)

No observations either in favour or against the proposal

[Signature].....Clerk to Warboys Town/Parish Council.

Date : *14/9/11*

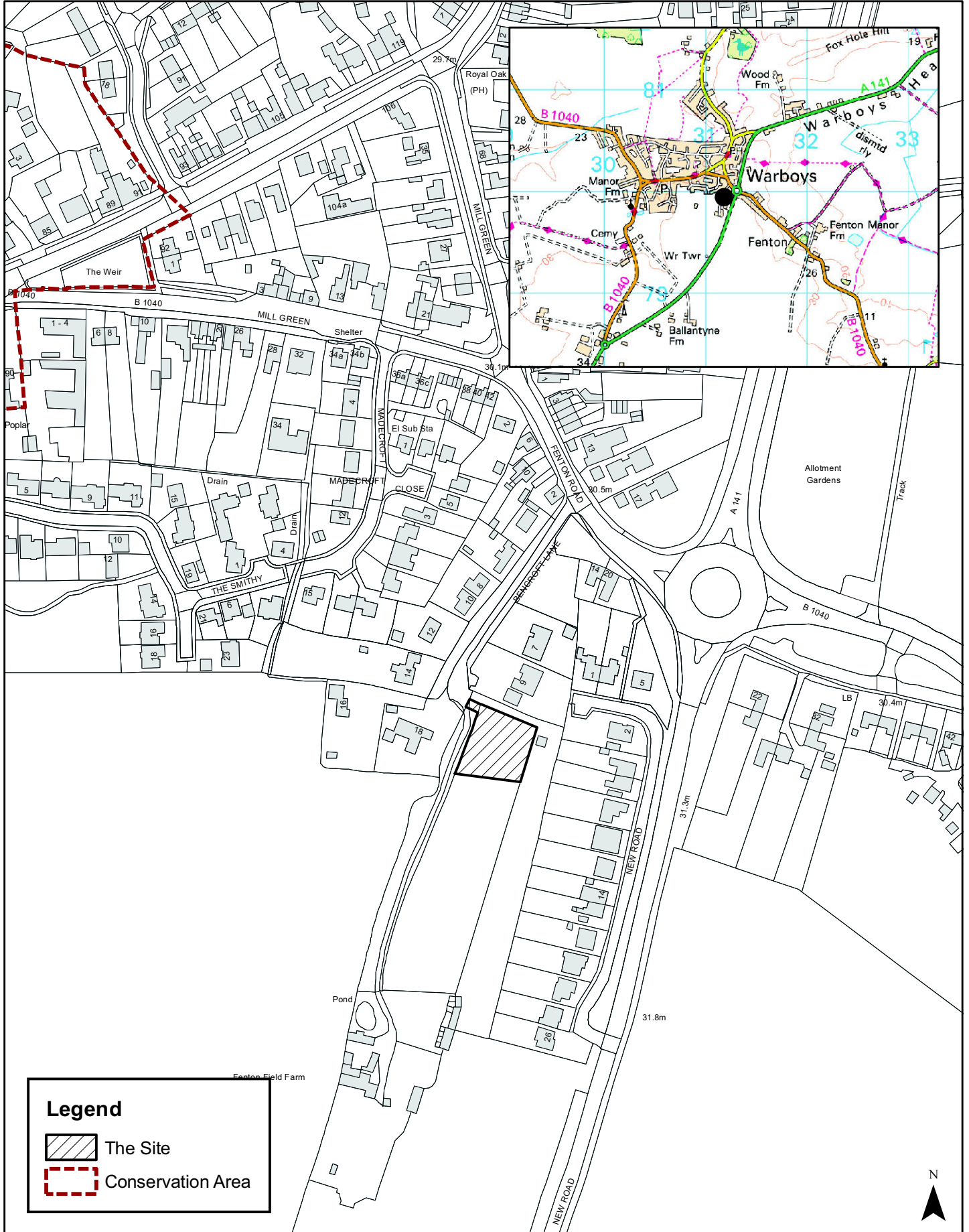
Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Development Management Panel

Application Ref: 1101461FUL

Location: Warboys

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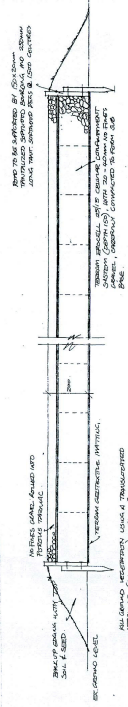
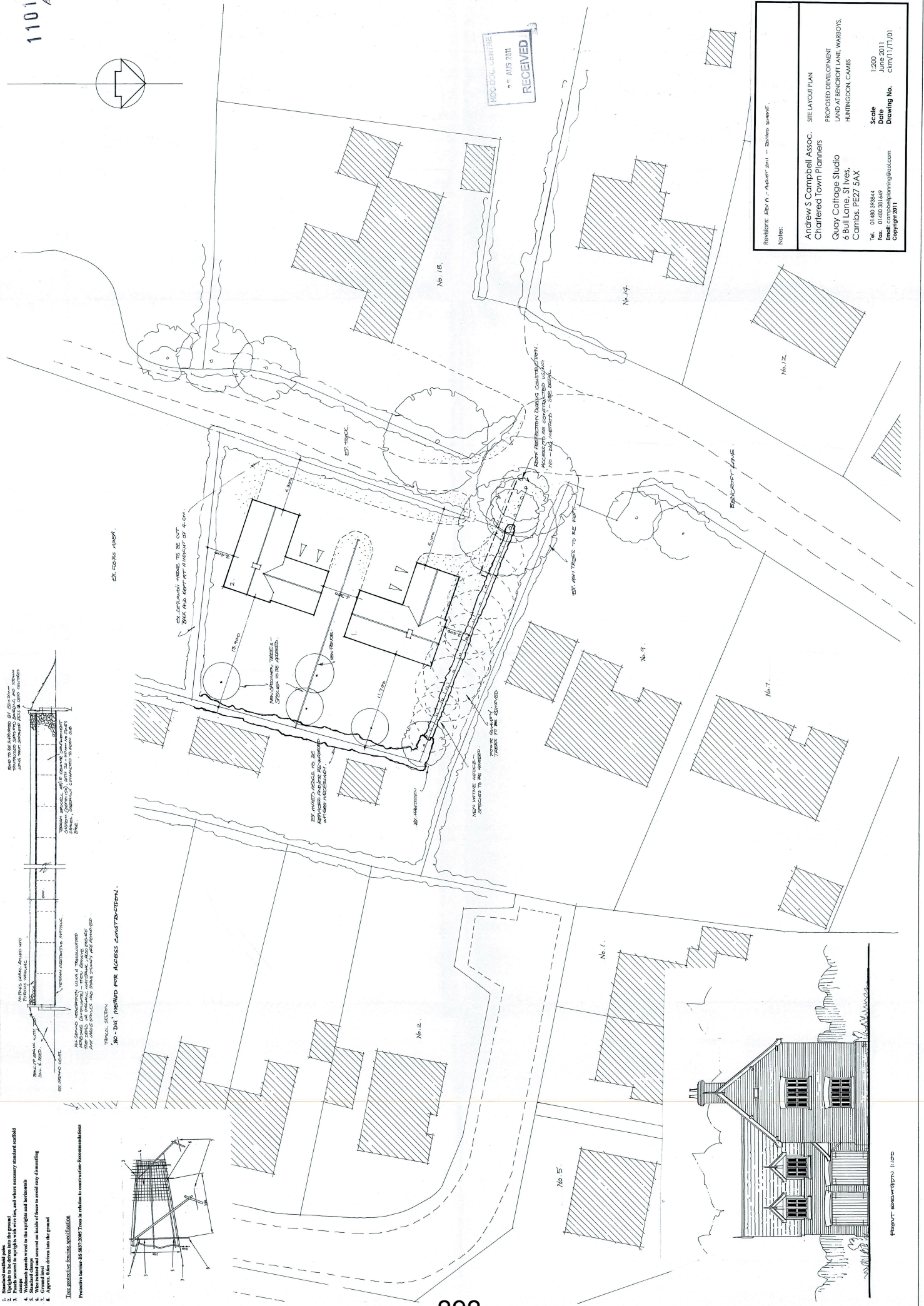




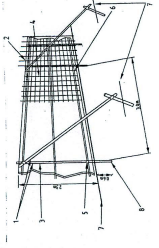
Revisions: RB/P - August 2011 - Revised Scheme.
 Notes:

Andrew S Campbell Assoc.
 Chartered Town Planners
 Quay Cottage Studio
 6 Bull Lane, St Ives,
 Cambs, PE27 5AX

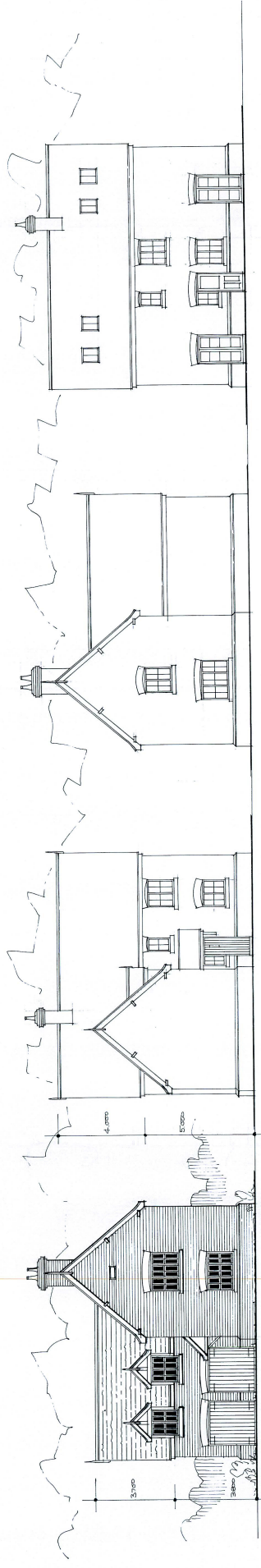
Scale 1:200
 Date June 2011
 File 01480384
 Tel 01480 381649
 Email acampbell@asoc.com
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1. Standard scaffold poles.
2. Uprights to be driven into the ground.
3. Diagonal bracing to be installed.
4. All work to be done in accordance with the relevant standards.
5. Standard clamp to be used to secure the bracing.
6. All work to be done in accordance with the relevant standards.
7. Ground level to be indicated.
8. Approx. 5mm drive into the ground.



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25 AUG 2011
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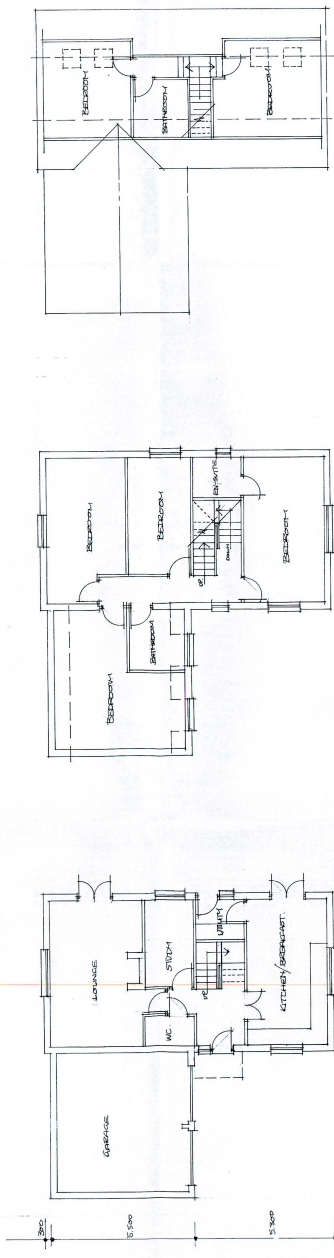


SOUTH ELEVATION 11.00

REAR ELEVATION 11.00

SIDE ELEVATION 11.00

FRONT ELEVATION 11.00 - PART 2.
(CONTINUED FROM PART 1, WITH PERMISSIBLE - SEE BELOW)



SECOND FLOOR PLAN 11.00

FIRST FLOOR PLAN 11.00

GROUND FLOOR PLAN 11.00



PLOT 2.

PLOT 1.

Revisions:	PROPOSED ELEVATIONS & FLOOR PLANS
Notes:	ANDREW S CAMPBELL ASSOC. CHARTERED TOWN PLANNERS PROPOSED DEVELOPMENT LAND AT BIRCKOFF LANE, WARBOYS, HUNTINGDON, CAMBS
	Scale 1:100
	Date August 2011
	Drawing No. ckm/11/17/02
	Tel. 01480 395844
	Fax. 01480 381649
	Email: campbellplanning@aol.com
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GREEN PAPERS FOLLOW



Appeal Decision

Hearing held and site visit made on 5 October 2005

by David Vickery DipT&CP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
409 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

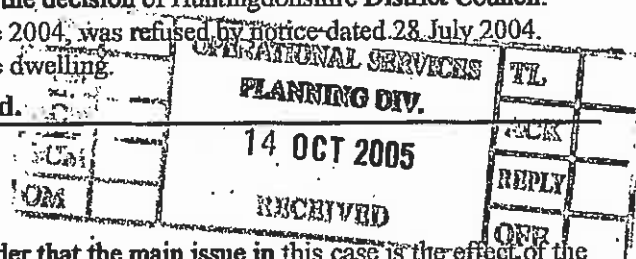
13 OCT 2005

Appeal Ref: APP/H0520/A/04/1164045

Land at Bencroft Lane, Warboys, Huntingdon, Cambridgeshire PE28 2SE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission (all matters reserved).
- The appeal is made by Mrs Lorna Smith against the decision of Huntingdonshire District Council.
- The application Ref. 0401903OUT, dated 4 June 2004, was refused by notice dated 28 July 2004.
- The development proposed is the erection of one dwelling.

Summary of Decision: The appeal is dismissed.



Main Issue

1. From what I have read, seen and heard, I consider that the main issue in this case is the effect of the proposal on the character and appearance of the surrounding area.

Planning Policy

2. The development plan includes the Cambridgeshire and Peterborough Structure Plan 2003 and the Huntingdonshire Local Plan (adopted in 1995) together with its Alteration of 2002. Structure Plan Policy P1/2 says that development will be restricted in the countryside to that essential for a particular rural location. Paragraph 5.26 in the Structure Plan explains that, except in specified circumstances, housing in the countryside beyond the built-up areas defined in the Local Plan is not considered appropriate.
3. Policy En17 in the Local Plan defines the Village Environmental Limit (the VEL), which is shown on Inset Map No. 69, where development outside the VEL is generally restricted to specified essential rural uses. This restriction is repeated specifically for housing development in Policy H23.
4. The Council published in July 2005 its consultation version of its Core Strategy as a Development Plan Document, which included an indicative settlement boundary for Warboys showing the appeal site as being outside it in the countryside. But this is at an early stage and the appellant said that objections had been lodged to it. I shall therefore give it little weight.
5. I have also taken into account relevant advice in Planning Policy Statement 1: *Delivering Sustainable Development*, Planning Policy Guidance Note 3: *Housing* (PPG3) and Planning Policy Statement 7: *Sustainable Development in Rural Areas* (PPS7). In particular, paragraph 9 of PPS7 says that new house building in the countryside away from established settlements should be strictly controlled.

Reasons

6. I agree with both main parties who said that the protected trees on the northern boundary would not be adversely affected by the proposal. Both main parties agreed that the site lies outside the VEL, beyond the defined built-up area of Warboys where new housing development is restricted. The proposal would not fall within any of the rural exceptions listed in the Structure or Local Plans. An appeal decision in 1997 on this site (Ref. T/APP/H0520/A/96/273603/P9) had dismissed a similar

outline proposal for one dwelling, essentially on this basis. However, the appellant set out a number of other material considerations and changed circumstances which it was said might justify a decision other than in accordance with the policies I have mentioned and the 1997 decision.

7. I agree with my colleague in the 1997 appeal that the development of the site to the north (also outside the VEL) differs significantly from this proposal. The site was, I understand, a former coal yard and therefore fell within the definition of previously-developed land, unlike the appeal site. But, more importantly, it forms almost the entire length of the eastern boundary of Bencroft Lane and is closely related to the built-up area of the village. By contrast, the appeal site has a minimal frontage to the south-eastern end of Bencroft Lane, consisting only of the access which it shares with Fenton Field Farm. I saw that shrubs and overhanging trees on both sides of the access further visually obscure the site's tenuous relationship with Bencroft Lane. So I do not accept that the development of the northern coal yard site constitutes a precedent which I should follow in this case.
8. Whilst the site may be a separate planning unit from the nearby Farm and have high hedges, these factors do not affect its inherent openness and close physical relationship to the countryside to the south. The fact that the site itself, or a building on it, might be well hidden does not make the proposal acceptable - development in similar circumstances could all too easily be repeated elsewhere, gradually eroding the countryside by the extension outwards of settlements. To the east, before the New Road dwellings, is a flower nursery on mainly open land. Overall, the site is more clearly associated with the countryside than with the built-up area.
9. The proposal would not be an infill or rounding off of the settlement. Rather, I agree with my colleague that the site forms part of a short "green finger" into the built-up area, and is separated from it to the north and west by gravelled tracks and unmistakable boundaries of shrubs, trees, fences and walls, which are together both logical and defensible. The Development Plan policies on infilling are either applicable only to sites within the VEL (e.g. Policies HL8, HL9 and STR2), or are applicable only to small groups of houses in the open countryside (Policy H21), which the appellant's agent accepted this was not. Permitting infilling and extensions to housing groups in the countryside is no longer part of Government policy as such advice has been removed in the new PPS7. Nothing in PPG3 contradicts this assessment.
10. There was no planning, legal or documentary evidence of the use of this site as a domestic garden. I saw that it was overgrown, consisting mainly of rough grass with a large area of brambles to the east. I do not consider this to be clear evidence of a domestic garden use - it indicates merely that the land is presently unused.
11. There were no highway objections to this proposal, and I note that this also applied to the 1997 appeal proposal. This does not, therefore, represent a changed circumstance. I accept that the VEL boundary was set some years ago and that it is now out of date so far as development on the northern coal yard is concerned. However, I consider that the appeal site is correctly located in the countryside, outside the built-up area or "framework" of Warboys. Development here would harm the rural setting of the village and the surrounding countryside.
12. I conclude that the proposal would seriously harm the character and appearance of the surrounding rural area. It would be contrary to Policy P1/2 in the Structure Plan and to Policies En17 and H23 in the Local Plan, as well as to Government advice in PPS7.

Conclusion

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

14. I dismiss the appeal.



INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr A Campbell BA MPhil FRTPi

Andrew S Campbell Associates, 48 St Ives Road, Hemingford Grey, Huntingdon, Cambridgeshire PE28 9DX.
Husband of the appellant.

Mr R Smith

FOR THE LOCAL PLANNING AUTHORITY:

Mr D Hincks

Development Control Officer with the Council.

DOCUMENTS

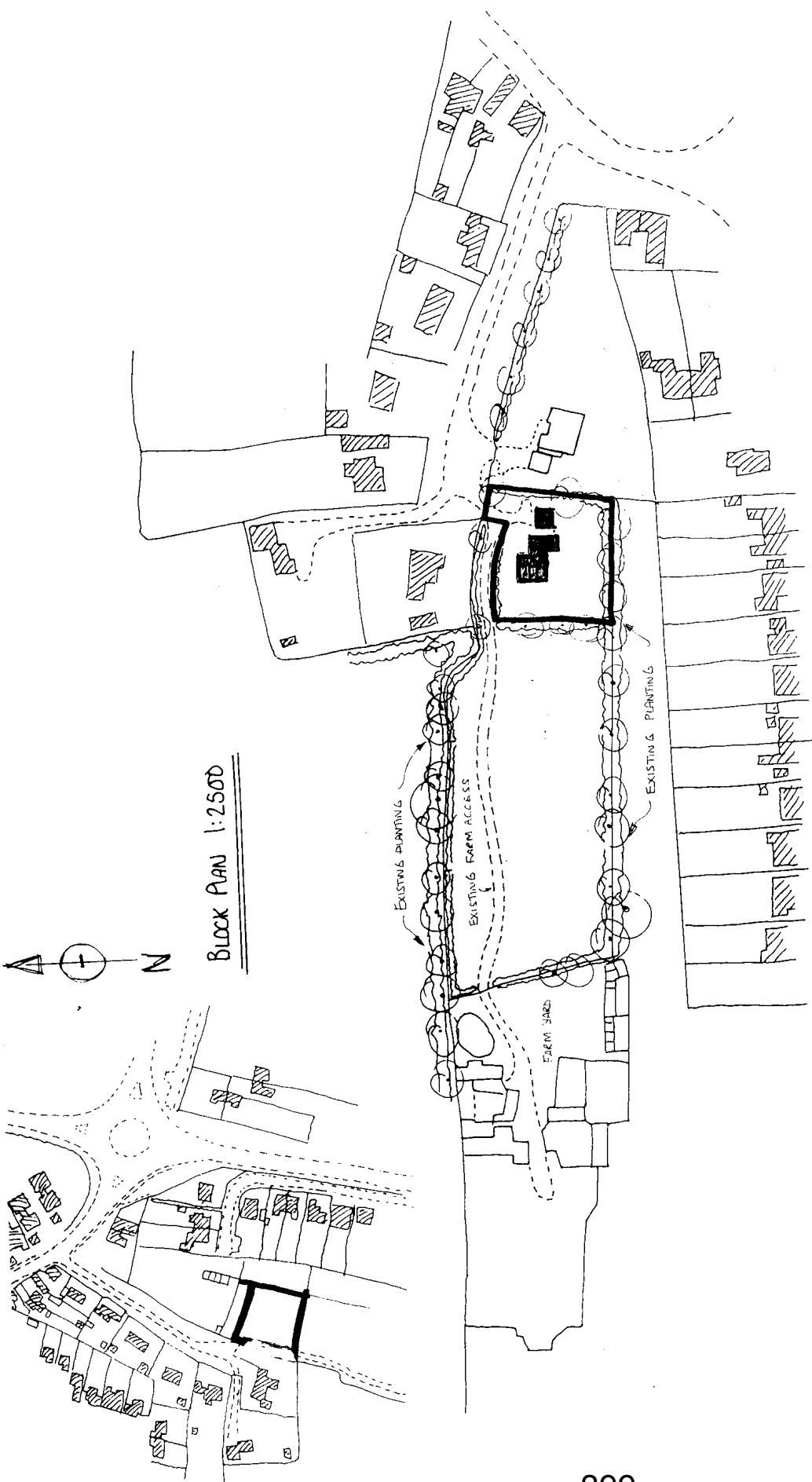
- Document 1 List of persons present at the Hearing.
- Document 2 The Council's letter of notification of the appeal and list of those notified.
- Document 3 Bundle of 3 letters received as a result of the Council's notification.
- Document 4 Appendices 1 to 3 to Mr Campbell's Statement of Case.
- Document 5 Letter dated 23 April 2004 from the Council, submitted by Mr Campbell.
- Document 6 Appendices 1 to 4 to Mr Hincks' Statement of Case.
- Document 7 The 1997 appeal decision, submitted by Mr Hincks.

PLANS

- Plan A The application plan.
- Plan B Inset Map No. 69 from the Local Plan, submitted by Mr Hincks.
- Plan C Warboys Indicative Settlement Boundary, submitted by Mr Hincks.

PHOTOGRAPHS

- Photo 1 Aerial photograph, submitted by Mr Hincks.



BLOCK PLAN 1:2500

ILLUSTRATIVE LAYOUT PLAN 1:1250

PROPOSED RESIDENTIAL DEVELOPMENT
 (1 DWELLING) LAND AT BENCROFT LANE, WARBOYS,
 HUNTINGDON, CAMBS

ON BEHALF OF MRS L SMITH
 SITE LOCATION PLAN SCALE 1:2500
 SITE LAYOUT PLAN SCALE 1:1250
 ASCA/04/07

ANDREW S CAMPBELL ASSOCIATES
 48 ST IVES ROAD, HEMINGFORD GREY, ST IVES,
 HUNTINGDON, CAMBRIDGESHIRE PE28 9DX
 01480 466575 FAX 01480 493477
 MAY 2004

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DEVELOPMENT MANAGEMENT PANEL

21 NOVEMBER 2011

Case No: 1101563FUL (FULL PLANNING APPLICATION)

Proposal: RE-BUILD OF MAIN AND ANNEXE SECTIONS OF BARN

Location: PALMERS BARN TWO POLE DROVE FARCET

Applicant: MR R D'AMORE

Grid Ref: 521903 294362

Date of Registration: 28.09.2011

Parish: FARCET

RECOMMENDATION - REFUSE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to a brick building that is in the process of being constructed without planning permission, within a 0.18 hectare (0.44 acre) parcel of land that is located midway along Two Pole Drove in the countryside to the east of Farcet village. Two Pole Drove is a narrow unmetalled access track that extends between Kings Delph Drove and Goslings Drove. The applicant states that the site is a small holding for the keeping of Poultry.
- 1.2 In 2009, the site was known from photographs taken by Officers to be occupied by a brick building that was of substantial construction but in need of repair. Planning permission was granted in July 2010 for the replacement of the open sided brick wing of the building that had partially collapsed. There is no evidence to suggest that this permission was implemented and the existing building was reportedly demolished in January 2011 and construction commenced on a new building without planning permission. The building has, so far, been constructed from insulated brick cavity walls on a concrete floor slab, reportedly in accordance with advice given by a structural engineer.
- 1.3 The proposal is described as seeking permission to continue building operations to rebuild the barn to replicate its scale and form prior to demolition. The applicant states that the building would be used to accommodate approx. 49 chickens and their feed. Whilst the application indicates that the new building would replicate the demolished building, it is clear from inspecting the site that the building operations that have been carried out so far, do not reflect the submitted drawings insofar as window and door openings are different. The applicant is aware of this and has advised in a letter that the building will be modified to comply with the submitted drawings should planning permission be granted. The application should therefore be determined based on the submitted drawings.

- 1.4 The applicant has been asked to halt the development until this application has been determined.

2. NATIONAL GUIDANCE

- 2.1 **PPS1: “Delivering Sustainable Development” (2005)** contains advice on the operation of the plan-led system.
- 2.2 **PPS7: “Sustainable Development in Rural Areas” (2004)** sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
- 2.3 Draft National Planning Policy Framework: Consultation (2011) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. The intention is that these policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.
- 2.4 Relevant to this application is the intention of the Draft National Planning Policy Framework to support the rural economy and promote the development and diversification of agricultural businesses.

For full details visit the government website
<http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

- 3.1 Further information on the role of planning policies in deciding planning applications can also be found at the following website:
<http://www.communities.gov.uk> then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live
- 3.2 **East of England Plan - Revision to the Regional Spatial Strategy (May 2008)**
Policies viewable at <http://www.go-east.gov.uk> then follow links to Planning, Regional Planning then Related Documents
- **ENV7: “Quality in the Built Environment”** - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
- 3.3 **Cambridgeshire and Peterborough Structure Plan (2003)**
Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at
<http://www.cambridgeshire.gov.uk> follow the links to environment, planning, planning policy and Structure Plan 2003.

- **None relevant**

3.4 **Huntingdonshire Local Plan (1995)**

Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En17 “Development in the countryside”** – development in the countryside will be restricted to that which is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En25: “General Design Criteria”** - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

3.5 **Huntingdonshire Local Plan Alterations (2002)**

Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **None relevant**

3.6 Policies from the Adopted **Huntingdonshire Local Development Framework Core Strategy 2009** are relevant and viewable at <http://www.huntsdc.gov.uk> click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1: “Sustainable development in Huntingdonshire”** – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3: “The Settlement Hierarchy”** – states that any areas not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.7 Policies from the **Development Management DPD: Proposed Submission 2010** are relevant.

- **E1: “Development Context”** – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.
- **E2: “Built-up Areas”** – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy CS3, in order to protect the surrounding countryside and to promote wider sustainability objectives.
- **H7: “Amenity”** – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

- **P7: “Development in the Countryside”** – development in the countryside is restricted to those listed within the given criteria.
 - a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
 - b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
 - c. renewable energy generation schemes;
 - d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
 - e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
 - f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
 - g. sites allocated for particular purposes in other Development Plan Documents.

4. PLANNING HISTORY

- 4.1 1000616FUL – re-building of open sided barn, permitted July 2010.

5. CONSULTATIONS

- 5.1 Farcet Parish Council – recommend approval (copy attached)

6. REPRESENTATIONS

- 6.1 None received

7. SUMMARY OF ISSUES

- 7.1 The main issues to consider are whether the principle of erecting this new building is acceptable, its impact on the character and appearance of the countryside, highway safety and impact on neighbour amenities.

7.2 Principle:

- 7.3 The site is located in the countryside where new development is restricted to the specific rural purposes listed under policy P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010, which includes essential operational development for agriculture under criterion ‘a’. In this case, the applicant has stated that the proposed new building would be used for agricultural purposes, namely for the keeping of Chickens and the storage of their feed within what is a relatively small, 0.17 hectare (0.44 acre) site.

- 7.4 The keeping of Chickens is an agricultural purpose and therefore a new building of some sort could, in principle, be demonstrably essential operational development for agriculture within the unit. However, Officers have not been convinced by the applicant that a building either of the scale, form and design shown on the submitted drawings, or of the scale, form and design that has been constructed so far on site, is essential operational development for the agricultural purpose of keeping Chickens and storing Chicken feed within this relatively small site. In fact, it is not obvious how the proposed building shown on the drawings or that which has been part constructed would lend itself to the stated agricultural purpose. It has been built from insulated cavity walls on a relatively high concrete floor slab, with a number of window openings and a relatively small number of mostly narrow, domestic sized door openings that would appear to make access for livestock and machinery considerably more difficult than utilitarian steel framed or timber agricultural building. If anything, the part constructed building is more akin in terms of design to a domestic dwelling than to an agricultural building.
- 7.5 The conclusion reached on the issue of the principle of the proposal is that the proposed building has not been demonstrated as essential operational development for agriculture within the unit and as such it is unacceptable in principle and contrary to rural restraint policies.
- 7.6 Whilst a new building of an appropriate scale and design might be considered as essential operational development for agricultural purposes that reflect the scale of the site and the agricultural operations undertaken - and planning policy supports genuine agricultural enterprises – the building as proposed is not acceptable in principle within this countryside location.
- 7.7 While the applicant claims that he is simply replacing a building that previously stood on the site, the demolition of the existing building means that this proposal cannot be considered to be a replacement barn. The application must be considered on the basis of being a new build and there is legitimate concern on the part of Officers that granting planning permission for what is a domestic style building, would make it difficult to resist its conversion to a dwelling in the future.
- 7.8 **Impact on the character and appearance of the countryside:**
- 7.9 The visual harm to the countryside that would be caused by the erection of a new building can be outweighed by that building being of a scale, form and design that is demonstrably essential for a specific rural purpose. However, following on from the issue of the principle of the proposal, this does not apply to this proposal, as the proposed building is not considered to be essential operational development and as such it would cause undue and unjust harm to the character and appearance of the countryside.
- 7.10 **Impact on neighbour amenities:**
- 7.11 There are no neighbours that would be adversely affected by the physical presence of the building. There may be some noise and disturbance generated by vehicle movements along the narrow access, which could affect the property at the junction of Kings Delph

Drove and Two Pole Drive, but this would not be significantly detrimental given the stated use of the building and the anticipated low number of vehicle movements.

7.12 **Highway safety:**

7.13 While the site is not considered to be located in a particularly accessible location given that Two Pole Drove is a narrow unmetalled access track, it is not considered that the proposed use of the building for agricultural purposes would generate a high number of vehicle movements, such that the proposal could be considered as significantly detrimental to highway safety.

7.14 **Conclusion - refuse**

7.15 The proposed development is considered to be contrary to relevant national and local planning policy, and should therefore be refused.

8. **RECOMMENDATION – REFUSE for the following reason**

8.1 It has not been demonstrated that the proposed building, which is part way through construction, is of a scale, form and design that is essential for agricultural purposes within the 0.17 hectare unit, and as such the additional built form and appearance of this non essential building would have an unjustifiable visual impact that would harm the character and appearance of the countryside, contrary to PPS7, policy ENV7 of the East of England Plan 2008, policies En17 and En25 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the Huntingdonshire Core Strategy 2009 and policies E1, E2 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Mr Gavin Sylvester Assistant Development Management Officer 01480 387070**

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Huntingdon. PE29 3TN
mail@huntsdc.gov.uk

Tel: 01480 388388
Fax: 01480 388099
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

CS 14/10/11
CENTRE
14 OCT 2011
RECEIVED

Application Number: 1101563FUL Case Officer Mr Gavin Sylvester

Proposal: Re-build of main and annexe sections of barn

Location: Palmers Barn Two Pole Drove Farcet

Observations of Farcet Town/Parish Council.

Please ✓ box as appropriate

Recommend **approval** because(please give relevant planning reasons in space below)

THE BUILD WILL IMPROVE THE SITE AND THE DESIGN IS SYMPATHETIC TO THE SURROUNDING LANDSCAPE. HOWEVER THE COUNCIL STIPULATE AND REQUEST THAT THE BUILDING HAVE AGRICULTURAL USE ONLY.

Recommend **refusal** because...(please give relevant planning reasons in space below)

No observations either in favour or against the proposal

Clerk to Farcet ~~Town~~/Parish Council.

Date :

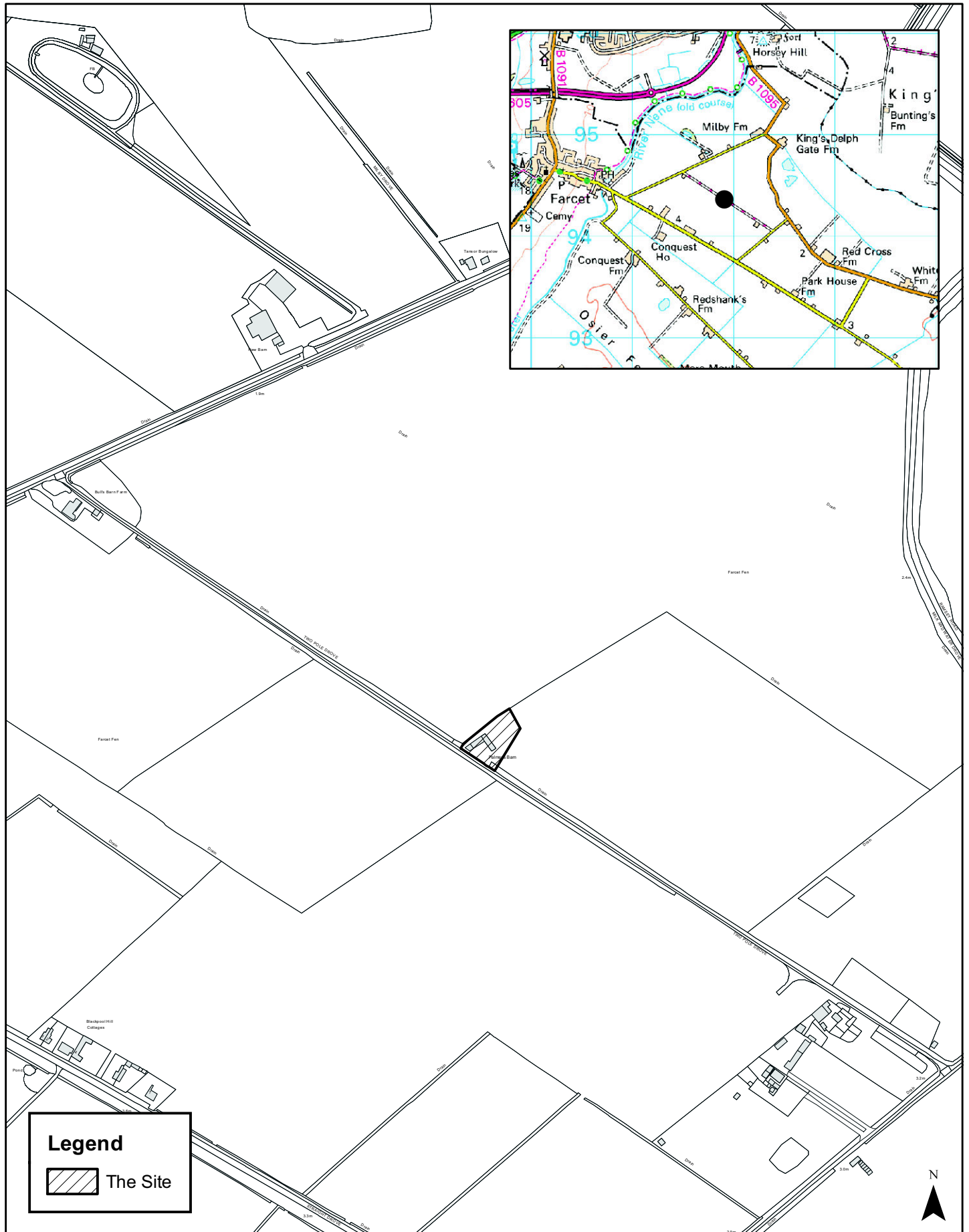
Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Development Management Panel

Application Ref: 1101563FUL

Location: Yaxley

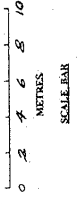
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Scale: 1:5000

THE DOG CENTRE
14 SEP 2011
APPROVED
VIA OSC

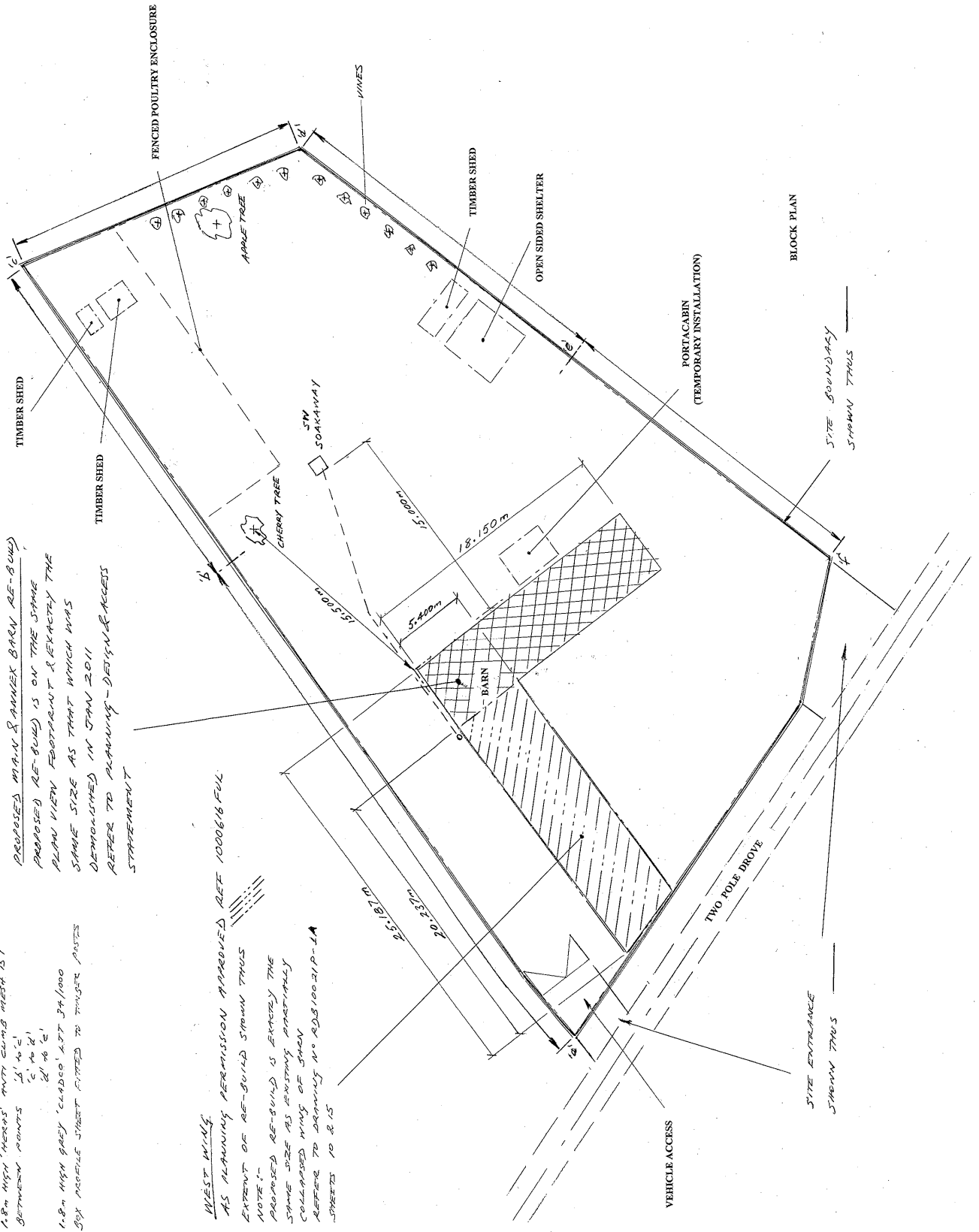
PROPOSED REBUILDING
OF EXISTING RE-BUILDING
ELEVATION
PALMERS BARN
TWO POLE DROVE
FARCET FEN
PETERBOROUGH
Dwg No: RDB10021P-1A
Scale 1:200
Date: 05/02/2010
Sheet No: 17 of 18



PROPOSED MAIN & ANNEX BARN RE-BUILD
PROPOSED RE-BUILD IS ON THE SAME
PLAN VIEW FOOTPRINT & EXACTLY THE
SAME SIZE AS THAT WHICH WAS
DEMOLISHED IN JAN 2011
REFER TO PLANNING DESIGN & ACCESS
STATEMENT

BOUNDARY FENCING:
BETWEEN POINTS 2' to 14'
2' to 4'
1.8m HIGH 'HERAS' WITH 2.4m MESH 1ST
BETWEEN POINTS 14' to 21'
2' to 21'
2' to 21'
1.8m HIGH B&B 'CLADCO' AT 34/1000
BY PROFILE SHEET FITTED TO TOWER POSTS

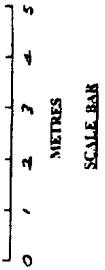
WEST WING
AS PLANNING PERMISSION APPROVED REF 1000616/FUL
EXTENT OF RE-BUILD SHOWN THUS
NOTE 1:-
PROPOSED RE-BUILD IS EXACTLY THE
SAME SIZE AS EXISTING PARTIALLY
COLLAPSED WING OF SHED
REFER TO DRAWING NO RDB10021P-1A
SHEETS 10 & 15



HDC DDC CENTRE
14 SEP 2011
REKORD
VIA CSC

Building Prior to Demolition 1101563





411

Roof : Clay Pantile
 Colour - Red (multi)
 Close match to :-
 Sandtoft Clay
 'Acadia' Pantile
 Colour - Reclaimed (70)
 (-Existing as pre June 2009 roof)

Roof : Grey Slate
 (-Existing as pre June 2009 roof)

Brickwork : Facing bricks
 Colour - Mixed Red
 (-Existing as pre June 2009 brickwork) -
 TO CLOSELY MATCH PRE JUNE 2009
 BRICKWORK

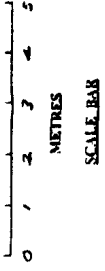
NORTH ELEVATION
(Proposed)

**PROPOSED REBUILDING
 OF COLLAPSED WEST WING
 PALMERS BARN
 TWO POLE DROVE
 FARCET FEN
 (Proposed)**

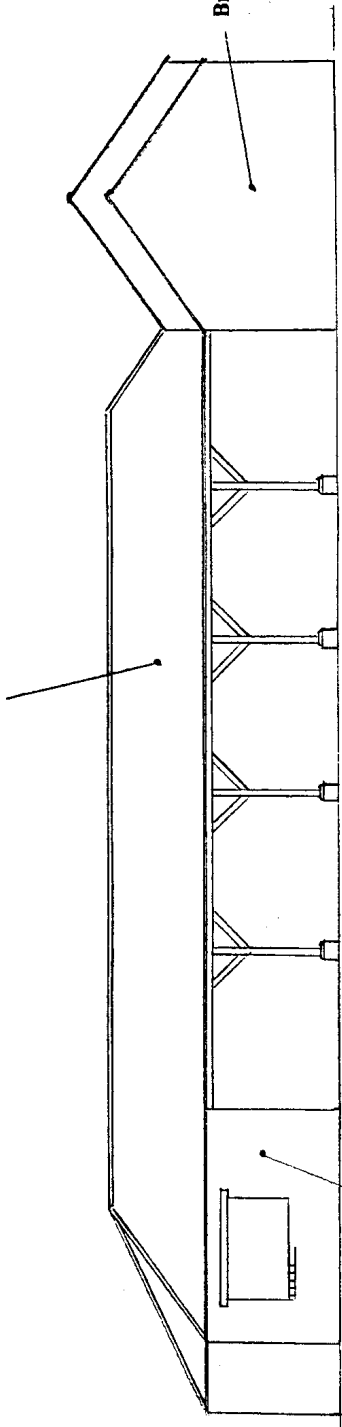
Drwg No : RDB10021P-1A
 Scale 1 : 100
 Date : 05/02/2010

Sheet No : 12 of 18

E1101503



Roof : Sandtoft Clay
Acadia Pantile
Colour - Reclaimed (70)
(to match pre June 2009 roof)



HANSON - SOUTH DOWN MULTI
Brickwork : Facing bricks
Colour - Mixed Red
(Existing as pre-June 2009 brickwork)
TO CLOSELY MATCH REF JUNE 2009
BRICKWORK

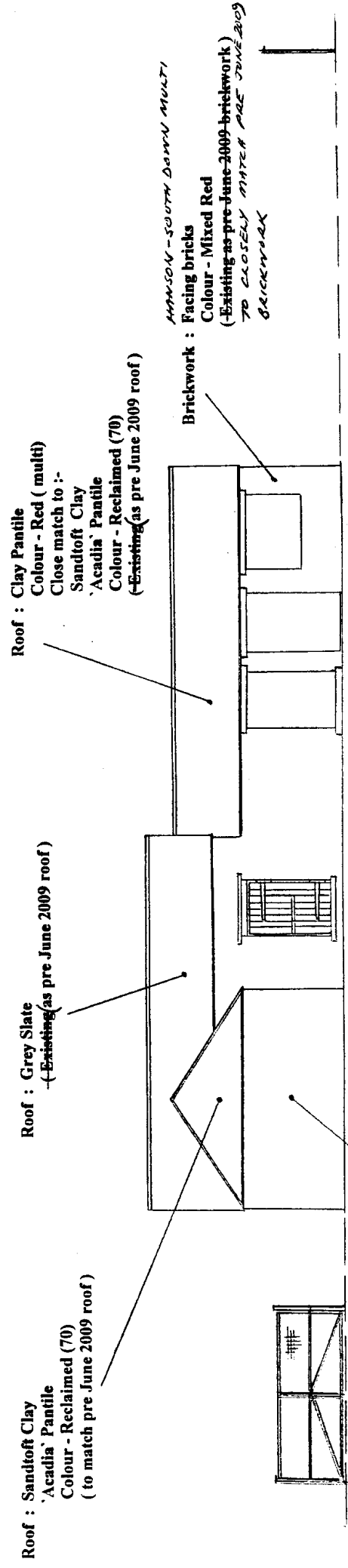
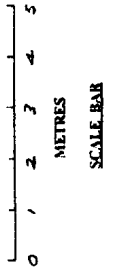
EAST ELEVATION
(Proposed)

Brickwork : Reclaimed facing bricks
Colour - Mixed Red
(to match pre June 2009 brickwork)

~~PROPOSED REBUILDING~~
~~OF COLLAPSED WEST WING~~
PALMERS BARN
TWO POLE DROVE
FARCET FEN
PETERBOROUGH

Draw No : RDB10021P-1A
Scale : 1:100
Date : 05/02/2010

Sheet No : 14 of 18



Roof : Clay Pantile
Colour - Red (multi)
Close match to :-
Sandtoft Clay
'Acadia' Pantile
Colour - Reclaimed (70)
(Existing as pre June 2009 roof)

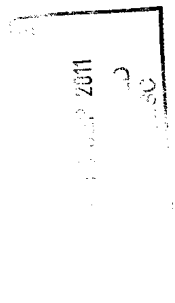
Roof : Grey Slate
(Existing as pre June 2009 roof)

Roof : Sandtoft Clay
'Acadia' Pantile
Colour - Reclaimed (70)
(to match pre June 2009 roof)

ANNISON - SOUTH DOWN MULTI
Brickwork : Facing bricks
Colour - Mixed Red
(Existing as pre June 2009 brickwork)
TO CLOSELY MATCH PRE JUNE 2009
BRICKWORK

SOUTH ELEVATION
(Proposed)

Brickwork : Reclaimed facing bricks
Colour - Mixed Red
(to match pre June 2009 brickwork)



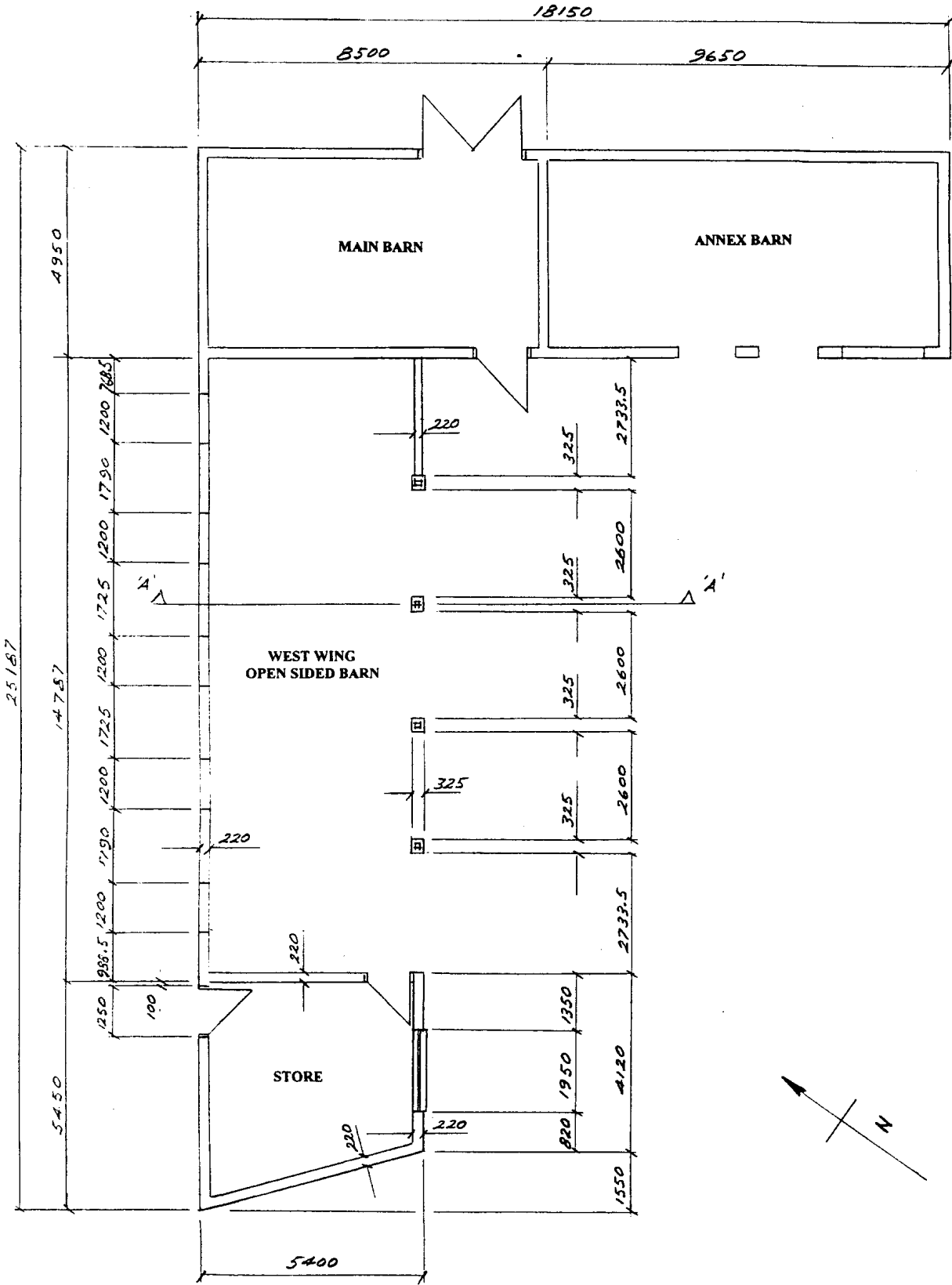
PROPOSED REBUILDING
OF COLLAPSED WEST WING
PALMERS BARN
TWO POLE DROVE
FARCET FEN
PETERBOROUGH

Drng No : RDBI0021P-1A
Scale 1 : 100
Date : 05/02/2010

0 1 2 3 4 5

METRES

SCALE BAR



ALL DIMENSIONS mm

PLAN VIEW
(Proposed)

PROPOSED REBUILDING
 OF COLLAPSED WEST WING
 PALMERS BARN
 TWO POLE DROVE
 FARCET FEN
 PETERBOROUGH

Drg No : RDB10021P-1 A
 Scale 1:100
 Date : 05/02/2010

1101563

Agenda Item 10

AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL

21 November 2011

APPEAL DECISIONS

(Report by Planning Services Manager (Development Management))

WRITTEN REPRESENTATIONS

1. **Appellant:** Mr and Mrs Butterworth
 Agent: None

Appeal 'A' two storey extension
 Appeal 'B' two storey extension
 Rose Cottage
 Thicket Road
 Houghton

**Both appeals
were Dismissed
30.09.11**

2. **Appellant:** Mr T Maxwell
 Agent: Parkin Planning Services

 First floor bedroom extension and single
 Storey playroom extension. Replacement
 of flat roof with pitched roof
 18 Willow Green
 Needingworth

**Allowed
17.10.11**

3. **Appellant:** Mr Mark Sansum
 Agent: None

 First floor extension
 8 Greenwood Close
 Bury

**Dismissed
14.10.11**

WRITTEN REPRESENTATIONS

1. **1002066LBC 'A'** **Two storey extension**
 1002065FUL 'B' **Two storey extension**
 Rose Cottage
 Thicket Road
 Houghton
 Mr and Mrs Butterworth

Planning permission and listed building consent were refused under delegation agreement for the following reason, the Parish Council made no comments.

1. The size, massing and bulk of the extension swamps the original property and creates an unbalanced composition, discordant with the character of the house and harming the buildings architectural, social and historic significance. The scale, massing, height, alignment and materials would harm the building's architectural, social and historic significance and would diminish the value the property holds by detracting from the positive way the building is currently viewed within the Conservation Area. The proposal is therefore contrary to Development Plan Policy and Development Management DPD proposed submission 2010.

The Inspector's Reasons

- These appeals concern a timber framed cottage dating from the 17th Century which has a strong 'L' shaped footprint comprising a frontage to the road and a long wing running back next to the adjacent public footpath. This arrangement is clearly visible when looking from the footpath. The proposal would extend the rear wing further back into the garden. The Inspector considered that some harm would come from the loss of first floor windows but that the northern end of the proposal would seek to replicate the narrow gabled form of the wing. However, the proposal would also include a 2-storey element (east wing), including a tiled mansard roof with a half hip on the side of this new extension which would project across the garden to within 1 m of the boundary with The Limes. He considered its size and roof treatment would be a notable and striking departure from the existing arrangement of the building. It would substantially increase the bulk of the north elevation and would undermine the effect of the north facing narrow gable would have in replicating the narrow width of the wing. As such it would be a discordant element that would mask the building's historic linear form. Although the east wing would be set back from the north elevation, this would not be sufficient to reduce its impact and allay the concern raised.
- The Inspector considered the effect on the conservation area and found that the extension would not harm views from the front or from the footpath but the harm to the nature of this important building must, in itself, result in harm to the conservation area. In addition, the east wing would detract from the dwelling's relationship with the historic environment by departing from the original layout of the house and increasing its bulk and dominance when looking from the north. Consequently it would fail to preserve the character and appearance of the conservation area.

The appeals were dismissed.

2. **11000836FUL** **First floor bedroom extension and single storey play room extension. Replacement of flat roof with pitched roof**
18 Willow Green
Needingworth
Mr T Maxwell

Planning permission was refused under delegation agreement contrary to the recommendation of the Parish Council for the following reason:-

1. The dominant, roof heavy appearance and incongruous, gabled dormer window would fail to complement the character of the existing dwelling. The resultant dwelling as extended would not be in-keeping with the architectural style of the existing dwellings within the locality and would be detrimental to the visual amenity of the street scene. As such the proposal would be contrary to Development Plan Policy and Development Management DPD proposed submission 2010.

The Inspector's Reasons

- The appeal site is a two storey house on a large residential housing estate. The proposal would alter the appearance of the building and increase its bulk. However, despite the new ridge line being at a similar height to the existing ridge the Inspector considered that the design succeeds in making the extension subordinate to the original dwelling. The receding new tiled roof would help to achieve that, and, from the rear, the pitched roof would be a neat solution to replacing the small flat-roofed element. In addition, she did not consider that the proposed dormer in the front elevation would be at odds with the existing style of the house or the wider area. The Inspector acknowledged the Council's concern in losing the large glazed front window as it is a typical element on several nearby houses; however, in this instance she considered there was no compelling need to retain this staircase window.

The appeal was allowed subject to standard conditions requiring the proposal to be built in accordance with the specified plans and for external materials to match existing.

3. **1100987FUL** **First floor extension**
8 Greenwood Close
Bury
Mr Mark Sansum

Planning permission was refused under delegation agreement contrary to the recommendation of the Parish Council for the following reason:-

1. The bulk, massing and location of the proposal would result in an intrusive and over-dominant feature in the street scene which would adversely affect the character and appearance of the site and the area in general. In addition, it would have an adverse impact on the amenities of no 7 Greenwood Close by reason of overbearing impact. As such the proposal would be contrary to Development Plan Policy and Development Management DPD proposed submission 2010.

The Inspector's Reasons

- The appeal site is a two storey house on a small residential estate in Bury. There is a variety of house types on the estate including a bungalow next door at 7 Greenwood Close. The orientation of the bungalow is such that its

rear elevation faces the flank wall of the garage on the appeal site. The Inspector considered that the proposed extension would result in a significant sense of enclosure for the occupants of no. 7 when in their garden. The height of the new flank wall together with the width and proximity would result in an overbearing development.

- There are several factors used in the design of the extension which result in its subordination to the main dwelling and whilst the appearance of the dwelling and its relationship with the street would change she did not think these would be harmful changes. The Inspector concluded that the proposal would not harm the character or appearance of the area.

The appeal was dismissed

FORTHCOMING APPEALS

NONE

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AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL

21 November 2011

**DEVELOPMENT MANAGEMENT PROGRESS REPORT
1 JULY 2011 – 30 SEPTEMBER 2011
(Report by Planning Service Manager (Development Management))**

1. INTRODUCTION

1.1 This report covers the period 1 July 2011 to 30 September 2011 and compares the performance with the preceding quarter, together with the corresponding quarter of 2010.

2. DEVELOPMENT MANAGEMENT

2.1 Table 1 indicates the statistics relating to this quarter (column (a)), the previous quarter (column (b)) and the corresponding quarter of 2010 (column (c)).

TABLE 1	(a) 01.07.11 to 30.09.11	(b) 01.04.11 to 30.06.11	(c) 01.07.10 to 30.09.10
No. of applications in hand at beginning of quarter.	377	320	298
No. of applications received.	379	434	370
No. of applications determined.	413	349	386
No. of Householder applications determined.	182	154	171
No. of applications withdrawn.	47	26	39
County Matters Received.	3	2	4
No. of applications in hand at end of quarter.	296	379	243
County Council Regulation 3 or 4 Received.	2	1	1

2.2 The applications referred to above were determined in the time period shown in Tables 2a and 2b.

TABLE 2a ALL APPLICATIONS	(a) 01.07.11 to 30.09.11	(b) 01.04.11 to 30.06.11
60% of MAJOR applications to be determined in 13 weeks	13 out of 22 = 59%	9 out of 10 = 90%
65% of MINOR applications to be determined in 8 weeks	76 out of 101 = 75%	68 out of 84 = 81%
80% of all OTHER applications to be determined in 8 weeks	255 out of 290 = 88%	220 out of 255 = 86%
TOTAL	344 out of 413 = 83%	297 out of 349 = 85%

(Note: The percentage figures are the % achieved within each target group)

TABLE 2b HOUSEHOLDER TYPE APPLICATIONS	(a) 01.07.11 to 30.09.11	(b) 01.04.11 to 30.06.11	(c) 01.07.10 to 30.09.10
0-8 weeks over 8 weeks	170 (93%) 12 (7%)	139 (90%) 15 (10%)	167 (98%) 4 (2%)
TOTAL	182 (100%)	154 (100%)	171 (100%)
HOUSEHOLDER DECISIONS AS % OF ALL DECISIONS			
Householder All decisions	182 413	154 349	171 386
%	44	44	44

2.3 Table 3 gives details of the reasons for delay when applications have taken more than eight weeks to determine.

TABLE 3	(a) 01.07.11 to 30.09.11	(b) 01.04.11 to 30.06.11	(c) 01.07.10 to 30.09.10
Reasons for Delay:			
Local Highway Authority	- -	- -	- -
Anglian Water Authority	- -	- -	- -
Environment Agency	- -	- -	- -
Government Office	- -	- -	- -
Parish Council	- -	- -	- -
Other Statutory Consultations	1 (1%)	- -	- -
Applicant	15 (21%)	14 (25%)	9 (26%)
Referred to DM Panel	24 (33%)	17 (31%)	15 (44%)
Processing Delays	30 (42%)	23 (42%)	8 (24%)
S106	2 (3%)	1 (2%)	2 (6%)
TOTAL	72 (100%)	55 (100%)	34 (100%)

3. CHARGES FOR APPLICATIONS

TABLE 4	(a) 01.07.11 to 30.09.11	(b) 01.04.11 to 30.06.11	(c) 01.07.10 to 30.09.10
Fee Applications	353	381	351
Fees	£158,270.00	£225,850.00	£199,829.00

4. COMPARISON WITH BUDGET

4.1 The fee income figures for this Quarter compare with the budget as follows:

TABLE 6	QUARTERLY INCOME (a)	BUDGET (Revised) (a)
Planning Fees	£162,053	£242,953

5. RECOMMENDATION

5.1 That the contents of this report be noted.

CONTACT OFFICER - enquiries about this report to Andy Moffat,
Planning Service Manager (Development Management) on ☎ 01480 388402.

TO: ALL DEVELOPMENT MANAGEMENT PANEL MEMBERS

Dear Councillor,

DEVELOPMENT MANAGEMENT PANEL– 21 November 2011

CHANGES TO THE AGENDA

Item 8 (a) Demolition of 20 -24 Chequers Court and 31 – 54 Chequers Court, comprising 2 retail units with offices above, 5 ground floor and basement retail units, together with 2 floors of vacant offices above. The buildings will be replaced by the construction of a new supermarket, 7 retail units, a restaurant/café and 2 kiosks

Consultations Update

Huntingdon Town Council – Recommends APPROVAL subject to the further consideration of matters set out in its 10th November 2011 comments (**attached to email**).

Local Highway Authority has no objections to delivery and service vehicles exiting via Trinity Street, Hartford Road and the ring road, the turning arrangement required from Service Area 1 to do this or the relocation of the access to the new disabled spaces car park from the north to the east. It does however have an objection to any reversing manoeuvre on public highway by delivery vehicles in or out of Service Area 2.

HDC Transportation (in response to the Local Highway Authority's comments summarised above) – Whilst accepting that it is good practice to ensure that all service areas have off-street turning, this situation needs to be considered in the wider existing situation, namely many of the existing units in Chequers Court and Blaines Court do not have off-street service areas and the proposed situation represents a rationalisation of the current layout and a significant overall improvement on what currently exists. In relation to the traffic impact on Hartford Road, there is no justification whatsoever on which to refuse this application on the grounds of service vehicle impact on Hartford Road as a result of this proposal. Turning to overall traffic impact including car based movements, as a result of significant levels of car parking currently served via Trinity Place being removed and in future served via the ring-road and the MSCP proposals, in overall terms, Hartford Road will experience an overall, positive reduction in traffic flows which is to be welcomed. Again, in the context of both this application and the MSCP proposals, there will be some additional queuing on Hartford Road in the evening peak as a result of managing overall traffic flows within Huntingdon but there are no sustainable objections to this element of the proposal.

Representations Update

Further comments have been received from the occupiers of 29 and 45 Hartford Road reiterating previously expressed concerns namely, impact on conservation area, intrusive commercial use, noise pollution, overbearing impact, precedent and traffic creation/problems, and raising particular objections to service vehicles from the development exiting back onto Hartford Road. The occupier of 45 also is concerned about delivery vehicles using St Mary's Street and the turn onto High Street that

includes a cycle lane and proposes that a service area is developed using the existing one behind Sainsburys or a new service lane from Trinity Place alongside the new egress onto Nursery Road is introduced.

Supplementary Summary of Issues

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that that, in considering a planning application, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. The Huntingdon Conservation Area Character Assessment 2007 is also a material consideration.

The development will result in some 10-12 delivery vehicles a day, many of which will not be HCVs, using Hartford Road. The development will however result in the removal of the movements associated with the 100+ existing parking spaces (including 41 public parking spaces) in Trinity Place and delivery vehicles to the existing units to be demolished. The use of Hartford Road by service and delivery vehicles will clearly not enhance the character or appearance of this part of the Conservation Area, but the development as a whole, specifically the demolition of the existing buildings and the erection of the proposed buildings, would not only help achieve the Council’s top retail priority (the improvement of Chequers Court) but would also enhance the character and appearance of the Conservation Area as a whole.

The development is not considered to harm the setting of any listed buildings.

For the reasons set out by HDC’s Transportation Officer, reversing into Service area 2 is not ideal, but is considered to be acceptable in this instance.

The recommendation remains approval as set out in paragraph 8 of the report.

Item 8(c) Erection of agricultural farm house with offices, outbuilding and livestock barn, south of Folksworth Lodge, Folksworth Road, Norman Cross

Please see the **site plan attached** to email which was omitted from the published agenda.

Comments received from the Middle Level Commissioners – concerns raised over the disposal of surface water, details of this drainage could however be secured by condition if minded to approve the application.

Item 9(d) Change of use of existing buildings from agriculture to B1 (offices) Common Farm Chapel Road Ramsey Heights Huntingdon PE26 2RS

Upwood & The Raveleys Parish Council has no further comments to make on the revised scheme and continues to recommend refusal on the same grounds as listed in the Development Management Panel Report.

Item 9(f) Re-build of main and annexe sections of barn, Palmers Barn Two Pole Drove, Farcet

This application is in Farcet as stated in the report, and not in Yaxley as stated on the agenda cover sheet and at the top of the site location plan.

The occupiers of Bulls Barn Farm (the dwelling located at the junction of Kings Delph Drove and Two Pole Drove) have submitted the following summarised comments:

- no objection to the barn being re-built as a barn for agricultural use/storage as this was its original use.
- question why the building is being re-built from cavity walls with insulation, when the original barn was built from single thickness walls and whether this indicates that the building is going to be used as a dwellinghouse.
- raise concern that additional traffic along Two Pole Drove may cause subsidence of Bulls Barn Farm as vibrations transmit through the 10m deep peat layer that underlies their dwelling.

The concerns raised regarding the use of the proposed building are addressed in paragraphs 7.3-7.7 of the Development Management Panel Report.

There is no evidence to suggest that vehicle movements along Two Pole Drove and associated with the agricultural use of the proposed building would result in subsidence to other buildings. This would be a civil matter between the parties concerned that would not justify the refusal of planning permission.

Yours sincerely,



**Steve Ingram
Head of Planning Services
Environment and Community Services**

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HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 10th November 2011AM
16/11/11**1100979FUL**

WEST

The Churchmanor Estates plc, Montague House, 11 Black Horse Lane, Ipswich IP11 2EF

The demolition of 20-24 Chequers Court and 31-54 Chequers Court, comprising 2 retail units with offices above, 5 ground floor and basement retail units, together with 2 floors of vacant offices above. The buildings will be replaced by the construction of a new supermarket, 7 retail units, a restaurant/café and 2 kiosks - Chequers Court Site, Chequers Court, Huntingdon PE29 3LJ

Recommend APPROVAL. Subject to further consideration being given to the concerns of the Panel as follows. The design of pedestrian flows is considered harmful to the retail economy of the High Street, since the retail units facing the ring road and the absence of a convenient access from Chequers Court to the High Street will act as a barrier to those using the publicly funded multi-storey car park. The Panel therefore strongly recommends that a more convenient footpath link between Chequers Court and the High Street is included in the design. The Panel is further concerned that St Mary's Street, Hartford Road and Trinity Place are not of suitable design to accommodate the increased vehicular goods traffic that this development will generate and fully supports the concerns expressed to the Planning Authority by Lucy Millington, in a letter dated 26th June 2011. Finally, the Panel considers that preventive measures such as underground heating elements should be incorporated into the design to prevent the build up of ice in cold weather and therefore the risk of slips and falls on the slope in Chequers Court.

In view of the geometry of the new egress to Nursery Road approved as part of the permission for the Multi-Storey Car Park, the applicant now proposes that delivery and servicing vehicles will access and exit via St Mary's Place, Hartford Road and Trinity Place.

The Panel remains concerned that St Mary's Street, Hartford Road and Trinity Place are not of suitable design to accommodate the increased vehicular goods traffic that this development will generate and therefore objects to revised access proposals.

1101676FUL

NORTH

Abbots Ripton Farming Co Ltd., Estate Office, Abbots Ripton, Huntingdon PE28 2PH

Erection of building for storage of seed, fertilizer and machinery- Sapley Park Farm, Kings Ripton, Sapley, Huntingdon PE28 2NU

Recommend APPROVAL. The proposed development is entirely in keeping with that existing.

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Site Plan 1:500

1101267

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect. All details shown on this drawing are based upon typical site conditions related to the area.

No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

PRELIMINARY ISSUE 28/07/11

431

Proposed Farm House

Blue line

Red line

Existing Access From B1043

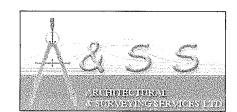
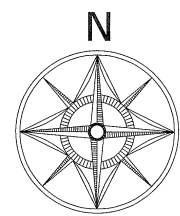
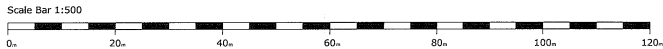
B1043

Proposed Kennel / Stable / Wood Store

Existing Barn JB2

Millenium Building

Proposed Barn JB3



Project
Blackman Farm House And Proposed Barn JB3
 Folksworth
 CAMBS

Drawing
 Site Plan
 ENVIRONMENTAL & COMMUNITY SERVICES
 PLANNING SERVICES
 29 JUL 2011
 RECEIVED

Scale	Date	Drawn
@A1	28/07/11	AP
Project No.	Drawing No.	Checked
PE851	OS11	AP

Rev	Detail	Date	Check
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Architectural & Surveying Services LTD
 81 Broadway
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 Fax 01733 894040

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