



A meeting of **HUNTINGDONSHIRE DISTRICT COUNCIL** will be held in the **CIVIC SUITE (LANCASTER / STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON PE29 3TN** on **WEDNESDAY, 15 OCTOBER 2025** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **AGENDA**

### **APOLOGIES**

#### **1. THOUGHT FOR THE DAY**

Father Philip Shryane to open the meeting with a 'Thought for the Day'.

**Time Allocation: 5 Minutes**

#### **2. MINUTES (Pages 5 - 30)**

To approve as a correct record the Minutes of the meeting of the Council held on 16th July 2025.

**Time Allocation: Time Allocation: 2 Minutes.**

#### **3. MEMBER' INTERESTS**

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

**Time Allocation: Time Allocation: 2 Minutes.**

#### **4. CHAIR'S ENGAGEMENTS AND ANNOUNCEMENTS (Pages 31 - 32)**

To note the Chair's engagements since the last Council meeting.

**Time Allocation: Time Allocation: 5 Minutes.**

## **5. QUESTIONS BY MEMBERS OF THE PUBLIC**

To answer any questions submitted by the public in accordance with the Constitution.

The deadline for the receipt of public questions is five days prior to the meeting and must be submitted to the Monitoring Officer.

## **6. QUESTIONS TO MEMBERS OF THE CABINET**

In accordance with the Council Procedure Rules, all questions –

- ❖ Must be relevant to an item which the Council has powers or duties;
- ❖ Must not relate to an item which is included elsewhere on the Agenda
- ❖ Should be limited to obtaining information or pressing for action; and
- ❖ Should not exceed two minutes in duration.

Questions should not divulge or require to be divulged, confidential or exempt information.

**Time Allocation: 15 Minutes.**

## **7. ANNUAL REPORT OF THE CORPORATE GOVERNANCE COMMITTEE**

Councillor M J Burke, Chair of the Corporate Governance Committee to present the Annual Report of the Corporate Governance Committee for 2024/25.

***(The report was considered by the Corporate Governance Committee at their meeting on 24th September 2025). - TO FOLLOW***

**Time Allocation: 5 Minutes**

## **8. ADOPTION OF GREAT STAUGHTON NEIGHBOURHOOD PLAN (Pages 33 - 120)**

Following the Great Staughton Neighbourhood Plan Referendum held on Thursday 4th September 2025, the Deputy Leader and Executive Councillor for Planning to present a report seeking approval to make the Great Staughton Neighbourhood Plan to enable it to become part of the Statutory Development Plan for Huntingdonshire.

**Time Allocation: 10 Minutes**

## **9. APPOINTMENT OF INTERIM SECTION 151 OFFICER**

To consider a report seeking approval to the appointment of an interim Section 151 Officer to the Council. – **TO FOLLOW**

**Time Allocation: 5 Minutes**

## **10. REPRESENTATION OF POLITICAL GROUPS ON DISTRICT COUNCIL COMMITTEES AND PANELS**

To consider a report by the Elections and Democratic Services Manager on the representation of political groups on Committees and Panels in accordance with Section 15 of the Local Government and Housing Act 1989 and the District Council's Constitution – **TO FOLLOW**

**Time Allocation: 10 Minutes**

## **11. MEMBERSHIP OF COMMITTEES AND PANELS**

Group Leaders to report on variations to the Membership of Committees and Panels if necessary.

**Time Allocation: 10 Minutes.**

## **12. CAMBRIDGESHIRE AND PETERBOROUGH COMBINED AUTHORITY - UPDATE (Pages 121 - 140)**

This item provides an opportunity for District Council Members to ask questions on Cambridgeshire and Peterborough Combined Authority issues.

If Members wish to raise questions or issues requiring a detailed response, it would be helpful if they can provide prior notice so that the necessary information can be obtained in advance of the meeting.

**Time Allocation: 20 Minutes.**

## **13. OUTCOMES FROM COMMITTEES AND PANELS (Pages 141 - 144)**

An opportunity for Members to raise any issues or ask questions arising from recent meetings of the Council's Committees and Panels.

A list of meetings held since the last Council meeting is attached for information and Members are requested to address their questions to Committee and Panel Chairs.

**Time Allocation: 10 Minutes.**

7 day of October 2025

***Michelle Sacks***

Chief Executive and Head of Paid Service

## **Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests.**

Further information on [Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests](#) is available in the Council's Constitution

## **Filming, Photography and Recording at Council Meetings**

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**Please contact Mrs Lisa Jablonska, Elections and Democratic Services Manager, Tel No. 01480 388004 / e-mail [Lisa.Jablonska@huntingdonshire.gov.uk](mailto:Lisa.Jablonska@huntingdonshire.gov.uk) if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.**

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

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

Agenda and enclosures can be viewed on the [District Council's website](#).

### **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.

## HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the COUNCIL held in CIVIC SUITE (LANCASTER / STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON PE29 3TN on Wednesday, 16 July 2025.

PRESENT: Councillor R A Slade – Chair.

Councillors T Alban, B S Banks,  
M L Beuttell, A Blackwell, M J Burke,  
E R Butler, S Bywater, J R Catmur,  
S Cawley, B S Chapman, J Clarke,  
S J Conboy, S J Corney, A E Costello,  
S J Criswell, S W Ferguson,  
I D Gardener, C M Gleadow, J A Gray,  
K P Gulson, J E Harvey, M A Hassall,  
P J Hodgson-Jones, S A Howell,  
N J Hunt, A R Jennings, P A Jordan,  
M Kadewere, P Kadewere, D N Keane,  
J E Kerr, C Lowe, R Martin, S R McAdam,  
B A Mickelburgh, D L Mickelburgh,  
S Mokbul, J Neish, Dr M Pickering,  
B M Pitt, T D Sanderson, D J Shaw,  
R A Slade, S L Taylor, I P Taylor, D Terry  
and S Wakeford.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors R J Brereton, L Davenport-Ray, C H Tevlin and N Wells.

### 12. THOUGHT FOR THE DAY

Reverend Nicholas Witham, Minister of St Ives Methodist Church opened the meeting with a prayer.

### 13. MINUTES

The Minutes of the meeting of the Council held on the 15th May 2025 were approved as a correct record and signed by the Chair.

### 14. MEMBERS' INTERESTS

Councillor S J Corney declared a non-statutory disclosable interest under Minute No. 25/20 by virtue of the nature of his business. Councillor Corney vacated the room during the discussion and vote on this item.

Councillor P J Hodgson-Jones declared a non-statutory disclosable interest under Minute No. 25/25 by virtue of being a member of the Cambridgeshire and Peterborough Combined Authority's Audit and Governance Committee. The interest was declared for transparency purposes.

Councillor J Neish declared a non-statutory disclosable interest under Minute No. 25/25 by virtue of being a member of the Cambridgeshire and Peterborough Combined Authority Overview and Scrutiny Committee. The interest was declared for transparency purposes.

The Chair welcomed Anita O'Malley, the new Head of Democratic Services and Monitoring Officer, to the Chamber and thanked Tom Lewis, the previous Monitoring Officer, for his help and support over the years.

## **15. CHAIR'S ENGAGEMENTS AND ANNOUNCEMENTS**

The Council noted those engagements attended by the Chair and Vice-Chair since the last meeting (a copy of which is appended in the Minute Book).

## **16. NOTICE OF MOTION**

**Councillor N J Hunt moved, and it was duly seconded by Councillor J E Harvey that**

This Council notes:

1. that the Ask for Angela scheme that began in 2016 and helps anyone feeling unsafe while in a bar, pub, or club to get the support they need – by saying the code word 'Angela' to staff in participating licensed venues to indicate they are feeling vulnerable; and
2. that HDC is due to review its licensing policy later in 2025.

This Council believes:

1. that everyone in Huntingdonshire deserves to be safe wherever they are - including in bars, pubs, and clubs; and
2. that women are disproportionately more likely to feel unsafe in bars, pubs, and clubs.

This Council RESOLVES to:

1. As part of the licensing review later in 2025, commit to exploring how the council can support the proper

operation of the Ask for Angela scheme as 'best practice' for licenced venues in Huntingdonshire and encourage all licensed venues in Huntingdonshire to operate the scheme, including relevant training for venue staff;

2. Commit to exploring how the council can support wider adoption and better operation of the Ask for Angela scheme as part of the review of HDC's licensing policy later this year - including potentially updating the policy to achieve this;
3. Use the council's communication channels to raise awareness of the Ask for Angela scheme so local residents know how to discreetly ask for help when feeling unsafe in a licensed premise; and
4. Engage with neighbouring councils where the scheme is more widespread to pick up best practice about how this council can support further uptake and better operation of the scheme.

In presenting the proposed motion, Councillor Hunt explained that he believed that this was an area where the Council could make a difference and that every resident had the right to feel safe when frequenting a licensable premise. He stated that in his experience this was not the case, and that lack of feeling safe in licensable premises would affect the local evening economy. It was stated that there was an opportunity for the Council to improve the experience for Huntingdonshire residents via their Licensing Policy and supporting the Ask for Angela scheme through this. He observed that from the many venues in the district operating the scheme, many did support it well however some did not.

The Executive Councillor for Resident Services and Corporate Performance, Councillor S W Ferguson, stated that he was in full support of the motion. He felt that scheme was a simple but effective tool for residents to seek help when they felt unsafe. In his opinion it empowered individuals to take control of their situation and minimise risk of harm thus making public spaces safer. The proposed embedding into the Licensing Policy would come into effect within the year with the support of the Chamber with further support for venues and also in raising public awareness of the scheme with both with residents and staff in venues. He also noted that the scheme would be drawn to the attention of any new licensing applicants prior to the implementation of the revised Licensing Policy.

The motion was supported by Councillor S Cawley who echoed the need to keep residents safe and felt that the

motion allowed the Council a clear path to provide support in helping to make the evening economy safer. He raised concerns of increased officer workload and administrative costs to the Council and would like to see a plan in place to fully resource the support of the scheme. He was also concerned about the risk of misuse of the scheme with cases being given where it had been used to avoid paying a bill, therefore the Councillor suggested working with local venues to make sure it was only use in genuine cases. The implementation of the scheme needed to be meaningful in order to genuinely improve safety, with measures in place to ensure correct implementation and success. He also agreed that it was crucial for the Council to raise awareness through their communication channels.

Councillor S Bywater also gave his full support to the motion and in addressing the chamber, drew from his experience in having previously worked as a Police Officer in seeing first hand the importance of this scheme and that it gives people a tool to ask for support in managing their safety.

Councillor Harvey stated that she was proud to second the motion and felt that it was important to empower individuals to take control of their personal safety. She noted that mystery shoppers could be used to test the scheme to ensure that it is correctly implemented and would like to introduce that here if possible. She felt that the adoption of the motion would be the right thing to do to keep residents safe.

In concluding the debate, Councillor Hunt was pleased to hear support from across the chamber and thanked Councillors for their comments and support.

Having been put to the vote, the Motion was declared to be CARRIED UNANIMOUSLY.

## **17. QUESTIONS BY MEMBERS OF THE PUBLIC**

In accordance with Council Procedure Rule 10.1, the following Public Questions were presented to the Council –

### **In relation to St Neots Market Square Redevelopment.**

**Why is the loading bay not where the restaurants and businesses are that need it? The loading bays should be where the businesses need them not completely the other side of the Market Square.**

The Executive Councillor for Economy, Regeneration and Housing, Councillor S Wakeford, responded to the question by



advising that there were practical and principal elements to the question. He advised that the redevelopment scheme was inherited with the scope set and that the reviewing and moving of the loading bays were not part of the project. It was noted that the bays need to serve all current and future businesses of the area and not the needs of the current individual businesses around the Square. He advised that additional consultation and development opportunities had been shared with local businesses and that suggestions were received from businesses around the Square, following which further improvements to the scheme were able to be made. It was noted that Floored by Ian had suggested improvements to loading bays, and that an opportunity had been taken to swap a bay and the taxi rank allowing for one closer to this businesses location on the Square. The Council were advised that there were known issues of misuse of the loading bays through illegal parking which exasperated the availability for businesses but that he was confident this issue would be addressed through the implementation of Civil Parking Enforcement.

**Would the Leader, Councillor Sarah Conboy, consider joining the leaders of other councils in asking the culture secretary, Lisa Nandy, to consider changes to the Gambling Act 2005 to make it easier for local authorities to decline applications for gambling establishments.**

The Executive Leader Councillor S J Conboy responded that the Gambling Act of 2005 was generally well regulated. The Chamber heard that current applications would lean in favour of approval unless objections were raised to undermine this decision. It was noted that the Statutory Consultation, as part of the application determination process, allowed for objections and issues to be raised. It was observed that there were a small amount of these establishments in Huntingdonshire with only two relevant applications in the last five years. The Leader stated that she would not be writing to the Minister as this would need to be decided as Council, however she would be happy to look into local concerns if raised and for Officers to take appropriate action should that be applicable.

## **18. STATE OF THE DISTRICT**

The Chair invited the Executive Leader, Councillor S J Conboy to address the Council on the State of the District and to open the debate which was scheduled to follow. The Chair noted that Councillor Conboy's speech was longer than the allotted time and therefore proposed to suspend normal Council procedure to allow for the speech to be given in full. There be no objections to this, the item proceeded.

Councillor Conboy opened her address by reflecting on the previous three years and the formation of the Joint

Administration and wished to reflect upon the journey taken as well as the changes made to both the Council and residents lives.

She emphasised the transformation, measurable progress and the resident focused outcomes made over the previous three years.

The Leader expressed pride in the introduction of the Huntingdonshire Futures Strategy and highlighted its five key aims:

- Health Embedded
- Inclusive Economy
- Travel Transformed
- Environmental Innovation
- Pride in Place

It was noted that the strategy had been developed in partnership with the districts communities, businesses and stakeholders. It represents the golden thread that runs through everything that the Council does — providing a clear, consistent line of ambition that connects the Council's vision to real-world outcomes.

From that vision, the Corporate Plan to 2028 was developed, which outlines how the Council's goals will be delivered and success evaluated. It sets out the Council's ambition not only to maintain essential services, but to achieve more: to be a Council that does, that enables, and that influences.

It was stated that this was about partnership. With residents, with businesses, and with the community. The joint-administration are building a Huntingdonshire where everyone can live well, feel supported, and take pride in the place they call home. The importance of resident's well-being and happiness was stressed in order to allow all residents the opportunity to thrive.

Since 2022, the Huntingdonshire Futures grant scheme has awarded over £80,000 to local businesses and community initiatives — from heritage and culture to local enterprise and wellbeing. These investments bring 'journeys' to life and create a deep sense of local pride. Whether it's funding new activities for young people to get involved with, or offering new local events that bring people together or helping to enhance and preserve our local heritage, communities have come forward to identify what matters to them, and the Council has sought to support them.

The WorkWell programme, a model not previously available to residents and one of only 15 national trailblazers, has been integrated into the Residents Advice and Information Team at

Pathfinder House, offering tailored support for people with health challenges to stay in or return to work. Each month, over 40 residents are helped along their path to employment, and the good news is that the Government have just announced the scheme will be extended for three more years. It was noted that the Council has embedded WorkWell into its frontline advice service, enabling joined-up support tailored to the district's needs.

Investment in the Council's Active Lifestyles programmes was discussed with the Leader advising of the aim to increase physical activity throughout the district, and noting that attendance in classes has surged by over 121% since 2022. There has also been the introduction a variety of new and specialised classes, including the ESCAPE-pain management program and Active for Health initiatives. The Leader advised that more than £2 million has also been invested in the Council's One Leisure Centres, a significant uplift from minimal investment in leisure facilities pre-2022.

Over the coming year, further investment is planned to enable the restoration of Sawtry Swimming Pool, this is being funded thanks to contributions from the Council, the Community Infrastructure Levy and Sawtry Village Academy.

The importance of early intervention in times of crisis for residents was stressed with it being noted that all frontline Council staff had received new training in the past year, ensuring that early signs of crisis are not missed. These efforts earned the Council full accreditation from the Domestic Abuse Housing Alliance, recognising their dedication to supporting survivors.

The relocation of the Citizens Advice Bureau to Pathfinder House was noted, and this level of service integration was felt to have improved accessibility and enabled deeper partnership working across the district. The Council continues to deepen their working relationship with the North West Anglia NHS Foundation Trust (NWAFT) and wider health partners, as well as those at Cambridgeshire County Council, to support public services.

There had been a refresh of the Community Safety Partnership Action Plan which secured £44,000 in partnership funding and will help the Council to work more closely with the police to tackle violent crime using data and early intervention. The enhancement of the Council Tax Support Scheme to provide more targeted assistance to those who need it most was discussed and it was noted that as a result, an additional 2,500 households now receive 100% support for their Council Tax. The scheme had also been simplified to make it easier to understand and access, while significantly reducing waiting times for residents.

Since 2022, the average processing time for Housing Benefit and Council Tax Support claims has fallen by more than three days, despite rising demand. Changes in residents' circumstances are now processed in just 3.1 days on average - half the time it took three years ago in some cases. Over the same period, the Council also improved collection performance, achieving the highest in-year Council Tax collection rate in five years during 2024/25.

The Housing Needs team has supported more than 1,400 individuals to avoid homelessness, and over 2,400 households to find homes via the Housing Register and Home-Link. Since 2022, the district has welcomed 571 Ukrainian guests, representing a scale of support far exceeding what was in place before 2022, and supported others fleeing war and persecution, including Afghan and Hong Kong BN(O) arrivals. The Council's wraparound model — focused on independence and strong community links — has been recognised by both the Home Office and the Ministry of Defence.

The Leader advised that the launch of the newly created WeAreHuntingdonshire platform provided a central hub offering support for finances, health, food, volunteering and employment for residents.

Out of more than 85,000 homes across the district, only a small fraction of households — just over 4,000 since 2022 — have required temporary accommodation. Thanks to the Council's strong focus on prevention and rapid support, these numbers continue to fall each month and are now below the national average.

Following the 2023 review of the Council's Housing Strategy, there had been a re-alignment of the Council's housing work with their wider Corporate Plan and a new Housing Strategy for 2025—2030, informed by up-to-date needs assessments, was being developed.

Since 2022, 1,423 affordable homes have been delivered in the district, helping more residents onto the housing ladder. The Council's Affordable Housing Note, published in December 2024, gives more explicit guidance to developers. And through surplus council land, like the Amplius/Longhurst Project, more homes are being built where they're most needed. These homes aren't just numbers—they're opportunities for young families, key workers, and older residents to stay rooted in the communities they love. The delivery of homes where need is most significant has been prioritized and the Council continue to work with partners to drive quality, not just quantity.

Improvements have been made to existing housing provision

through the Council's Tenancy Strategy, adopted in July 2023, which provides clear guidelines for managing tenancies in the area. There are also continued efforts to develop a Private Sector Housing Enforcement Policy will give the Council the tools to hold landlords accountable when standards are not met. Through strong partnerships with registered providers and housing groups, the Council are unlocking exciting regeneration opportunities across the district.

There had been an increase in enforcement against poor standards in the private rented sector with the Council engaging with landlords and taking firm action where needed. The Council's developing Private Sector Housing Enforcement Policy will give more tools to hold property owners accountable and protect tenants.

Through partnerships with housing associations and Homes England, regeneration opportunities across the district are being unlocked. This is expected to include new supported housing for older people, regeneration of outdated stock, and homes prioritised for key workers and young families.

The refreshed Housing Strategy for 2025—2030 was mentioned which will be shaped by updated needs assessments and will give the Council a clear roadmap to meet the district's housing needs with quality, sustainability, and fairness. Developments to the updated Local Plan continue, which will guide the Council on the growth of the district over the next 20 years. A key milestone will be the Preferred Options Local Plan consultation, currently scheduled for autumn 2025. This process started early, putting progress significantly ahead of neighbouring authorities and comparator districts and helping Huntingdonshire to be the best in class. The aim of this is to shape development, not react to it and by starting this process early and consulting widely, the Council is able to create a plan that reflects local priorities, protects green spaces, and ensures infrastructure keeps pace with growth.

The district's connectivity, since 2022 has seen an increase in gigabit broadband to 88%, and 5G signal availability to 92% which in turns helps to connect communities and supporting businesses. The Council also continues to advocate for better rural bus connectivity and will continue to do this to support residents.

Investment in the district's economy through growth in towns and communities has continued to support the future of the district and regeneration is taking shape, particularly in the districts market towns. The completed improvements to St Neots Market Square, transforming it into a vibrant and welcoming space for both residents and visitors were particularly noted. With its enhanced appearance and a

calendar of regular events and activities, the Square will continue to play a key role in the ongoing success of the town centre and is positioning St Neots to be a beneficiary of the economic growth we anticipate from the Universal Studios theme park and the new town development across the border in Bedfordshire.

Since 2022, the Council has supported 218 businesses through the UK Shared Prosperity Fund and the Rural England Prosperity Fund, safeguarding 26 jobs and creating 30 new ones. The Council's Economic Development Team and Invest in Huntingdonshire brand are putting the district on the map. Over £800,000 has been secured for high street revitalisation and will be used to improve shop fronts, boost footfall and to create welcoming spaces. The Council attended UKREiiF in May, connecting with industry leaders and showcasing Huntingdonshire's vision for economic growth. From unlocking new housing to driving high-value employment space, Huntingdonshire is full of opportunities for investors. Moving forward, the recently completed Economic Growth Strategy will help shape a fairer, more ambitious local economy, rooted in place and community.

While parking can play a role in supporting town centre vitality, free parking is not a panacea. In many cases, it brings only short-term increases in footfall while contributing to congestion, space hoarding, and lost council revenue. The Council is focusing on a balanced approach which will improve access to town centres by all modes of transport, ensuring fair and consistent enforcement through forthcoming Civil Parking Enforcement, and developing a data-led parking strategy. That's why the new Parking Strategy will focus on ensuring parking supports lasting economic benefit by keeping prime spaces turning over, improving access for all, and designing policies that deliver genuine community benefit rather than less impactful short-term footfall gains or political point-scoring. There has been over £800,000 of revitalisation funding in the district's market towns and the Council will continue to investigate opportunities which will create a lasting impact for both residents and businesses.

The forthcoming Energy Strategy, a first for the Council, will help the Council reduce emissions and adopt cleaner energy sources. The installation of solar panels at leisure sites are producing up to a third of the site's energy, and are supporting both environmental and financial sustainability. Following £1.3 million biodiversity grant, the Council has rewilded and improved habitats at sites including Hill Rise, Priory Park and Spring Common. The Local Nature Recovery Strategy and investing in natural flood defence schemes through CPCA funding are also noted as in development.

Following a successful trial, it was advised that the Council's operations fleet will switch to Hydrotreated Vegetable Oil with a Fleet Decarbonisation Plan in development.

The day-to-day nature of the Council's work was noted along with the importance of doing this well in order to build trust. It was noted that 80% of the Council's function is the day-to-day tasks.

Since 2022, over 2,200 food safety inspections have been carried out safeguarding the health of our residents. The majority of Licensing Act licenses have been processed within the required seven-day window. And the Council's taxi licensing process has also seen major improvements, consistently exceeding its monthly targets every single month since September 2022.

It was advised that waste collection and street cleansing expectations were being exceeded. Since 2022, 98% of the areas tested have been found to be clean of litter, flyposting, weeds, detritus, and graffiti. This is due to sustained effort, pride in work, and a team that genuinely cares about the environment of the district. It was further noted that the street cleansing team achieved their best performance in three years, passing over 99% of spot checks last year.

The Council's missed bin collection rate stands at just 0.051%, compared to a national average of 0.076%, which reflects the consistently high standard of service provided by the Council. Since 2022, 18 million bins have been collected, and only 9,207 bins have been missed. It was advised that APSE, the leading benchmarking authority for operational services, have recognised HDC as one of the top performers in the country for both refuse collection and street cleansing in the last financial year.

The Leader discussed the decision to introduce green bin charges, and clarified that this was not a reduction in service but was a reform in order to protect services. The collection remains available to all residents, with a fair and transparent charge for those who choose to use it. This is a discretionary service, and it was believed to be fairer that those who want to use it help to fund it, rather than charging those who neither want nor need it. It was noted that HDC were one of the last Councils in the country to make this change. By aligning with what was already the national norm, the Council is able to protect essential services elsewhere without relying on reserves or making deeper cuts. The Leader stated that this was about fairness, sustainability, and financial responsibility.

The budget principles of the joint-administration had been to set balanced budgets, without depletion of reserves, involving all 52

councillors and listening to residents. Every investment made has been evidence-based, with assessed and measured results. By focusing on strengthening of the Council's commercial performance and protecting vital services, the Council was able to focus on delivering confident and stable results for the benefit of residents.

Protected services include waste collection, housing support, planning, and wellbeing programmes. By taking early action, firm choices, and disciplined financial management the Council remains in a strong financial position. It was noted that, in particular, the Council's Section 151 Officer played a critical role in protecting the Council's long-term stability. By exercising caution about speculative financial strategies, such as borrowing to invest or taking risks on interest rates, prudence, transparency and resilience remained the Council's guiding principles. By focusing on targeting spending where it makes the most significant difference, and protecting services, the Council is future proofing its position in a time of growing national uncertainty. This is not austerity, it's resilience in action, ensuring Huntingdonshire can meet today's challenges while preparing for tomorrow's.

By building solid financial foundations, The Council has been enhanced in line with the things that matter most to people. Thus building a future based around outcomes and the protection of Council services for the most vulnerable residents. The Leader advised that the joint-administration had taken the bold step of inviting external scrutiny, including a full Planning Peer Review and a Corporate Peer Challenge. This had allowed for identification of areas to be strengthened, and an action plan to address this. Audit findings are part of an evolving picture, and it was noted that the Council now had clear financial governance, with strong officer-member relationships, early decision-making, and more consistent risk oversight than ever before. Our Monitoring Officer and Section 151 Officer are central to all key decisions—and that's by design. This is not a council running from scrutiny—it's a council inviting it, learning from it, and acting on it.

It was noted that financial responsibility remained a top priority in the budget setting for 2026/27, and that the Council's finances had been stabilised since 2022. The Leader stated that she was proud that HDC were able to deliver on their promise of long-term financial sustainability, whilst acknowledging that some decisions had not been universally popular, they had been prudent and ensured longevity for the Council in providing services and support for residents.

Following the 2024 Planning Peer Review , the Council were committed to making the changes needed to improve service delivery, support growth, and plan for the future. It was advised



that the Planning services performance in the past year was it's best performance post pandemic. With around 95% of household extension requests, 88% of major planning requests, and 90% of minor planning requests all being completed on time, there was also a significant cut to the backlog of cases.

A new Workforce Strategy was introduced over the past year, focusing on wellbeing, recruitment and development, and the Council had sought to address the lack of recognition and pay that has kept pace with the rising cost of living. The Council were ensuring recognition for the staff who deliver for residents every day of the week and it was noted that the staff awards recognise those outstanding contributions.

Following the LGA Corporate Peer Challenge, the Joint Administration were implementing best-practice reforms to improve transparency, performance, and public trust. It was stated that through national recognition, record performance, and resident-focused investment the momentum to stabilize the Council was achieved.

The Leader further stated that by opening the Council up to external scrutiny, including a full Planning Peer Review and a Corporate Peer Challenge, areas of improvement were identified along with a clear plan to strengthen those services. Audit findings were stated to be part of an evolving picture, and some reflected early transitional periods, not the current systems. There was now clearer financial governance, stronger officer-member relationships, earlier decision-making, and more consistent risk oversight than ever before. The Council's Monitoring Officer and Section 151 Officer were central to all key decisions which demonstrates a Council keen to evolve and strengthen its position.

Projects for the coming months were mentioned, in particular, the redevelopment of Hinchbrook Country Park which is expected to be completed by Spring 2026. The implementation of food waste collections across the district was also mentioned which will reduce landfill waste, help households cut down on waste, and build on the Council's existing campaign to promote sustainable choices every day.

The Community Health and Wealth Building Strategy, supported by a £750,000 Delivery Fund, will be implemented with the launch of the first in a series of community-developed grant schemes. Shaped by conversations with residents about what a good life means in Huntingdonshire, the strategy is built on three key pillars: financial security, good health, and strong social connection, the foundations of wellbeing. The strategy outlines how we will work in partnership with communities and local organisations to make them a reality. While the initial funding has been provided by the Council, the Delivery Fund is

designed to grow through contributions from partners, expanding its capacity to benefit residents across the district.

This people-first approach ensures that resources are focused where they matter most. Through meaningful work, strong relationships, and active, healthy lives the Council can support communities to flourish.

The Leader moved on to discuss Local Government Review and the requirement to deliver this to be in place for 1st April 2028. The joint administration feel strongly that the Council advocate for a new unitary structure that works in practice, delivers for residents, and ensures sustainable local services and will not rush into premature conclusions, the process will be data-driven and will await the outcomes from the business cases to enable sound decision-making. Importance was given to ensuring that the Council considered residents' voices about what matters to them in terms of what a new authority could deliver. The government had not offered a referendum, and so it was proposed to demonstrate real leadership by weighing the evidence, understanding all perspectives, and delivering what works, and not being tempted to make changes for party political gain.

It was stated that through the process, the Council would engage widely, listen carefully, and be realistic about the complexity of the district's geography. Huntingdonshire has both north- and south-facing communities, and preferences may diverge between alignment with Cambridge or Peterborough. It was explained that there may not be a single preferred option and that the business case may demonstrate financially sustainable new unitary options for each. It will be incumbent on this Council to make the most of whichever option the government chooses and to ensure that delivery for residents remains at the forefront. This is not just about what works best for Huntingdonshire but about delivering financially sustainable and effective local government for the whole of Cambridgeshire and Peterborough. The Council has worked hard to do the best for Huntingdonshire and that effort won't stop until the transfer to a new unitary authority, as this is what will ensure residents are in the best place possible after these changes.

From the beginning of this Joint Administration, collaborative work across the chamber has been encouraged, recognising that political difference, when channelled constructively, can make decisions stronger. In this administration, it has been shown that ideas matter more than ideologies. It has been demonstrated that Joint Administrations can be highly effective, that cooperation isn't compromise rather it's a commitment to better outcomes.

After three years, the Leader was proud of all that has been

achieved together with staff and the 52 councillors. And I would like to extend my thanks to everyone. I promised that the joint administration would work together for the good of our residents, and that will continue with the with exciting times ahead. The Leader stated that local government reorganization, whilst not the direction the Council would have chosen, is an opportunity to do more at scale, to work better across all services for the benefit of residents.

The Leader closed her address by stating her pride in what the Council had achieved together, with improvements to services for the benefit of businesses and residents.

In response and on behalf of the Opposition Group the Conservatives, Councillor R Martin expressed his thanks to Council Staff who keep the business and services running throughout the year. He acknowledged the fantastic work of the Economic Development team and the work that they did to highlight the district and show that it is an area of growth and business development. He also acknowledged the work of the Emergency Planning team and the vastly improved response rates seen for residents over the past 12 months.

Councillor Martin went on to praise the impressive change that the Head of Service had achieved in turning the performance of One Leisure around, through his business mindset approach. In particular the reopening of Sawtry swimming pool fantastic, which bucked the national trend was good news for the district.

However, Councillor Martin expressed his concerns that he felt the joint administration needed to be clear on where improvements can be made and to set measurable achievements. He expressed particular concern that the Key Performance Indicators from the quarterly performance reports showed that many indicators had not improved over the last two years.

Councillor Martin also expressed concern that despite mention of strategies to be expected in the democratic cycle in the coming months, they were not yet on the forward plan, he noted that late addition of reports to the forward plan was a recurring issue.

Further concern was expressed that residents were being charged more but receiving reduced services, he claimed that £9 million had been put into earmarked reserves, due to cuts and underperformance. Councillor Martin stated that he was not against financial prudence however he question why the money was not being used to deliver results.

Councillor Martin also questioned the validity and quantifiability of the data being used to drive the 3 LGR options. He felt that

the Council should focus on its own district rather than outside. Councillor Martin also praised the work of volunteers across the district, especially those who champion rights and support for their communities. He felt it was right to recognise the work that residents do and to continue to support them with this.

Councillor T Alban expressed his thanks to the Chair of the Council Councillor D B Dew for his attendance at the Stilton Cheese Rolling Festival along with Councillors D N Keane and C A Lowe. Councillor Alban highlighted the approaching local elections in 2026, and observed that at the election in 2022, more residents had voted Conservative than any other one party and that a joint-administration formed of all other parties did not jointly reflected the views of residents. He went on to express concern relating to increased development along the A605 corridor, much of which in neighbouring authorities, however he was concerned that the infrastructure was not being supported or developed at the same pace.

In seeking to respond to the concerns raised, the Executive Councillor for Planning, Councillor T Sanderson, responded that he was keen to work with Councillors in relation to concerns about development and related infrastructure. He echoed the comments from the Leader of the Opposition and paid tribute to all volunteers who contributed across the district. He also noted that the MPs for Huntingdon and St Neots were very proactive in promoting the district in the best interests of residents.

Councillor J A Gray acknowledged the demanding role of the Executive Leader and that it was one which she fulfilled with a great deal of skill and elegance. He disputed some of the Leader's claims in relation to the Council's finances over the past years and wished to clarify that the Conservatives never relied on reserves whilst in the administration. He complimented the Section 151 Officer in the work which she had done to turn around the accounts following the auditors concerns relating to 2023/24 spending. He also wished to record that, in his opinion, the introduction of subscriptions for green bins had been the biggest reduction in service ever to be delivered to the district and did not feel that this had been properly scrutinised. He also expressed his dismay at the cancellation of the Saturday freighters, particularly noting that residents on the edges of the district often had to travel a substantial distance to visit a refuse centre, he further stated that a further development and roll out of the community bin propositions would be welcomed. Councillor Gray concluded by commenting that it was telling that the Leader had talked about improving the district town by town in her address, and observed that with the vast majority of residents being in villages and did not feel that these improvements had been in their favour.

Councillor S R McAdam expressed his thanks to the Executive

Leader for her extraordinary dedication and care in the role. He noted that there would always be criticism but that collaboration across the chamber would always be in the best interest of residents. He further commented that he understood the need to introduce the green bin subscription charge but also noted the good work that the Council was able to introduce as a result of this such as the introduction of Council Tax relief for the districts most vulnerable residents. He expressed pride at all that had been achieved over the tenure of the joint administration to date.

In responding to concerns raised by Councillor Gray, Councillor S Wakeford claimed that a subscription service for green bins was under consideration by the Conservatives prior to the change in administration, he stated that he was content with the state of the Councils finances. He also gave his thanks to the Leader, the Cabinet and colleagues across the chamber for the work done on behalf of residents over the past 3 years.

Councillor A R Jennings believed that the joint administration had not wanted to mislead residents, and stated that he did not have a particular objection to the current administration depleting reserves as there had been a similar situation under the previous administration but wanted to clarify this as it had been portrayed in a different light.

In response, Councillor Conboy disagreed with the recollection of events and pledged to provide the papers to clarify. In summary, the Leader concluded that the spirit in which colleagues across the chamber disagreed was polite and respectful even though it was at times emotional. She thanks colleagues for their indulgence over the length of the address but observed that due to the planned local elections in 2026, this may be the joint administrations last chance to address the district in its current guise.

## **19. QUESTIONS TO MEMBERS OF THE CABINET**

In response to a question from Councillor S L Taylor, the Executive Councillor for Parks and Countryside, Waste and Street Scene, Councillor J E Kerr, advised that Phase 1 of the Riverside project in St Neots had been completed but that work had been paused whilst the redevelopment of Hinchbrook Country Park was implemented. It was noted that once this project was in the delivery phase, focus would return to the Riverside project and further funding opportunities would be explored. In response Councillor Taylor expressed disappointment that the projects would not be running in conjunction and expressed concern about impending deadlines for the A428 funding, it was agreed to continue the conversation offline.

Councillor N J Hunt advised that a group of residents had approached both himself and Councillor J E Harvey relating to Huntingdon's Riverside Park and establishing a group similar to the Friends of Hinchingsbrooke Country Park. The Executive Councillor for Parks and Countryside, Waste and Street Scene, Councillor J E Kerr, advised that this would be something which the Council would be happy to assist in forming and it was agreed to get this underway.

Dismay was expressed by Councillor T Alban in relation to the quantity of fly posters across the district which remained in place after events, in particular he noted those advertising circuses and fairs, he suggested introducing a deposit system for such organisers to be taken when event permission was sought, to encourage posters to be removed following events. The Executive Councillor for Resident Services and Corporate Performance, Councillor S W Ferguson concurred with the suggestion in principle and agreed to explore the potential implementation of this suggestion.

In response to a question from Councillor P Kadewere, the Executive Councillor for Planning, Councillor T Sanderson, advised that the Planning Service continued to make great progress and improvements, in particular it was noted that enforcement figures were half of what they were in January 2024 and that the backlog of cases for June sat at 27.

Following a question from Councillor M L Beuttell, the Executive Councillor for Parks and Countryside, Waste and Street Scene, Councillor J E Kerr, advised that Civil Parking Enforcement would be a district wide roll out but that it would initially focus on specific areas in order to measure successes and results. Following a further question from Councillor Beuttell, it was clarified that the specific areas had been set to establish best practice and that the areas would be expanded following this to further support parishes in reducing illegal parking.

In response to a query from Councillor R Martin, the Executive Leader Councillor S J Conboy, advised that she had only very recently been made aware that the MPs for North West Cambridgeshire and Peterborough had suggested an alternative option for LGR for a Greater Peterborough. It was noted that Peterborough City Council would consider this and the viability to develop it into a fourth business case, however it was also noted that all such business cases submitted to the Government for consideration must demonstrate financial sustainability, for all Councils involved. In response to a further question from Councillor Martin, the Leader advised that the Conservatives were welcome to put forward an alternative to the business models already being developed, however it was noted that resources to develop the models was already at capacity.

The Executive Councillor for Parks and Countryside, Waste and Street Scene, Councillor J E Kerr, advised, in response to a question from Councillor J A Gray, that HDC were responsible for litter collection alongside the A14. The chamber heard that the Council's teams attended both the Brampton Hut and the next roundabout every 2 to 3 months and regularly collected over 150 bags of rubbish from each location. Following a further question from Councillor Gray relating to rubbish, in particular tyres and animal carcasses alongside the carriageway, the Executive Councillor advised that communication with National Highways for teams to access this area safely was ongoing and was also an issue acknowledged by Cambridgeshire County Council. In addition the state of Mill Common Car Park in Huntingdon was noted and would be investigated with the relevant team

In response to concerns raised by Councillor B S Chapman relating to the omission of notable St Neots residents of the past, in particular Richard Fitzgilbert, from the inscribed stones in the newly redeveloped St Neots Market Square the Executive Councillor for Economy, Regeneration and Housing, Councillor S Wakeford, advised that the names inscribed had been chosen in conjunction with local stakeholders, however he advised that St Neots Town Council could consider exploring further opportunities to honour historical St Neots residents.

Following a question from Councillor M L Beuttell, the Executive Councillor for Planning advised that the forthcoming report on the Preferred Options for the Local Plan would be expected into the democratic cycle in the Autumn following the completion of the outcomes of the key evidence options.

## **20. ADJOURNMENT**

At 9.03 pm it was

RESOLVED

that the meeting stand adjourned

Upon resumption at 9.13 pm

*9:13pm Councillor S J Corney left the meeting.*

## **21. DISCRETIONARY CHARGES IN PLANNING INFRASTRUCTURE AND PUBLIC PROTECTION**

With the aid of a report and presentation by Head of Planning,

Infrastructure and Public Protection (copies of which are appended in the Minute Book) the Council considered a report seeking to review and enhance discretionary charges in Planning, Infrastructure and Public Protection, focusing on enhancing service deliver, covering rising operational costs, reacting to national government changes and ensuring the sustainability of the services.

By way of introduction, the Executive Councillor for Finance & Resources, Councillor B A Mickelburgh explained that the recent Planning Peer Review had identified missed opportunities to generate revenue. It was also noted that there was a desire to spend funding generated through both Commercial Infrastructure Levy and BioDiversity Net Gain (BNG) on projects within Huntingdonshire.

The process and impact of BNG was discussed highlighting the need for developers to deliver a 10% biodiversity net gain and that this be monitor for 30 years to ensure its success. This will have significant gains for biodiversity throughout the district however will come with long term responsibilities for the Council. By introducing a charge for monitoring fees, this work would remain cost-neutral and accounted for.

The Executive Councillor also drew attention to a request from the Overview and Scrutiny Panel and advised that Officers met with both the Executive Councillors for Planning and Finance along with the Shadow Executive Councillors for Planning and Finance to develop the fees as shown within Appendix 2 of the report.

Councillor K P Gulson expressed his support for the paper and agreed with the introduction of a discretionary charge for planning and agreed that it would be right to generate income and streamline throughput of these applications. However, he expressed concern due to the fact that BNG was new and a massive challenge with a long term monitoring requirement. He felt that by getting that process right from the implementation would help to ensure it's long term success.

The Executive Councillor for Planning, Councillor T Sanderson acknowledged that the report had received thorough scrutiny through the Overview and Scrutiny (Performance and Growth) Panel. He acknowledged that income generation had been identified by the planning peer review and that the requirement for BNG would take up resource therefore it was right to introduce the discretionary charge alongside the recommendation from the peer review. He gave his support to the report and the recommendations contained within.

Councillor P J Hodgson-Jones enquired whether the mentioned habitat banks across Huntingdonshire could form an integral



part of the revised Local Plan in particular, he suggested that, their location could be used strategically to prevent urban sprawl, and to enhance biodiversity within the district. He felt that by fully integrating this into the planning process would ensure its future success. The Executive Councillor noted these points and hoped that they would be integrated where feasible.

Councillor R Martin echoed the comments of Councillor Gulson and stated that he believed that residents should not be paying for things that developers were doing.

Whereupon having been proposed and duly seconded, it was

#### RESOLVED

- a) that the review of Discretionary Charges within Planning, Infrastructure and Public Protection be endorsed, and to delegate authority to the Head of Planning, Infrastructure and Public Protection in consultation with the Section 151 Officer and Executive Councillor for Finance & Resources to implement changes for the current financial year (2025/26).
- b) that the following be delegated to the Head of Planning, Infrastructure and Public Protection in consultation with the Section 151 officer and Executive Councillor for Finance & Resources for the current financial year (2025/26):
  - i. Introduction of new fees;
  - ii. Modification of existing fees;
  - iii. Updating/adjusting of fees; and
  - iv. Waiving of fees

*9:30pm Councillor S J Corney rejoined the meeting.*

## **22. TREASURY MANAGEMENT OUTTURN REPORT 2024/25**

With the aid of a report by the Chief Finance Officer (a copy of which is appended in the Minute Book) presented by the Executive Councillor for Finance & Resources, Councillor B A Mickelburgh. The report provided an update on treasury management activity for the period 1 April to 31 March 2025, including investment and borrowing activity and treasury performance.

By way of introduction, Councillor Mickelburgh proceeded to talk in detail through the following areas: economic review, the performance of Council funds, treasury risk management, non-treasury investments, interest rates compliance and treasury management indicators. The diligent scrutiny provided by the Overview and Scrutiny (Performance and Growth) Panel was

noted along with note of member training for Scrutiny members in October 2024.

Attention was drawn to the Council's Commercial Investment Strategy which had generated £3.1 million for the Council in 2024/25 after taking account of direct costs. We remain alert to the risks of vacancies and fluctuating property values, we are continuing to review the strategy albeit this has experienced delays due to LGR. It was noted that inflation had fluctuated across the year, and that the Bank of England rate had fallen, it was further observed that global events continued to create uncertainty, with the pace of interest rate decreases remaining uncertain.

Councillor A R Jennings praised Officers for the comprehensive and well written reports which were produced for Councillors on a regular basis and observed that there were often few questions to raise on the matter as the report author had anticipated and answered them within the body of the report. He continued that he was content that the Council had complied with all Prudential indicators, and was reassured to know that internal borrowing was being used to finance the CFR, furthermore he was pleased that for third year, interest receipts had far exceeded what was in the budget.

Councillor C M Gleadow echoed Councillor Jennings comments regarding the quality of the Treasury Management reports.

Councillor P J Hodgson-Jones reflected that the complexity of the reports made them challenging to understand which he was concerned may consequently reflect on the level of scrutiny. He also criticised the level of treasury investments that were short term, and expressed a desire to increase yield from cash to treasury, potentially through a move to longer dated investments with higher yields to give a larger return for the Council. He further suggested that land assets may be utilised to generate revenue to meet other needs of the Council although acknowledged that the impending LGR may pose difficulties

In response, the Executive Councillor, advised that longer term investment opportunities along with utilisation of assets were being investigated and that he would look to develop and exploit these opportunities in a timely manner in order to benefit both the Council and residents of Huntingdonshire.

Whereupon it was

RESOLVED

that the treasury management performance for 2024/25 be noted.

## **23. CORPORATE PERFORMANCE INDICATORS 2025/26**

With the aid of a report by Head of Policy, Performance and Emergency Planning and the Insights Co-ordinator (a copy of which is appended in the Minute Book) the Council considered a report seeking approval of the proposed target and tolerances for the key performance indicators 2025/26 as set out in Appendix 1 of the report.

By way of introduction, the Executive Councillor for Resident Services and Corporate Performance, S W Ferguson clarified that it had been decided to bring the targets through the democratic cycle separately to the quarterly performance reports in order to ensure that they were sufficiently challenging whilst remaining achievable. It was noted that the comments of Scrutiny had been considered and as a result had reset the targets to ensure sufficient challenge. It was advised that there had been an increase to 35 Key Performance Indicators and that the targets for each had been reviewed and revised where appropriate. It was further noted that although challenging targets can increase performance, they needed to remain achievable and realistic. The Executive Councillor concluded by thanking the Overview and Scrutiny Panel for their robust and continued criticism.

Councillor R Martin thanked the Executive Councillor for taking on board the comments of the Overview and Scrutiny Panel. He expressed his support for the report whilst acknowledging that it contained the Performance Indicators of the joint administration which they would need to deliver on.

Whereupon having been proposed and duly seconded, it was

**RESOLVED**

that the proposed target and tolerances for the key performance indicators 2025/26 as set out in Appendix 1 of the report, be approved.

## **24. OVERVIEW AND SCRUTINY ANNUAL REPORT**

Councillor N J Hunt, Chair of the Overview and Scrutiny (Environment, Communities and Partnerships) Panel presented the Overview and Scrutiny Annual Report on behalf of both Overview and Scrutiny Panels (a copy of which is appended in the Minute Book) which summarised the Panels activities for the municipal year 2024/25.

In presenting the report, Councillor Hunt acknowledged that there had been a long road to develop and improve the Council's scrutiny function over the last three years, and that the Annual

report was a milestone to reflect on that journey. He felt that 3 years ago scrutiny was a rubber stamp exercise but thanks to the Officers who support the Panels, the overarching goal of our efforts is paying off through exploring topics and adding value. He also highlighted that changes had been made to when papers were considered by Panels allowing for earlier input, and that additional recommendations were being made to Cabinet.

Councillor Hunt acknowledged that the scrutiny process was still being developed but reflected on the substantial progress made to date to improve and develop.

Whereupon it was

RESOLVED

that the Overview and Scrutiny Annual Report be received and noted.

**25. CAMBRIDGE AND PETERBOROUGH COMBINED AUTHORITY CHANGES TO MEMBERS ALLOWANCES**

With the aid of a report by the Elections and Democratic Services Manager (a copy of which is appended in the Minute Book) the Council considered a report highlighting that the Cambridgeshire and Peterborough Combined Authority intended to pay members allowances directly for District Council members appointed to sit on their Overview and Scrutiny and Audit and Governance Committees.

In introducing the report, the Executive Leader Councillor S J Conboy explained that there would be an anticipated annual saving to the Council in excess of £3,000 and that as a result the relative Councillors members allowance scheme would be removed from the budget.

Whereupon having been proposed and duly seconded, it was

RESOLVED

that the removal of the allowances paid by the District Council to members appointed to sit on the Cambridgeshire and Peterborough Combined Authority Overview and Scrutiny and Audit and Governance Committees be noted and that the Members' Allowances Scheme be updated accordingly.

**26. CAMBRIDGESHIRE AND PETERBOROUGH COMBINED AUTHORITY - UPDATE**

In conjunction with the decision summaries of the recent

meetings of the Cambridgeshire and Peterborough Combined Authority, copies of the decision summaries are appended in the Minute Book.

In response to a question from Councillor R Martin, the chamber heard that clarification was being sought from the Mayor in relation to knock on effects in the reinstatement of the 31 bus service in Ramsey as it was understood that this may be at the detriment of other bus services.

Following a questions from Councillor S L Taylor, the Executive Leader advised that she was in communication with the Mayor in order to understand his aspirations in relation to free carparking in St Neots and whether there was opportunity to expand this across the district. Following a further question on the matter from Councillor B S Chapman, the Executive Leader confirmed that the Council would continue to look at options to create sustainable benefits for St Neots in line with the Council's Parking Strategy.

In response to a question from Councillor S R McAdam, the Executive Leader reiterated that carpark revenue was an integral part of the Councils current budget formula and any plans to introduce free parking would affect this. Once clarity had been obtained on the matter, the Council would be able to update accordingly.

Councillor N J Hunt expressed concern about proposed changes to the Under 25 Tiger bus pass, following which the Executive Leader reassured that the Council remained an advocate for this pass and were awaiting further details in relation to both the reduction of this scheme and impact on district bus services.

In response to an enquiry from Councillor M A Hassall, the Executive Leader concurred that it would be beneficial for either the Mayor or a CPCA representative to be available to answer members questions, opportunities to bring this to fruition would be investigated and developed further.

## **27. USE OF SPECIAL URGENCY PROVISIONS 2024/25**

With the assistance of a report by the Executive Leader (a copy of which is appended in the Minute Book) the Council were acquainted with the details of one key decision which had been taken within the last year under the Council's special urgency provisions.

Having noted that it was a requirement within the Council's Constitution that executive decisions taken as a matter of

special urgency be reported annually to the Council by the Executive Leader, it was

RESOLVED

to note the contents of the report.

**28. OUTCOMES FROM COMMITTEES AND PANELS**

A copy of the list of meetings held since the last meeting of the Council held on 26th March 2025 is appended in the Minute Book and Members were advised that any issues or questions could be raised in relation to these meetings.

There were no questions raised.

**29. VARIATIONS TO THE MEMBERSHIP OF COMMITTEES AND PANELS**

There were no changes to report.

The meeting ended at 10:09pm.

Chair

## CHAIR'S ENGAGEMENTS 17 July – 15 October 2025

| Date:                   | Event:                                                                  | Venue:                        |
|-------------------------|-------------------------------------------------------------------------|-------------------------------|
| <b><u>August</u></b>    |                                                                         |                               |
| Saturday 2-Aug-25       | Hunts Community Cancer Network's 10-Year Anniversary Celebration        | Huntingdon                    |
| Saturday 9-Aug-25       | Royal Society of St George Summer Reception                             | Buckden                       |
| Friday 15-Aug-25        | VJ 80th Anniversary - HDC Flag Raising Ceremony                         | Huntingdon (Pathfinder House) |
| Friday 15-Aug-25        | VJ 80th Anniversary - HTC Wreath Laying Ceremony                        | Huntingdon (Town Hall)        |
| Sunday 31-Aug-25        | March Armed Forces Fair 2025                                            | March                         |
| <b><u>September</u></b> |                                                                         |                               |
| Thursday 4-Sep-25       | Royal Air Force Wyton Annual Reception                                  | RAF Wyton                     |
| Saturday 20-Sep-25      | Dreamdrops 'The Childrens' Charity' 20th Anniversary Celebration Dinner | Huntingdon                    |
| <b><u>October</u></b>   |                                                                         |                               |
| Sunday 12-Oct-25        | Godmanchester Town Council Civic Service                                | Godmanchester                 |
| Sunday 12-Oct-25        | Ramsey Town Council Civic Service                                       | Ramsey                        |

**Notes:**

1. The above events have occurred since the last Full Council held on 16 July 2025.

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**Public**  
**Key Decision - Yes**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Great Staughton Neighbourhood Plan

**Meeting/Date:** Council – 15 October 2025

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** Great Staughton

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### **Executive Summary:**

The Referendum on the Great Staughton Neighbourhood Plan was held on 4 September 2025 and resulted in an 92.3% 'Yes' vote in support of making the Neighbourhood Plan as part of the statutory development plan. As this exceeds the required threshold of 50% of the votes cast the Council is required to formally 'make' the Great Staughton Neighbourhood Plan unless the Council considers that it would be incompatible with any EU or human rights obligations. As part of the statutory development plan the Great Staughton Neighbourhood Plan would be used to help decide planning applications within the neighbourhood area.

It is not considered that making the plan would be incompatible with an EU or human rights obligation and the Great Staughton Neighbourhood Plan must therefore be 'made'.

### **Recommendation(s):**

The Council is

### **RECOMMENDED**

To 'make' the Great Staughton Neighbourhood Plan in the form attached as Appendix 1 such that it becomes part of the statutory development plan for Huntingdonshire with immediate effect.

## **1. PURPOSE OF THE REPORT**

- 1.1 The purpose of the report is to consider whether the Great Staughton Neighbourhood Plan should be officially 'made' such that it becomes part of the statutory development plan for Huntingdonshire.

## **2. BACKGROUND**

- 2.1 The Great Staughton Neighbourhood Area was formally designated on 21 January 2021. Following substantial local consultation to aid with preparation of the plan it was submitted for statutory consultation which took place between 11 December 2024 and 5 February 2025. The submission neighbourhood plan, its supporting evidence base and all responses to the statutory consultation were subject to an independent examination commencing on 17 February 2025 with the final report issued on 3 April 2025.
- 2.2 The examination confirmed that the Great Staughton Neighbourhood Plan should move forward to referendum subject to modifications and confirmed that it complied with the specified basic conditions, was properly prepared by the qualifying body, covered the designated plan area, did not contain any excluded development and contained policies that related to the development and use of land. The examiner's report also confirmed that there was nothing in the Great Staughton Neighbourhood Plan that led them to conclude there would be any breach of the European Convention on Human Rights. They also confirmed that the Great Staughton Neighbourhood Plan is compatible with EU obligations arising from the Habitats Regulations Assessments and other directives (as retained in UK law).
- 2.3 The outcome of the examination and proposed changes were reported to Cabinet on 17 June 2025. Arising from these it was agreed that the Great Staughton Neighbourhood Plan as proposed to be modified should progress to referendum.

## **3. ANALYSIS**

- 3.1 The referendum was held on 4 September 2025 where the statutorily set question was posed asking residents of the designated neighbourhood area: 'Do you want Huntingdonshire District Council to use the Neighbourhood Plan for Great Staughton to help it decide planning applications in the neighbourhood area?'.
- 3.2 A total of 707 people were eligible to vote in the referendum; 168 ballot papers were issued representing a turnout of 23.76%. The number of votes cast in favour of 'Yes' was 155, the number of votes in favour of 'No' was 13 with 0 ballot papers rejected where the intended vote could not be clearly determined. This indicated a majority of 92.3% voting in favour of using the Great Staughton Neighbourhood Plan to help decide planning applications within the designated neighbourhood area.

- 3.3 As the Great Staughton Neighbourhood Plan was endorsed by more than the required threshold of 50% of those voting the Council must now 'make' the Neighbourhood Plan such that it becomes part of the statutory development plan for Huntingdonshire unless the Council considers that it would be incompatible with any EU or human rights obligations. It is not considered that making the plan would be incompatible with an EU or human rights obligation and the Great Staughton Neighbourhood Plan must therefore be 'made'.

#### **4. KEY IMPACTS / RISKS**

- 4.1 The key impacts of this are the reiteration of the importance of the planned system with town and parish councils and residents of the neighbourhood plan area having the opportunity to positively influence how their community grows in the future.
- 4.2 Successful 'making' of a Neighbourhood Plan entitles Great Staughton Parish Council to an increased proportion of CIL receipts from development within the neighbourhood area, up from 15% to 25%.

#### **5. TIMETABLE FOR IMPLEMENTATION**

- 5.1 Great Staughton Neighbourhood Plan will become part of the statutory development plan with immediate effect.

#### **6. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

- 6.1 Progressing the Great Staughton Neighbourhood Plan through to referendum links to the Corporate Plan Priority 2: Creating a better Huntingdonshire for future generations.

#### **7. LEGAL IMPLICATIONS**

- 7.1 Section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Council to 'make' the Neighbourhood Plan if more than half of those voting in the referendum have voted in favour. The Council is content that the Great Staughton Neighbourhood Plan meets the specified basic conditions, does not breach the European Convention on Human Rights and is not incompatible with EU obligations arising from the Habitats Regulations Assessments and other directives (as retained in UK law).

#### **8. RESOURCE IMPLICATIONS**

- 8.1 An additional 10% of CIL receipts within the neighbourhood area will be passed over to Great Staughton Parish Council. This may have implications on resource availability for infrastructure projects provided by this Council. Additional support, both financial and partnership working, may be sought to help deliver some of the projects identified in the Great Staughton Neighbourhood Plan.

## **9. REASONS FOR THE RECOMMENDED DECISIONS**

- 9.1 The Council has a statutory obligation to 'make' the Great Staughton Neighbourhood Plan now that it has successfully passed the referendum stage.

## **10. LIST OF APPENDICES INCLUDED**

Appendix 1 – Great Staughton Neighbourhood Plan

## **11. BACKGROUND PAPERS**

Cabinet 17 June 2025

[Agenda for Cabinet on Tuesday, 17 June 2025, 7:00 pm - Huntingdonshire.gov.uk](#)

[The Neighbourhood Planning \(Referendums\) Regulations 2012 \(as amended\)](#)

[National Planning Practice Guidance \(Neighbourhood Planning\)](#)

Great Staughton Neighbourhood Plan Webpage

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# Great Staughton Neighbourhood Plan

Made Version - October 2025

2021 to 2036



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## Parish Chairman's Foreword

The Neighbourhood Plan (NP) for Great Staughton supports and complements the Huntingdonshire Local Plan. The Great Staughton Neighbourhood Plan is seeking to address key priorities identified by the community in the Parish of Great Staughton.

The purpose of the Great Staughton Neighbourhood Plan is to define the aspirations, key priorities, and needs of residents and businesses within this area. This is to ensure these views are taken into account when local planning authorities, such as Huntingdonshire District Council (HDC), Cambridgeshire County Council (CCC) and the secretary of state take planning decisions.

Neighbourhood Plans, when complete and adopted, will form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.

Great Staughton Parish Council considers that this is an important right to exercise, and in 2021 the Parish Council applied for the parish area to be designated a neighbourhood planning area. Huntingdonshire District Council (HDC) approved this application in February 2021.

Thank you to residents, businesses, landowners and other stakeholders who responded to the Regulation 14 and Regulation 16 versions of the Neighbourhood Plan and to those who responded to consultation on the Strategic Environment Assessment Environmental Report. The Parish Council submitted the Neighbourhood Plan to HDC and an examination was held into the Neighbourhood Plan in early 2025. The recommendations from the Examiner are included in this version of the Neighbourhood Plan. HDC have held a Referendum and the majority of those who voted supported the Plan allowing it to be Made at HDC's October Council meeting ensuring that the views of our local community setting out the future aspirations for Great Staughton become part of the Development Plan.

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## 2 Introduction

- 2.1 Great Staughton comprises a number of small hamlets and a village which together create a strong and vibrant community within an attractive and valued environment. The Community Land Trust with the support of the parish has secured 12 new affordable homes at Jewell Close which have met some of our local housing needs. However, recent data shows that further housing is needed to meet local needs, house prices are still out of the reach of many, whilst the overall population is in decline which may impact the viability and vitality of important services in the parish.
- 2.2 Alongside these issues, there are a number of opportunities to improve local health care facilities and services and address some of the issues caused by traffic speeds, the need to address the impact of climate change and provide sustainable solutions by protecting and enhancing our natural habitats and green spaces.
- 2.3 The District Council has advised the Parish Council that a further 30 homes are needed to meet the indicative housing requirement to implement Great Staughton's contribution to the total housing requirement set out in Huntingdonshire's Local Plan. The Parish Council, through the Neighbourhood Plan, wants to ensure that proposed development meets the needs of residents; provides the infrastructure and services that are needed; ensures that development is high quality; and safeguards those important habitats, green spaces and buildings that are important to Great Staughton's community.
- 2.4 So, how are we going to ensure that the Parish Council and communities' aspirations are met? The Localism Act 2011 introduced new rights and powers

to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made", become part of the legal planning framework for the designated area. This means that when planning applications are submitted to develop or change the use of land, Huntingdonshire District Council should make decisions in accordance with the Neighbourhood Plan unless there are material considerations that indicate otherwise.

- 2.5 The Great Staughton Neighbourhood Plan includes a vision statement, aims, objectives and planning policies, including an allocation for housing and an allocation for a health care facility, securing new doctor's surgery facilities, and policies which seek to minimise the impact of climate change and protect our important wildlife habitats.
- 2.6 Parish Councils are encouraged to produce their own Neighbourhood Plans enabling local people to have a say as to how their neighbourhood grows and develops. The Neighbourhood Plan Area contains the administrative area of Great Staughton Parish. The Parish Council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict main government planning policies or the strategic policies in the Huntingdonshire Local Plan. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 2.7 The Neighbourhood Plan is a plan for the parish of Great Staughton. The Parish Council's application for the designation of a Neighbourhood Plan area was approved by Huntingdonshire District Council (HDC) on 21<sup>st</sup> January 2021. The Neighbourhood Plan boundary is shown at Map 1.

**Description: Great Staughton Neighbourhood Plan Area**

Scale = 1:24,000

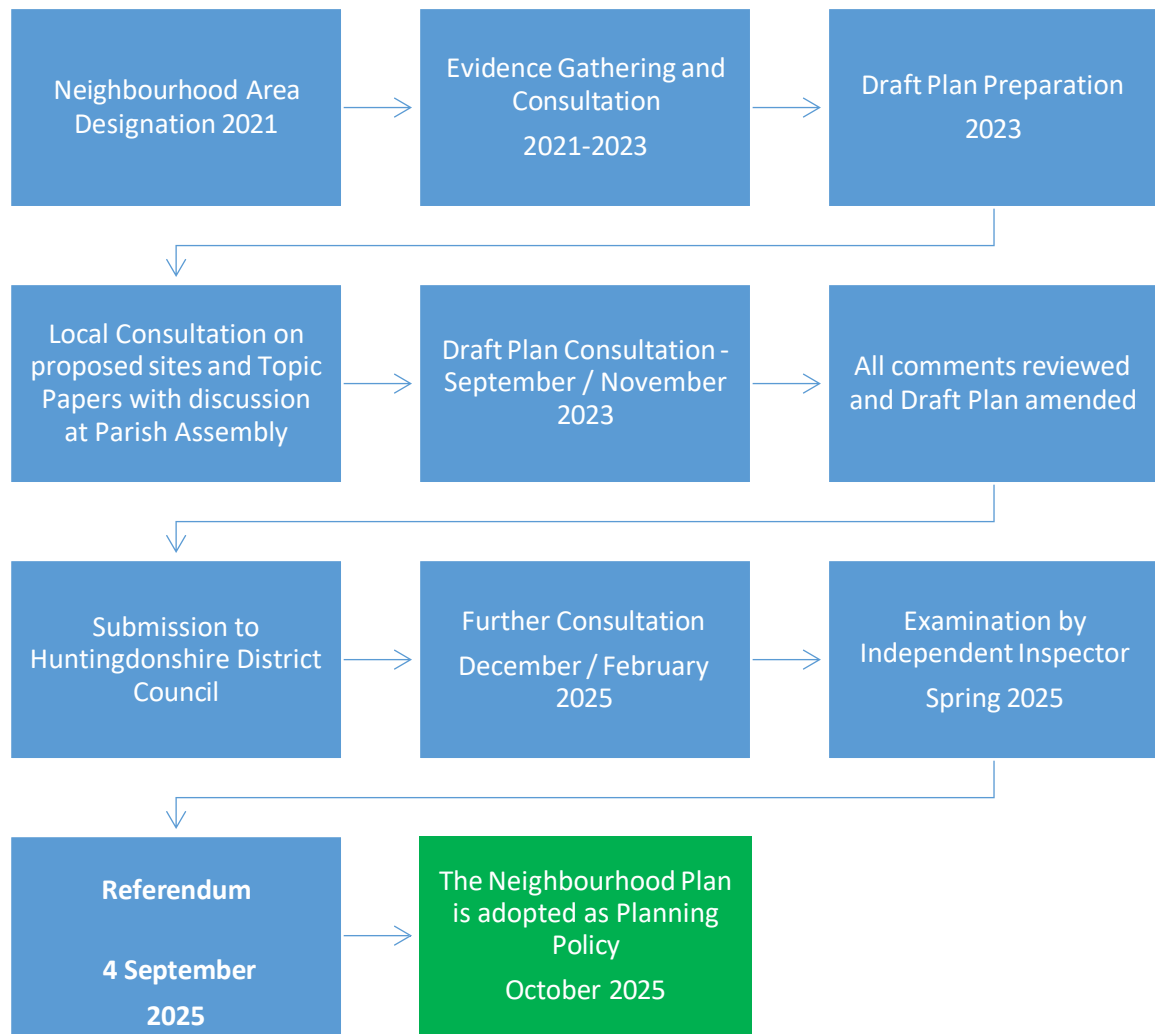
Date Created: 28/10/2022

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DISTRICT COUNCIL  
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**Map 1 – Great Staughton Designated Plan area**

- 2.8 The Parish Council are the lead organisation for the Neighbourhood Plan supported by the Great Staughton Neighbourhood Plan Group (NPG). There is no other neighbourhood plan for the Neighbourhood Plan area and the Plan only relates to the administrative boundaries of Great Staughton and no other Neighbourhood Plan area. The Neighbourhood Plan period is 2021 to 2036, mirroring the end date of the existing Huntingdonshire Local Plan adopted in 2019. Although it takes account of development since 2011, the start date of the Neighbourhood Plan is 2021. An agreed vision for the Neighbourhood Plan is
- ‘To value, protect and enhance the rural and historical character and community spirit of Great Staughton, ensuring that future development retains the green spaces and vistas, but also provides a sustainable community with appropriate facilities for its residents’.
- 2.9 This is the Referendum Version of the Neighbourhood Plan and will be subject to a Referendum led by HDC.
- 2.10 Great Staughton Neighbourhood Plan group and the Parish Council has completed a significant amount of community consultation which has informed the Neighbourhood Plan even during the Covid -19 pandemic. The full details of the consultation are included within a Consultation Statement which is submitted alongside this Neighbourhood Plan to HDC.
- 2.11 Initially, a survey was distributed to all residents and businesses in the village in October 2021. This was distributed as a leaflet with responses invited on-line or on paper. Approximately 66% of the responses were submitted on-line.
- 2.12 A 50% response rate was achieved from properties in the village (184 responses), and the results analysed and circulated to the Neighbourhood Plan Group, other interested parties, and the Parish Council.
- 2.13 Members of the public were invited to a workshop held in the village hall facilitated by Cambridgeshire Acre on March 10th, 2022. The findings from that workshop informed a SWOT analysis and objectives were agreed by the NPG.
- 2.14 Paper copies were made available at the Parish Assembly on 28<sup>th</sup> April 2022 where 30 residents were present. Comments were invited. Paper copies were also made available at the Jubilee celebrations in the village hall on June 5th. The vision and objectives were then circulated in the Autumn 2022 edition of the local magazine (for consultation).
- 2.15 A further Assembly meeting was held in May 2023 where the proposals for local housing allocations, non-designated heritage assets, views and vistas and the Great Staughton Settlement and Landscape Character Assessment were discussed ahead of the parish council meeting.
- 2.16 Additionally, the occupiers of the properties proposed to be designated as Non-Designated Heritage Assets were notified and given the opportunity to put their views forward to the NPG. These comments have been taken on board in developing this version of the Neighbourhood Plan.
- 2.17 The Great Staughton website has carried updates throughout the preparation of the Neighbourhood Plan. The Parish Council and the Great Staughton community Facebook pages have include updates and initial community findings.

- 2.18 A regulation 14 consultation was undertaken between 20<sup>th</sup> September 2023 and 2<sup>nd</sup> November 2023. A leaflet was distributed to every household and business in the Parish and notices placed on the Parish Website and magazine. The Parish Council consulted with stakeholders and consultation bodies whose interest it is considered may be affected by the draft Great Staughton Neighbourhood Plan. The responses to the Regulation 14 consultation have been considered and, where appropriate, the Neighbourhood Plan has been amended to take into account the representations. A summary of the representations and the Parish Council's response is included in the Consultation Statement.
- 2.19 A further consultation was completed on the Strategic Environment Assessment Environmental Report in Summer 2024. The responses have been considered and where appropriate included in this Neighbourhood Plan. The responses are set out in the accompanying Consultation Statement.
- 2.20 A regulation 16 consultation on the Submitted Plan was completed by HDC between 11<sup>th</sup> December 2024 and 5<sup>th</sup> February 2025. Examination of the Great Staughton Neighbourhood Plan commenced in February 2025. The Examiner's report was issued on 3<sup>rd</sup> April 2025 and it recommended that the Plan met all legal requirements and can proceed to referendum with modifications.
- 2.21 We want to ensure that Great Staughton produces a plan which provides for sustainable development which benefits the local community whilst avoiding placing unrealistic pressure on the cost and deliverability of development.
- 2.22 The key milestones of our Neighbourhood Plan process are summarised and highlights are in the chart below:





### 3 The Character of Great Staughton

#### Location

- 3.1 Great Staughton is a small village in Huntingdonshire to the south of the A14 and west of the A1. Great Staughton lies approximately 11 miles (18 km) south-west of Huntingdon and 6 miles (10 km) north-west of St Neots. The parish itself covers 2,055 hectares making it the second largest parish by area in Huntingdonshire, after Sawtry. Its nearest village neighbours are Perry to the north-east, Kimbolton & Stonely to the northwest and Hail Weston to the South East.
- 3.2 The location of the Parish is close to the A1 and A14 and provides good transport links for businesses and people including access to St Neots station with trains to London, Peterborough, onward to Edinburgh and additionally Gatwick. The village is close to the local leisure attraction of Grafham Water. Its closest urban environment is the expanding town of St. Neots which provides shopping, entertainment, and rail services.

#### Settlement and Character

- 3.3 The size of the Parish of Great Staughton results in it having a wide variety of settlement types and rural aspects. These different settings are significant and are a hallmark of the Parish.
- 3.4 There are a number of distinctive character areas within the Parish. These areas are identified as follows.
- Character area 1: The Highway; The Causeway; Green Lane and The Green; Marked in Red on the map 2  
 Character area 2: The Town Marked in Blue on the map 2  
 Character area 3: Dillington Marked in purple on the map 2

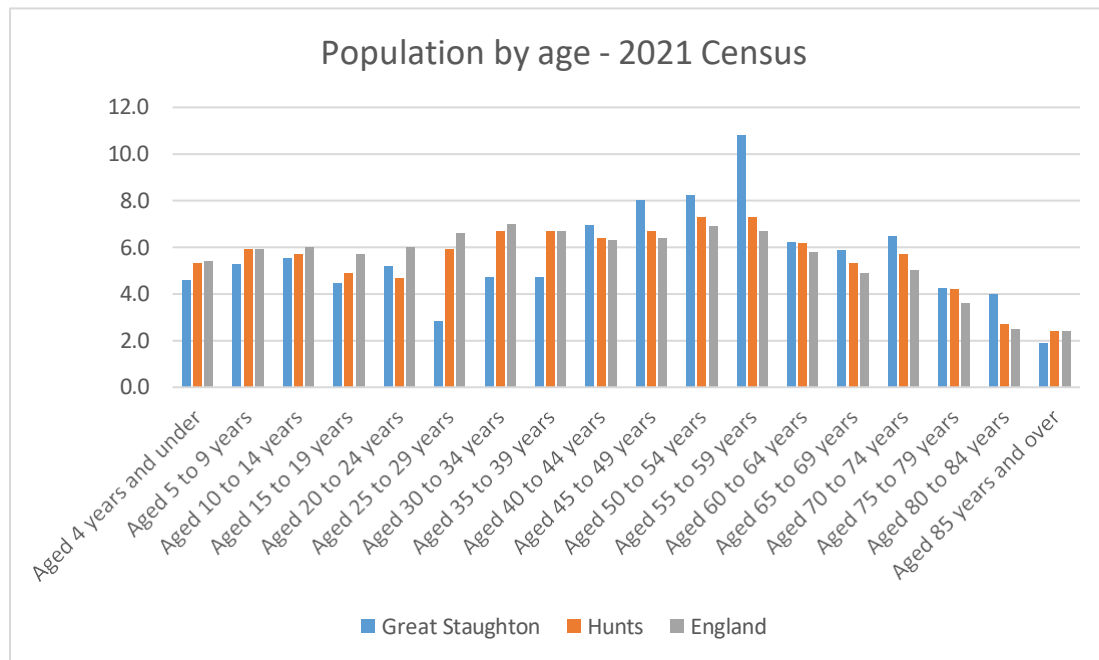
Character area 4: Beachampstead Rd, Moorycroft, Lye Close and Manor Close Marked in Green on the map 2  
 Character area 5: The Moor Marked in Yellow on the map 2  
 Character area 6: Natural: Kym Valley; The Meadows; River Walk on map 2

- 3.5 The detail of each of these area characteristics is reported in the Great Staughton Landscape and Village Character Assessment which is available as part of the submission documents.

#### Residents

- 3.6 Great Staughton is, geographically, the second largest parish in Huntingdonshire but with a low density of residents. The parish saw limited population growth between the 1911 and 2011 Censuses. When looking at population figures, it should be noted that the parish boundary changed in 1982 when the parish of Perry was formed by joining West and East Perry. West Perry was previously part of Great Staughton Parish and so its population would have been included in Great Staughton's figures in 1911.
- 3.7 The 2021 census data for Great Staughton Parish shows that the population over the 10 years has decreased by approximately 5%. In 2011 the population for the parish was 896, in 2019 it was 865 which has decreased again in 2021 to 850. The population is forecast to continue with very little growth (less than 5%) over the next 18 years.
- 3.8 Great Staughton has a slightly older age profile than district and county averages, although its population is forecast to age up to 2036: the share of population aged 65 and above is expected to increase from 22% to 32% while the shares of people in younger age groups are forecast to fall.

- 3.9 The parish is a family-orientated community with three quarters of households being one family households. The highest shares of households are one family with dependent children (23% of all households) and couples aged under 65 with no children (17%). These account for higher shares of households than across Huntingdonshire.



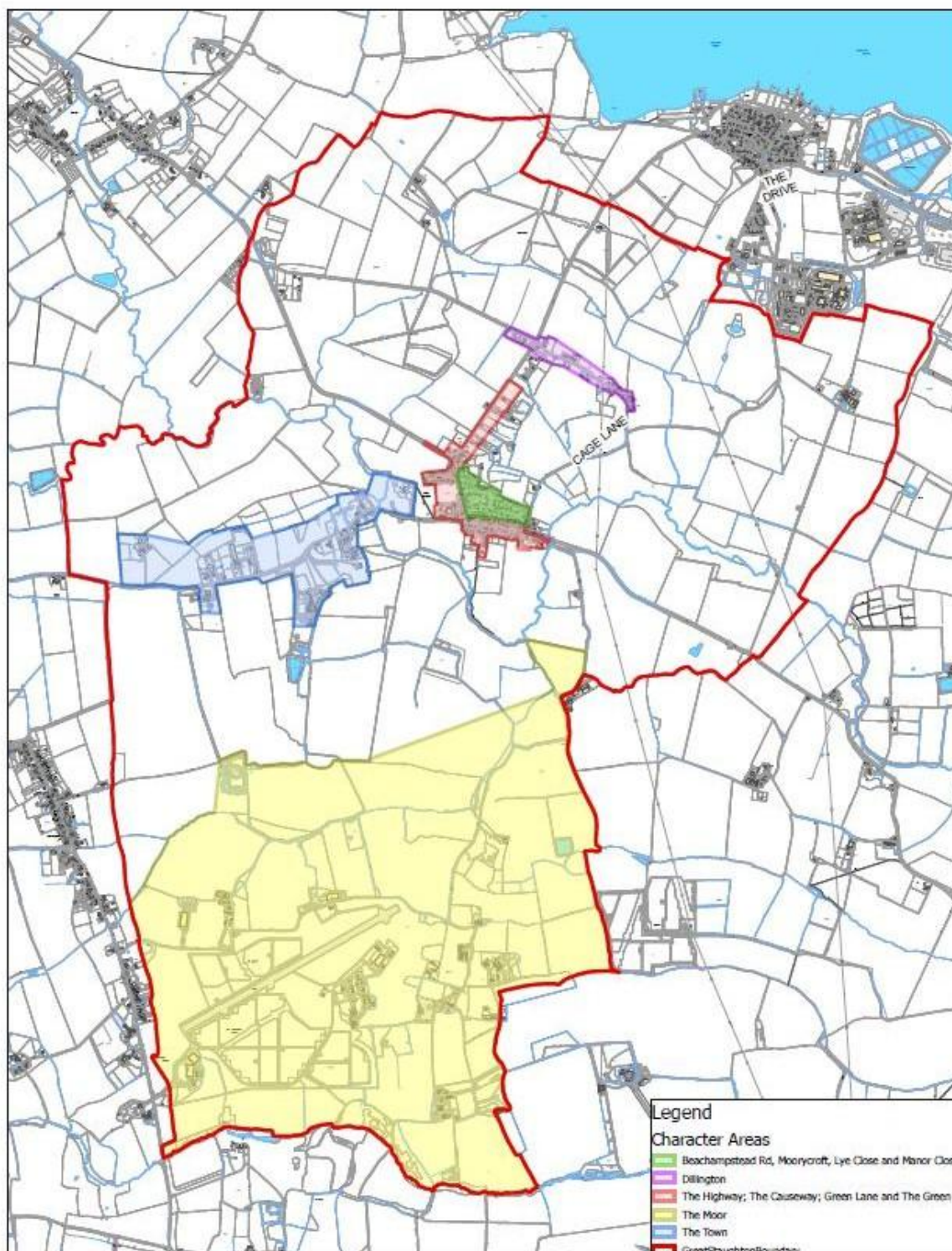
Source: ONS Census 2021

<https://www.nomisweb.co.uk/>

**Description:** Great Staughton Character Areas

Scale = 1:30,000

Date Created: 11/09/2023



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**Map 2 – Great Staughton Character Areas**



**Housing**

- 3.10 Great Staughton is home to 356 dwellings and has experienced extremely limited housing growth, just 30 new homes in the last 20 years.
- 3.11 Great Staughton has a Community Land Trust and has successfully developed 12 new affordable homes at Jewell Close. Each property was completed and occupied in 2023. Importantly, the scheme was significantly oversubscribed by families and individuals in housing need with a strong local connection
- 3.12 Great Staughton has a high share of detached housing (66%) and low shares of semi-detached and terraced housing and flats, which is consistent with the parish’s below-average population density.
- 3.13 Great Staughton has an above-average housing size compared to Huntingdonshire, with 39% of homes having four or more bedrooms. Housing tenure is dominated by owner occupation, with three quarters of households owning their own property.

| Number of bedrooms | 2021 |
|--------------------|------|
| Total:             | 356  |
| 1 bedroom          | 9    |
| 2 bedrooms         | 48   |
| 3 bedrooms         | 140  |
| 4 +bedrooms        | 159  |

Source: ONS 2021 Census

- 3.14 Average and lower quartile house prices in Great Staughton are high. The average (median) price paid for a residential property in Great Staughton was 30% above the Huntingdonshire average last year. At lower quartile levels, anyone seeking to buy a property in Great Staughton would require an annual income of £57,071 for a semi-detached property and £86,821 for a detached home. To put this into context, a household with two

people working full-time (35 hours/week) and earning the National Living Wage (£8.91/hour) will only earn around £32,432 per annum. Even a couple both earning the median salary for Great Staughton would struggle to reach the threshold for a lower quartile semi-detached property.

- 3.15 Great Staughton has very limited social housing stock and private rented housing stock.

**Employment**

- 3.16 Great Staughton has a high rate of employment (63%) among its adult population. This is counter-balanced by a quarter of its population (36%) being economically inactive, i.e., not in work nor looking for a work. A significant proportion of this group are those who are retired rather than being inactive for any other reason.
- 3.17 There are many important employment providers in the Village. The local service industry includes a butcher’s shop, hairdressers, the school, and Doctors. In addition, there are more industrial type sites based on the Airfield on Staughton Moor, and commercial distribution sites along The Town. There are local engineering units based on farming workshops and barns in The Town. Littlehey prison in the neighbouring Parish of Perry is also a source of significant local employment.

**Landscape**

- 3.18 Great Staughton is located within National Character Area 88: Bedfordshire and Cambridgeshire Claylands. At a more local level, the Huntingdonshire Landscape and Townscape Assessment (2022) defines the Parish within the Southern Wolds and Great Staughton stands within Area 3: Western Claylands, of the Cambridgeshire Landscape Guidelines (1991). To the north is the Grafham Water Landscape Character Area which impacts the northern part of the Parish.

- 3.19 The Cambridgeshire Landscape Guidelines (1991) identifies Great Staughton as an area as a gently undulating landscape which is subdivided by the shallow Ouse Valley. The area generally consists of large scale arable farmland with open fields, sparse and trimmed hedges and watercourses which are cleared of bankside vegetation.
- 3.20 The area is distinctive for a number of reasons. Firstly, the area is characterised by remnants of deserted medieval villages including ridge and furrow fields, medieval settlement earthworks, moated sites and ruined churches. Secondly, scattered woodlands and particularly ancient, semi natural woodlands which are of importance in terms of their visual and nature conservation interest but which can appear isolated. Church spires enliven the skyline and views. Finally, existing and former wartime airfields including the airfield at Staughton have a significant impact on the area.
- 3.21 The Huntingdonshire Landscape and Townscape Assessment (2022) defines the Parish within the Southern Wolds. The key characteristics are defined as the relatively gentle topography, including the broad valleys of the river Kym and well-wooded landscape, with hedged fields, and some more recent plantations. The significant modern influences on the landscape are described as conifer plantations, power lines, housing estates, industrial areas, airfield, prison and the Anglian Water buildings around Grafham Water.
- 3.22 A particular concern is the harsh edges of many new developments, which are often poorly integrated into the surrounding landscape. It is important that this is addressed in any future developments, and also that improvements are made where possible to improve the quality and reduce the adverse visual impact of existing developments.
- 3.23 The parish has a network of public footpaths regularly used not just by villagers, but also by various walking groups, including for local health walks (publicised by Huntingdonshire District Council).

## 4 Great Staughton Future

- 4.1 The key issues facing Great Staughton have been identified from a series of public consultations with the Great Staughton community, from the documentary evidence collated by the Neighbourhood Plan Group including a Planning Policy Context Analysis and a Demographic, Social and Economic Report. These have informed the themes and the basis of the policies in this Neighbourhood Plan.
- 4.2 From a SWOT analysis the Neighbourhood Plan Group has identified a series of challenges that can be addressed through the Neighbourhood Plan.
- 4.3 A SWOT analysis of the Parish was prepared and is shown below. The Community Workshop on 10th March 2022 reviewed the SWOT analysis and made amendments to reflect the community's perceptions and the evidence prepared at that time.

| Strengths                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Weaknesses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p><b>Strong Community Spirit</b></p> <ul style="list-style-type: none"> <li>• Sense of family orientated community</li> <li>• Strong rural character valued by residents</li> <li>• Safe (low crime rate)</li> <li>• Tranquillity (village life) with the exception of motorbikes</li> <li>• 12 new homes - Community Land Trust</li> </ul> <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• Relatively wealthy parish with limited deprivation</li> <li>• High rates of employment</li> <li>• Range of local employment opportunities</li> <li>• Established Employment Area at Little Staughton Airfield</li> <li>• Local people working in local businesses</li> <li>• Businesses seeking to expand</li> </ul> <p><b>Key Services</b></p> <ul style="list-style-type: none"> <li>• Retains key facilities including church, Public Houses, Village Hall, butcher's shop, primary school and doctors' surgery.</li> <li>• Recreation ground and facilities: 2 tennis courts, Village Hall, 1 senior and 1 youth football team.</li> </ul> <p><b>Character and Heritage</b></p> <ul style="list-style-type: none"> <li>• Two Conservation Areas</li> <li>• Roman sites and Scheduled Ancient Monuments</li> <li>• Ancient and semi natural woodlands</li> <li>• Valued vistas and views</li> <li>• Historic Church</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Valued informal and formal Green and Blue (River Kym) Spaces</li> <li>• Rich in wildlife sites, SSSIs, biodiversity and geodiversity</li> <li>• Proximity to Grafham Water</li> </ul> <p><b>Getting Around</b></p> <ul style="list-style-type: none"> <li>• Good public rights of way network providing good access to countryside and options for local dog walking for villagers, walking group and local health walks</li> <li>• Walking routes providing access to Little Staughton, East Perry, River Kym and connections between Dillington and Great Staughton</li> <li>• Proximity to St Neots station with direct trains to London, Edinburgh and Gatwick Airport</li> </ul> | <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Housing shortfall - Few new homes completed since 2011 yet housing requirement is 60 units (2011 to 2036)</li> <li>• High share of large, detached homes</li> <li>• Low share of semi-detached, terraced housing and flats</li> <li>• High average house prices</li> <li>• Lack of social housing stock and private rented housing</li> <li>• Deprivation indicators include access to key services, access to housing, air quality and road traffic accidents (includes Hail Weston parish)</li> </ul> <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• Higher than average rates of unemployment during Covid</li> <li>• Lack of business starter units</li> <li>• Poor Broadband</li> <li>• Lack of planning control at Staughton Moor creating bad neighbour developments</li> </ul> <p><b>Services and Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Doctors Surgery is no longer fit for purpose to serve the community</li> <li>• NP Survey indicates: Lack of café, modern village hall, activities to meet needs of families and young people</li> <li>• Lack of a central meeting space/ focal point</li> <li>• The village needs a general food store with post office</li> <li>• Strong reliance on oil based energy and lack of resilience</li> </ul> <p><b>Heritage and Character</b></p> <ul style="list-style-type: none"> <li>• No Conservation Area Appraisals</li> <li>• No definition or protection of important green spaces</li> </ul> <p><b>Getting Around</b></p> <ul style="list-style-type: none"> <li>• Cars and motorbikes speeding</li> <li>• Safety of roads around Dillington (rat runs) and associated noise</li> <li>• Issues with lorries /HGVs</li> <li>• Limited bus service - both timetabling and frequency issues</li> <li>• Lack of off-street parking and lack of car parking at Great Staughton Surgery</li> <li>• Key hazard points and road surface conditions</li> <li>• Lack of cycle paths to St Neots and Dillington and footpaths out of village</li> </ul> |

| Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Threats                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p><b>Improved Services</b></p> <ul style="list-style-type: none"> <li>• New NHS Healthcare facility</li> <li>• Modern village hall, family friendly café, and activities for different age groups including Youth Club</li> <li>• Village hub including retail and business</li> <li>• Identify improved footpaths / cycleways within Great Staughton and to Dillington and St Neots (commuting)</li> <li>• S106 / CIL funding to secure supporting infrastructure and facilities</li> </ul> <p><b>Village and Landscape Character and Heritage</b></p> <ul style="list-style-type: none"> <li>• Define settlement boundaries which supports development inside the boundary and restricts development outside</li> <li>• Protect, enhance landscape and provide green areas for recreation, sports and allotments uses</li> <li>• Promote good design to ensure development in keeping with scale, location and appearance of buildings, use traditional local materials</li> <li>• Protect property Character throughout the village.</li> <li>• Review Roman sites and medieval earth works; protect ridge and furrow field</li> <li>• Complete Conservation Area Appraisals</li> <li>• Protect area between The Town/ The Green; south of The Highway and green spaces at Beachampstead road, East of Cage Lane and between Cage Lane settlements and Dillington. Visually important gaps.</li> </ul> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• NP could provide clarity on current housing needs in the parish and influence housing accordingly. Evidence on housing need (HNS, estate agent survey, affordable housing list) will be needed to support this.</li> <li>• Consider further CLT development.</li> </ul> <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• Opportunity to retain and accelerate high concentrations of small local employment and start-ups in village centre</li> <li>• Managed approach to Staughton Moor</li> </ul> <p><b>Climate Change</b></p> <ul style="list-style-type: none"> <li>• Encourage sustainable energy production and zero carbon developments</li> <li>• Enhance ecology, biodiversity, wildlife habitat</li> </ul> | <p><b>Housing Growth</b></p> <ul style="list-style-type: none"> <li>• Further housing growth to meet housing requirement (60 dwellings 2011 to 2036)</li> <li>• Any loss of district wide 5 year housing land supply leading to unplanned schemes</li> <li>• Development beyond Infilling, within gardens or clusters of no more than 10 units</li> </ul> <p><b>Services / Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Changing needs - Ageing population - 32% will be over 65 with 5% over 85 by 2036</li> <li>• Further loss or downgrading of doctor's surgery, shops and local facilities with lack of planning control</li> <li>• Loss of community facilities</li> <li>• Unable to provide facilities such as general food store with permanent Post Office</li> </ul> <p><b>Traffic/parking issue</b></p> <ul style="list-style-type: none"> <li>• Traffic/ parking issues exacerbated by further development including tourism</li> </ul> <p><b>Village and Landscape Character</b></p> <ul style="list-style-type: none"> <li>• Deterioration of rural character, green spaces, vistas and views</li> <li>• District wide Policy LP9 supports proposals for development on land well-related to the built-up area but does not define the built-up area</li> </ul> <p><b>Natural Environment</b></p> <ul style="list-style-type: none"> <li>• Flood Risk and water management issues</li> <li>• Increased Light pollution</li> </ul> <p><b>Strategic Growth outside NP Area</b></p> <ul style="list-style-type: none"> <li>• What are the implications of growth of the Cambridge to Oxford Arc Vision?</li> <li>• Proposals for Bedfordshire's growth at Denny Brook and associated areas for 20,000 new homes</li> </ul> |

## 5 Great Staughton Vision

- 5.1 Taking into account the results of the village surveys, conversations with stakeholders and outputs of the workshop, as well as information, intelligence and evidence gathered through the Neighbourhood Plan process, the following vision and themes were developed which have guided the proposed policies.

### Vision for Great Staughton

To value, conserve and enhance the rural and historical character and community spirit of Great Staughton, ensuring that future development retains the green spaces and vistas, but also provides a sustainable community with appropriate facilities for its residents.

### Themes

#### Spatial strategy

- 5.2 Great Staughton Neighbourhood Plan recognises and supports the principles for appropriate development throughout Huntingdonshire as identified in the Local Plan.
- 5.3 The Great Staughton Neighbourhood Plan develops those principles to be applicable to Great Staughton as suggested and supported by residents.

#### Housing Growth, Mix and Design

- 5.4 There was concern that the village development boundary had been 'lost' since the publication of the adopted Local Plan resulting in a degree of ambiguity in areas that are part of the built up area, where development would be supported, and those areas that are considered to be in the countryside. The community considered taking a more proactive position in identifying the development

boundary and sites for housing to meet the indicative housing requirement that were of a mix and type that met local needs. There was recognition of the imbalance in house sizes in the parish which has resulted in a shortage of smaller homes for older people looking to downsize, or for young couples looking to stay in the village, and the Neighbourhood Plan would suggest ways to redress this balance.

- 5.5 There was also concern that the recent development at Jewell Close only partly met the local housing need and house prices were accelerating. The Census indicated that the population was in decline and a positive approach was needed to respond to these challenges.

### Conservation and Heritage

- 5.6 Great Staughton has two Conservation Areas but lacks a Conservation Area Appraisal which could positively influence development proposals and their design. The community wanted some support in the Neighbourhood Plan for such an appraisal. Additionally, it was considered that both designated and non-designated heritage assets are worthy of protection. Heritage assets are already protected under heritage legislation and planning policy but additional evidence has been provided through the Neighbourhood Plan to justify the protection of non-designated heritage assets and provide material which could be helpful in their conservation.
- 5.7 It was also considered important to retain the distinct character of different parts of the village and to ensure their continued separation. In terms of the village character, views, vistas and some landscape features are important to protect. Little Staughton Airfield lies south of the village and its history and heritage are important to the village story.

### Getting Around

- 5.8 The community consultation exercise identified weaknesses in the existing footpath and cycle way network. This includes the lack of footpaths or cycleways linking places within the village and linking the village to Dillington and to St Neots which could be used to support more sustainable work journeys. It was also identified that there is no footway to the village cemetery. Additionally, traffic safety issues were raised due to levels of HGV movements through the village, in part due to inappropriate development at Staughton Moor, the speed of traffic, accident points and the volume of motorbikes through the village. The lack of a frequent and quality bus service is also identified.

### The Environment and Sustainability

- 5.9 The village is heavily reliant upon oil as its primary energy source for heating and residents consider that a more sustainable and resilient solution is required. Additionally, there is common ground that new development and renovation of existing properties should seek to be more sustainable, be energy efficient and achieve carbon reduction measures.

### Services and Facilities

- 5.10 Great Staughton is identified as a small settlement in the Local Plan which reflects the level of services within the village. The community consultation highlighted both the valued services and facilities in the village which are important to protect whilst seeking to secure a retail and business hub that provided a wider range of facilities including the desire for improved

healthcare facilities and a permanent, full time Post Office. Growth in population could make services generally more viable and there may scope for a 'village hub' initiative to support a wider range of potential services.

- 5.11 The Community recognises the need to have suitable development in terms of housing and business units but would want to ensure these are not in unsuitable areas resulting in traffic issues on rural roads.

### Objectives

- 5.12 To underpin the vision, this Neighbourhood Plan identifies 9 strategy objectives addressing the key issues facing Great Staughton and the SWOT analysis during the life of the Neighbourhood Plan.



## OBJECTIVES

| Growth and the future                                                                                                                                    | Neighbourhood Plan Policies          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| To support growth in line with Great Staughton's Indicative housing requirement                                                                          | GSNP 1<br>GSNP 2                     |
| To ensure any additional housing provision meets the needs of local people within the Neighbourhood Plan area                                            | GSNP 3<br>GSNP 4<br>GSNP 5<br>GSNP 6 |
| <b>Village Character</b>                                                                                                                                 |                                      |
| To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special                               | GSNP 7<br>GSNP 8<br>GSNP 9           |
| To protect and enhance the historic character of Great Staughton                                                                                         | GSNP 10<br>GSNP 11                   |
| To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces.                                      | GSNP 6<br>GSNP 12                    |
| <b>Climate Change</b>                                                                                                                                    |                                      |
| To ensure that Great Staughton is resilient against the future impacts of Climate Change                                                                 | GSNP 13<br>GSNP 14                   |
| To manage development coming forward in the parish which will exacerbate existing flood risk and to take any opportunities to reduce existing flood risk | GSNP 15                              |
| <b>Transport and connections</b>                                                                                                                         |                                      |
| To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities                           | GSNP 17<br>GSNP 18<br>GSNP 19        |
| <b>Local Facilities, Services and Business</b>                                                                                                           |                                      |
| To support provision of a new NHS facility and to facilitate the provision of appropriate commercial and retail activities.                              | GSNP 3<br>GSNP 19                    |



## 6 Spatial Strategy and Housing

### Objectives

- To support growth in line with Great Staughton’s Indicative housing requirement
- To ensure any additional housing provision meets the needs of local people within the Neighbourhood Plan area
- To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special
- To support the provision of a new NHS facility and to facilitate appropriate commercial and retail activities.

6.4 The Local Plan states ‘individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings, taking account of any environmental development constraints subject to exclusions are supported’. The intent of this policy is to provide a positive spatial strategy which supports the needs of the parish to 2036 and which is consistent with the Local Plan.

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### Policy GSNP 1 - Spatial Strategy

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- 6.1 Huntingdonshire has an overall housing figure for the district of 20,100 new homes for the plan period 2011 to 2036. The Neighbourhood Plan fully supports the implementation of the Local Plan.
- 6.2 Following a request by the Parish Council, HDC have advised that to ensure Great Staughton makes its appropriate contribution to the housing needs of the district, a total of 60 dwellings are needed in the parish for the period between 2011 and 2036.
- 6.3 Monitoring data up to 31 March 2023 shows that there has been a total of 25 dwellings completed (net) in the parish between 1 April 2011 and 31 March 2023. There are a further 5 homes with planning permission (net) yet to be completed. This means that approximately 30 of the 60 homes needed to meet the indicative housing requirement have already been met, leaving 30 homes required for the remaining period up to 2036.

**Policy GSNP 1 – Spatial Strategy**

Great Staughton will grow sustainably through the plan period in accordance with the growth strategy identified in the Huntingdonshire Local Plan. This Neighbourhood Plan provides for at least 60 dwellings to be developed in the Neighbourhood Plan area between 2011 and 2036. This growth will be met through:

- i. the implementation of planning permissions and new planning permissions granted between 1 April 2011 and 31 March 2036;
- ii. “windfall” sites and infill plots within the Built Up Area Boundary identified on Map 3 that come forward during the Plan period and are not specifically identified in the Plan;
- iii. on land at Brook Farm, The Highway, such residential development as is demonstrably necessary to enable the delivery of a GP surgery / NHS healthcare facility in accordance with Policy GSNP3; and
- iv. an allocation of 0.71 hectares for approximately 20 dwellings to the south of 29 The Green.
- v. “windfall” sites on land well related to the Built-Up Area Boundary identified on Map 3 that come forward during the Plan period and are in accordance with local and national policy.

Development proposals will only be supported if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to meet all the necessary requirements arising from a proposed development.

Where appropriate, development may need to be phased spatially and chronologically to enable the provision of infrastructure in a timely manner with conditions or planning obligations to be used in securing any phasing arrangements.

**Policy GSNP 2 – Built Up Area Boundary**

- 6.5 Great Staughton is identified in the Huntingdonshire Local Plan as a Small Settlement where proposals for development which are within the built up area are supported subject to the criteria set out in the Local Plan and the Neighbourhood Plan. Additionally, the Local Plan restricts developments outside of the built-up areas in hamlets and smaller groups of dwellings. These areas, outside the built up area, are broadly defined in the Local Plan and can include isolated properties or areas of ribbon development and fragmented development which are physically and visually detached from the main built form.
- 6.6 Development outside the identified Built Up Area will be supported where it accords with the specific opportunities allowed for through Local Plan policies: LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'.
- 6.7 The Local Plan does not include a development boundary or envelope which identifies the built up area for Great Staughton. Planning Officers assess each proposal on a site by site basis. The intent of Policy GSNP 2 is to identify the Built Up Area Boundary which directs development within the settlement whilst protecting the countryside from encroachment. It also seeks to ensure that essential infrastructure is provided to support the needs of any development.
- 6.8 There are 4 areas of housing in the Parish as well as a few scattered dwellings. These are:
  - The Town
  - Dillington

- Staughton Highway and The Green.
  - Staughton Moor
- 6.9 Of the 370 dwellings in the parish, approximately 300 can be found in the area around The Highway and The Green. The Town area has 18 dwellings which are in reasonably close proximity to each other and then another dozen spaced out over a mile along the access and egress to and from the village. Dillington is a grouping of approximately 18 dwellings and The Moor area has a further 17 well-spaced dwellings. In addition, there are a few isolated dwellings scattered across the parish.
- 6.10 The only area which conforms to Huntingdonshire Local Plan's definition of a built up area, is Staughton Highway and The Green. The other 3 areas do not constitute an area of 30 dwellings, they are physically separated from other parts of the parish by significant amounts of countryside which is
- important to be retained and therefore are not considered to constitute built up areas as defined in the Huntingdonshire Local Plan. These areas are in the countryside in respect of Local Plan policies.
- 6.11 Importantly, development in Staughton Highway and The Green would represent a more sustainable form of development as the vast majority of community services such as the primary school, doctor's surgery, pre-school, village hall, retail outlets, playing field and the pub are all within the Staughton Highway and The Green area.
- 6.12 Development proposals on windfall sites and infill development for, with small scale development in the Built Up Area Boundary, will be supported subject to the location, size and design of the development respecting the character in the immediate area and the settlement as a whole.

#### **POLICY GSNP 2 – Built Up Area Boundary**

The Built Up Area Boundary of The Green and Staughton Highway is defined as a red line on Map 3; this defines the 'built-up area' for the parish of Great Staughton.

Within the Built Up Area Boundary, infill development for small scale development, windfall development appropriate to the scale of the village, a GP / NHS healthcare facility at Brook Farm (and essential enabling housing), and housing at The Green, will be supported where development would not adversely affect the character of the existing settlement and the undeveloped nature of the surrounding rural areas; and would respect its landscape setting.

Development proposals outside of the Built Up Area Boundary will only be supported where there is material evidence of a local community need that would be met by the proposal; or where the proposal complies with requirements of other national or local policies or sites that are allocated as part of a strategic policy in the Adopted Local Plan.

Development Proposals will only be supported if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the development. Development may need to be phased spatially and chronologically to ensure the provision of infrastructure in a timely manner with conditions or planning obligations to be used in securing any phasing arrangements.

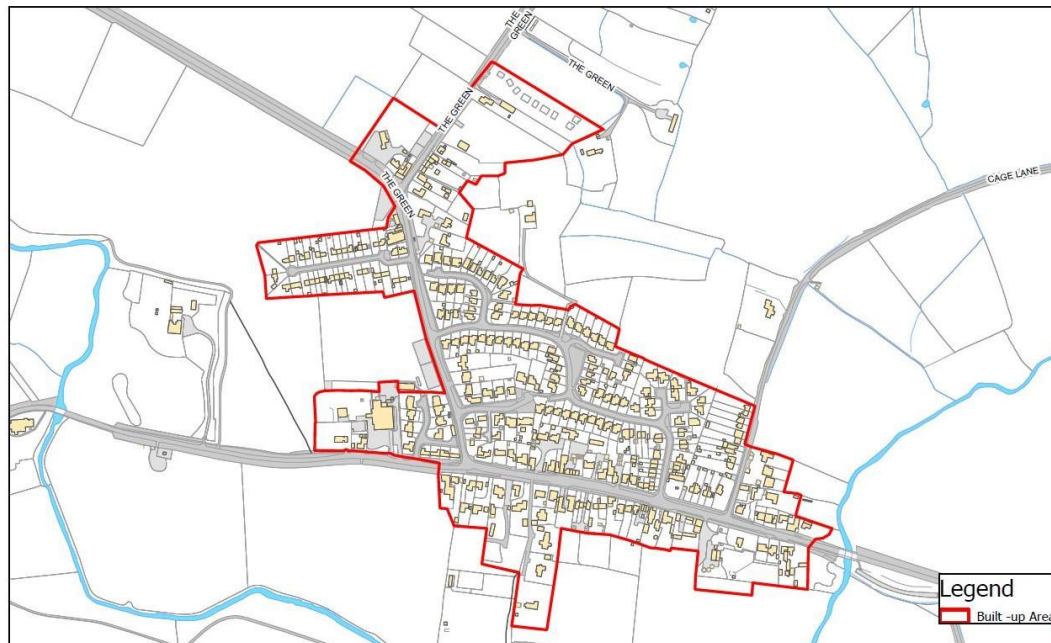
Description: Great Staughton



Scale = 1: 5,000

Date Created: 11/09/2023

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Map 3 – Built Up Area Boundary

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**Site Options and Assessment**


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- 6.13 The Neighbourhood Plan has explored whether the parish can satisfy the indicative housing requirement. It has also explored development propositions that could encompass a new community building for the provision of a community hall, NHS services and training services, as well as affordable housing, retirement homes, and private housing and small scale commercial development.
- 6.14 The Parish has completed a robust and sound assessment process to establish the most appropriate sites for development.
- 6.15 A specific call for housing sites was issued in August to October 2022 including sites to support the provision of a community hall, NHS and training services as well as affordable housing, retirement homes, open market housing and small scale commercial units. Eight sites were submitted in response to the Call for Sites and a further two were identified through the Huntingdonshire HELAA (2017).
- 6.16 AECOM completed a Site Options and Assessment Analysis on behalf of the Parish Council, to establish whether the 10 sites are suitable, available and deliverable in accordance with national planning guidance.
- 6.17 The results of the AECOM Site Options and Assessment (2023) identified a total of 5 sites that were rated 'Amber'. No sites were identified as Green. Amber rated sites are considered to be potentially suitable for allocation subject to the identified constraints being addressed.
- 6.18 The Parish Council published the results of the assessment on its website on 11th May 2023 and invited members of the community to its Parish Assembly where it was unanimously agreed that further housing sites should be found to meet local housing needs and to address the need for a new GP Surgery / NHS Healthcare facility. The community at that event also concluded that the favoured sites were firstly, Brook Farm and secondly the site to the south of 29 The Green.
- 6.19 The Parish Council at its meeting on 25 May 2023 considered the potential amber sites against the outcomes of the AECOM site options assessment, the poll at the Parish Assembly and the agreed objectives in the draft Neighbourhood Plan.
- 6.20 The AECOM Site Options and Assessment Report was updated in November 2023 to take on board surface water flood data which had not been considered in the May 2023 version of the report. This highlighted flood risk at both the Brook Farm and South of the Green allocations.
- 6.21 In accordance with national policy and the Huntingdonshire's Flood and Water Supplementary Planning Document, a Sequential Test Report was prepared in consultation with stakeholders including the Environment Agency, Cambridgeshire County Council as Local Lead Flood Authority and HDC. This assesses whether there are reasonably available lower risk sites for the proposed development to which the development could be steered. Additionally, a site specific flood risk assessment was completed by the landowner for the site south of Green site.
- 6.22 The Parish Council has concluded that the site at Brook Farm is the only site that offered the potential for a new GP Surgery / NHS health facility albeit there are a number of constraints that need to be addressed to ensure that the development is brought forward in

a way which conserves and enhances the nearby heritage and landscape assets and addresses very low flood risk issues.

expressed that views of local wildlife organisations should also be sought in determining if an SEA/HRA was required.

- 6.23 The Parish Council considers that, although there are recognised flood risks on the site to the south of 29 The Green, there are no other lower risk sites which would be suitable or appropriate to meet its housing needs within the parish. The allocation will require a robust surface water flood risk strategy to be submitted with any planning application.
- 6.24 The site sits within the built up part of the settlement particularly given the more recent Community Land Trust Housing at Jewell Close.
- 6.25 Therefore, the two allocations to meet the needs of the Parish are proposed at Brook Farm, The Highway as part of a wider development which will bring forward a new GP Surgery and NHS health facility and a further housing allocation at to the south of 29 The Green .
- 6.26 In September 2023, HDC concluded that as the Great Staughton Neighbourhood Plan will not have significant effects on the environment, a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are not required.
- 6.27 Responses to the consultation on the Screening Opinion did not agree with these conclusions. Historic England consider that due to the potential impact of the allocation at Brook Farm on designated heritage assets that an SEA would be appropriate. The Environment Agency highlighted the surface water risk on the proposed allocation at land south of 29 The Green. Natural England considered that significant impacts on the environment and habitats were unlikely but
- 6.28 Taking into consideration the specialist advice from Historic England, the Environment Agency and Natural England, HDC state that an SEA should be undertaken, however it is unlikely that an HRA would be required.
- 6.29 AECOM have prepared a SEA Environmental Report April 2024. The SEA Environmental Report includes wider observations and recommendations in respect of the Neighbourhood Plan as a whole, and not simply the sites allocations. The recommendations from that report, together with the responses to the consultation on the SEA Environmental Report during the summer 2024 have been taken on board and, where appropriate, included in the Neighbourhood Plan.



### Policy GSNP 3 Allocation of land for a new Local NHS Health Facility

6.30 The intent of this policy is to support a GP Surgery / NHS health facility to replace the existing doctor's surgery in The Highway which is not suitable for current health care needs in Great Staughton.

6.31 Discussions have been held between the landowner, the local Doctors, Cambridgeshire and Peterborough Integrated Care System and the Parish Council. A draft plan of a suitably sized surgery on the site together with supportive housing and car parking has been prepared. Similar projects elsewhere are being reviewed together with the options for financing. Initial support for the project has been obtained from the NHS.

**Description:** Brook Farmyard



Scale = 1: 300

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**Map 4 – Allocation at Brook Farm**

**POLICY GSNP 3 – Healthcare Facility and Enabling Housing at Brook Farm**

A site at Brook Farm, as defined on Map 4, is allocated for provision of a healthcare facility and enabling housing development.

A comprehensive development of the whole of the allocated site for a healthcare facility (GP Surgery, dispensary and NHS healthcare facility) and enabling housing will be supported where, as appropriate, the proposal is designed and landscaped so as to enhance the character and appearance of the area, the Conservation Area and the setting of the nearby Listed Buildings.

The following criteria also apply.

- i. Demonstrate that the proposed new healthcare facility meets the needs of local residents.
- ii. Conserve the existing landscaping including the Veteran Tree (TPO).
- iii. Contribute positively to the character of the Conservation Area and the setting of nearby heritage assets including Listed Buildings, ensuring that the earthwork remains of ridge and furrow are preserved intact, demonstrated by the submission of a Heritage Impact Assessment.
- iv. Provide an energy and water-resource efficient building with a low carbon footprint for the duration of the lifecycle of the building.
- v. Provide an accessible and user-friendly building for all including those with limited mobility.
- vi. Provide safe vehicular access to and from the site.
- vii. Provide car parking to meet local planning authority standards, secure cycle parking facilities and an ambulance pick up/drop off point.
- viii. Incorporate landscaping to ensure development results in both the protection of existing landscape character and the enhancement of landscape value and character.
- ix. In consultation with the Environment Agency, the Local Lead Flood Authority and the District Council, provide a site-specific flood risk assessment and mitigation strategy, demonstrating that all flood risk, both on the site and elsewhere, can be managed safely over the lifetime of the development, considering the impact of climate change.
- x. Demonstrate through a Site Contamination Report that the brownfield site can be remediated satisfactorily.
- xi. Safeguard the living conditions of residents by ensuring that any residential curtilage is a minimum of 15m from the sewage pumping station.

Residential development will be supported where an independent Viability Assessment demonstrates that such development is essential to enable the delivery of the healthcare facility.

Development proposals for the provision of enhanced community facilities of an appropriate scale, as part of the NHS facility, will be supported including proposals for recreation, leisure, spiritual, social, education, and retail facilities.



- 6.32 Great Staughton has a local Doctor's Surgery which is located towards the centre of The Highway and comprises an extended residential garage which in terms of its size, location and age is no longer suitable to provide appropriate health care for the parish's residents. Additionally, the surgery is in the centre of the village where existing traffic congestion and parking issues are key concerns expressed by the local community.
- 6.33 The Parish Council has been working with the GP practice to understand its longer term needs. Additionally, the Greater Cambridge Partnership has awarded the Great Staughton Community Land Trust a grant award of £15,000 to facilitate the scoping, viability and promotion of a new GP Surgery / NHS healthcare facility.
- 6.34 Through the call for sites, Brook Farm has been offered as a site for a GP Surgery /NHS Healthcare Facility. The site is previously developed land within the built-up area and is well related to services within the village. There is an existing dwelling on site which would need to retain / share access with any new development.
- 6.35 There is a range of designated and non-designated heritage assets near the allocation including medieval landscape features. The current uses and buildings neither conserve nor enhance the setting of the listed buildings or the nearby Conservation Area. As such there is an opportunity to visually improve this important site at the entrance to The Highway.
- 6.36 Given the potential impact upon the Conservation Area, nearby listed buildings, landscape, archaeological sites including levelled former remains of ridge and furrows within the site, and key views of the River Kym, it is important to protect and enhance the character, setting and significance of the site. The earthwork remains of ridge and furrow should be preserved intact. The proposal can make a positive contribution through appropriate design to avoid significant harm to the historic environment. Therefore, the development must be accompanied by a Heritage Impact Assessment to demonstrate the positive impact upon the nearby heritage assets.
- 6.37 The landscape and visual impacts of the development would need to be ameliorated by significant native landscaping to assimilate the development into the settlement.
- 6.38 There is a sewage pumping station adjacent to the existing entrance. Anglian Water have an encroachment policy which ensures that there is a minimum of 15 metres between the pumping station and the curtilage of any residential property to ensure the amenity of occupiers and to maintain the pumping station. This policy needs to be addressed in the site's design, layout and viability report.
- 6.39 The site lies within Flood Zone 1 for fluvial flooding. However, the Flood Risk Map for Surface Water indicates that there is a surface water flooding risk on the site's northern boundary. Any design will have to ensure that the flood risk, particularly access and egress from the site can be managed safely, without increasing the risk of flooding elsewhere.
- 6.40 The SSSI Risk Impact Zone and Grade 3 agricultural land classification would need to be considered in a planning application and development must avoid and safeguard a TPO on site.
- 6.41 The site is suitable for a health facility with associated car parking and other small business, or community uses if

the constraints identified in the AECOM's site assessments including landscape and heritage impacts are mitigated through design.

- 6.42 The Neighbourhood Plan supports this site for residential development solely on the basis of it being enabling development to provide a doctors' surgery / NHS healthcare facility. Affordable housing contributions through a planning obligation will need to consider the effect on the viability of the development scheme including its requirement to facilitate the delivery of the GP surgery.
- 6.43 The site is at eastern edge of the village, many patients at the existing surgery travel by car and the new surgery will have significant off-road patient parking. There is a footpath from the village centre to the site. Some patients will find it a little more difficult to visit a surgery at this location, equally others will find it easier. Any new surgery is expected to serve a larger patient population, and this site reduces the parking and congestion issues in the village centre. On balance the Parish Council consider the location accessible and meeting the expressed needs of the community in Great Staughton.
- 6.44 There is flexibility on the land uses proposed on the site and also the possibility of extending development into the field to the rear if demonstrated to be needed through the site viability assessment.

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#### **Policy GSNP 4 Allocation for Housing at The Green**

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- 6.45 The intent of Policy GSNP4 is to ensure that development of a site at The Green is completed in a sensitive way, that delivers housing to meet local needs and any scheme is design and landscape led.
- 6.46 The 0.71 hectare site, to the south of 29 The Green, is situated on the northern edge of the village, to the south of Jewell Close. To the east is open countryside which is relatively well screened by existing landscaping which limits the potential impact of the development on the landscape. It has good access to services and facilities of Great Staughton.
- 6.47 The site lies within Flood Zone 1 for fluvial flooding and has a low risk of fluvial flooding. The site has areas of low, medium and high risk surface water flooding across the site. The Flood Risk Map indicates that this site contains a significant surface water flow path. Any design will have to ensure, demonstrated through the submission of a site specific flood risk assessment and mitigation strategy, that the flood risk can be managed safely, over the lifetime of the development and considering the impact of climate change without increasing the risk of flooding elsewhere. Such an assessment and mitigation measures will need to be approved by Environment Agency, the Local Lead Flood Authority and the District Council.

- 6.48 More specifically, the SuDs system will need to be designed to a 1 in 100 year plus 40% climate change rainfall event. The design of the development will need to ensure that the existing flow path across the site is not obstructed by designing a flow path around the boundary or through the site. The finished floor levels should be sufficiently set above adjacent ground levels (at least 300mm) with external levels falling away. The design should ensure that there are no low spots in the vicinity of the access points in which water could pond to a level where it could potentially enter any dwelling.
- 6.49 There is an Anglian Water sewer crossing the site, that the developer will need to consider in terms of site layout. The sewer is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space.
- 6.50 Additionally, the scheme will be expected to address transport impacts on The Green, current infrastructure capacity issues, and an electricity pylon on the western boundary of the site.
- 6.51 The development will also need to retain where possible the existing boundary hedging and safeguard the setting and views of the nearby listed building, 31 and 33 The Green. The site will also need to be subject to an archaeological evaluation.
- 6.52 As such the site is considered suitable for low density residential development across a net developable area of 85% of the site. This results in an estimated capacity of 20 dwellings consistent with the finding of Huntingdonshire District Council's HELAA 2017.
- 6.53 The scheme must provide at least 40% affordable housing in line with Huntingdonshire District Council's affordable planning policy and accord with the policies in this Neighbourhood Plan and the District's Local Plan. The allocation of affordable housing should be made in accordance with Policy GSNP 6 – Allocation of affordable housing. For the avoidance of doubt, if the site were to provide a total of 8 affordable homes (40% of 20 homes), 4 of these affordable homes would be first offered to those with a local connection. Without the implementation of the allocation of affordable housing policy in line with Policy GSNP 6, the Parish Council would not support the allocation of this site at The Green.
- 6.54 It is demonstrated at Policy GSNP5 below that the existing housing stock in Great Staughton is significantly weighted towards larger homes. To rebalance the housing stock and to enable existing residents to downsize or for young people to get onto the housing ladder, the development should be predominantly 1 and 2 bedroom dwellings. This is supported by local community engagement responses.
- 6.55 The Green is a busy B road with few opportunities for existing and new residents to cross the road safely to gain access to the Recreation Ground and the Pavillion. Development will be supported that contributes to or facilitates an improved pedestrian controlled crossing at the B645 in consultation with the Local Highways Authority.

**POLICY GSNP 4 – Housing Allocation at The Green.**

The site, as defined on Map 5, totalling 0.71 hectares to the south of 29 The Green is allocated for the development for approximately 20 dwellings. Development proposals must:

- i. provide at least 40% affordable housing that meets locally identified affordable housing needs;
- ii. provide a mix of house sizes and tenures incorporating predominantly smaller units (1 and 2 bedroom units) suitable for older people seeking to downsize and younger adults seeking their first homes;
- iii. In consultation with the Environment Agency, the Local Lead Flood Authority and the District Council, provide a site specific flood risk assessment and mitigation strategy, demonstrating that the surface water flow path across the site is maintained and all flood risk, both on the site and elsewhere, can be managed safely over the lifetime of the development, considering the impact of climate change;
- iv. Finished floor levels of all dwellings must be at least 300mm above existing ground levels unless demonstrated in the flood mitigation strategy that such measures are not required;
- iv. provide a safe vehicular access to and from the site;
- v. provide off-street parking spaces (for cars and cycles) dedicated to each dwelling, alongside further visitor parking, to meet the needs generated by the development and in line with Local Plan standards;
- vi. make provision for a suitable access for the maintenance of foul drainage infrastructure;
- vii. provide an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement; and
- viii. provide an archaeological evaluation secured by condition on any planning consent.

Subject to the tests set out in Paragraph 57 of the NPPF (December 2023), development will be expected to contribute to the improved quality, visibility and identification of the B645 Pedestrian Crossing to enable residents to safely cross The Green and to access the recreation ground.

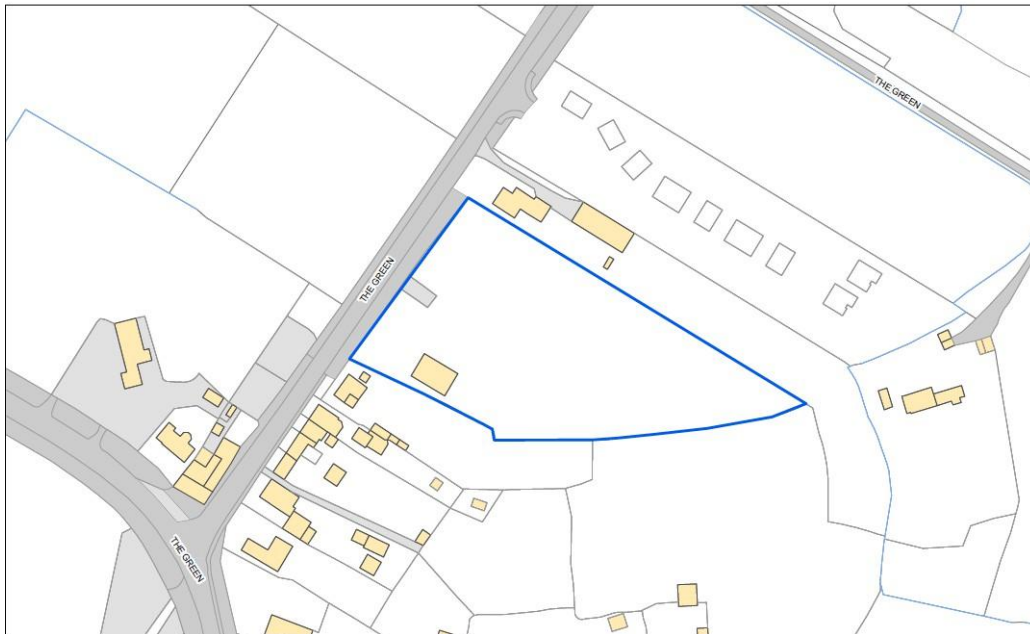
In order to ensure the development contributes positively to the existing landscape, built environment and historic character the following design principles will apply:

- i. Reflect the existing densities in adjoining areas;
- ii. Retain and protect trees and hedgerows along the boundaries and incorporate new native hedgerow and tree screening to mitigate the visual impact of the development on the landscape;
- iii. Ensure different tenures (affordable housing units) are well integrated and designed to the same high quality, creating a scheme of tenure neutral homes and spaces and
- iv. Ensure that the development safeguards the setting and significance of the nearby Listed Building and views associated with the heritage asset within a rural setting.

**Description:** Land South of 29 The Green

Scale = 1:300  
Date Created: 07/09/2023

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**Map 5 – Housing Allocation at The Green**

### **Policy GSNP- 5 – Housing Mix**

- 6.56 The intent of this policy is to ensure that new housing developments coming forward in the parish should be specifically aimed at meeting the parish's needs and include a range of housing types. This will help enable local people to stay in the parish at different stages of their lifetime.
- 6.57 The provision of a housing choice will assist in ensuring a range of needs are met. The provision of a mix of house sizes will ensure the longer term sustainability of the village and its neighbourhoods with broad based communities supporting village services and facilities.
- 6.58 The proportion of the smallest (1 and 2 bedroom) dwellings in Great Staughton is below national levels and below the proportion in Huntingdonshire as a whole. The proportion of detached, 4-bedroom dwellings in the parish was well above both comparator areas, with the proportion of mid-sized (3 bedroom) homes relatively even across all comparator areas. The proportion of smaller bedroom dwellings in the parish is significantly below the levels seen across Huntingdonshire and England.
- 6.59 Numbers of people living in Great Staughton are expected to increase across the older age groups (65-85+) and decrease across the younger age groups (0-64). Population is expected to increase most among 75-84 year olds (+190) and over 85 year olds (+150) but most in percentage terms among over 85 year olds (+167%) and 75-84 year olds (+58%). The share of population aged 65 and above is therefore expected to increase from 22% to 32%, while the shares of people in younger age groups are forecast to fall.
- 6.60 At the time of the 2011 Census, three quarters (75%) of the 358 households in Great Staughton were one-family households, particularly one-family households (couples) aged under 65 with no children (17%) and one-family

households with dependent children (23% of all households). Compared to district averages, Great Staughton had higher shares of one-family households, particularly couples all aged 65 and over, couples aged under 65 with no children and one- family households with dependent children. It had a lower share of one person households and of lone parent families. The 2021 Census reports that 24% of all households were one person households.

- 6.61 New housing should not come forward in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. Given the profile of the existing and forecast population, and the current housing stock which has high levels of 4 bedroom homes, priority is given to providing smaller sized homes.
- 6.62 However, the housing mix provision also aligns with the wider objectives of the community and does not limit choice or threaten viability. The community engagement and consultation has highlighted a stronger demand for low cost starter homes and smaller 2/ 3 bedroom homes.

- 6.63 The community consultation has highlighted the need for homes for elderly people and for those with disability. Given that there is unlikely to be a large volume of additional specialist housing for older persons delivered during the Plan period, it is considered appropriate, given the demographic shift to a higher proportion of elderly people, to support Local Plan proposals to ensure homes are built to adaptable and accessible standards.

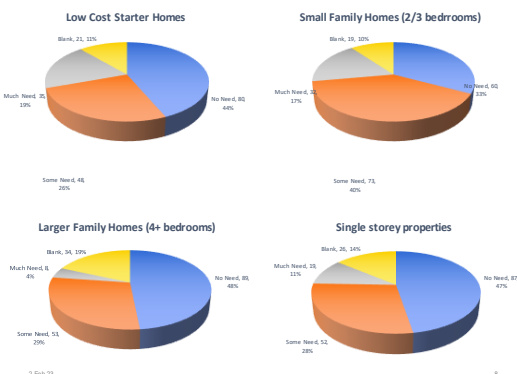
**POLICY GSNP 5 - Housing Mix**

Housing development should contribute to meeting the existing and future needs of the parish. A mix in the size and tenure of housing will be required taking into account the needs of young people looking for smaller homes, growing families as well as the needs of older residents.

In order to address the need for smaller homes, proposals for dwellings with one or two bedrooms will be supported in principle, subject to other relevant policies in the plan.

**Policy GSNP- 6 Allocation of Affordable Housing**

3. Housing Type Needed for Family and Friends



It is expected that during the plan period, an additional 240 individuals will join the 75+ age group in Great Staughton ward. It is projected that by

- 6.64 The intent of the policy is to ensure that a proportion of affordable homes in the parish are offered firstly to those with demonstrated affordable housing needs and have a strong connection to Great Staughton. The Local Connections criteria is based upon the Great Staughton Community Land the end of the plan period there will be 760 individuals in the 75+ age category.

Trust's criteria and offers a consistent approach to addressing housing need in the parish.

- 6.65 The Neighbourhood Plan Spatial Strategy seeks to support an additional 30 dwellings to meet the indicative housing requirement for the parish.



- 6.66 It is considered that a significant proportion of the affordable housing coming forward in the parish should be allocated firstly to residents with a connection to the parish either through residence, employment or close family. It is accepted that such a policy approach is unusual and presents a conflict with district priorities to allocate S106 affordable housing on a district wide needs basis. However, securing an element of the affordable housing units for those with a connection to Great Staughton is considered essential to facilitate a cohesive community and to achieve key principles of sustainable development.
- 6.67 This principle of local allocation of affordable housing, and the policy format has been adopted in the Waterbeach Neighbourhood Plan in South Cambridgeshire. The Plan is available at:  
<https://www.scambs.gov.uk/media/19884/waterbeach-np-made-version-march-2022-reduced-1.pdf>.
- 6.68 If the Local Plan target of 40% were achieved on the remaining 30 homes needed, a further 9 affordable homes might be expected in the Neighbourhood Plan area. This is based on full delivery of the Local Plan indicative housing requirement minus completions, with no affordable homes on smaller windfall sites.
- 6.69 The demand for affordable homes for those with a local connection is demonstrated by the significant demand expressed for the Jewell Close development. There were 336 recorded bids but there was a level of duplication. The total unique bids across all properties was 233. The total number of bids counted per shortlist was:
- 3 x 3 bed houses – 80 bids per shortlist  
 – total of 18 confirmed connections
- 2 x 2 bed houses – 85 bids per shortlist  
 – total of 13 confirmed connections  
 2 x 1 bed flats – 54 bids per shortlist  
 - total of 15 confirmed connections  
 2 x 2 bed bungalows – 94 bids per shortlist –  
 - total of 12 confirmed connections
- 6.70 The social rental properties in Jewell Close were let to applicants with the following connections:
- Living in Great Staughton – 5  
 Living in connected village – 1  
 Family living in Great Staughton – 2  
 Employment in Great Staughton – 1
- 6.71 It is worth noting that there may have been more connections which were not confirmed. This figures above only report on the applicants who responded to the request for proof of connections.
- 6.72 Given the extent of the need for affordable housing in Great Staughton and considering the likely sites to come forward, it is considered appropriate that local people should be given first preference on 50% of all affordable rental and 50% of Low Cost Affordable Housing. The Community Land Trust has developed criteria for a Local Connection it is proposed that the same approach is adopted through the Neighbourhood Plan for consistency. The criteria have been adopted by the District Council in the S106 agreement for the development of affordable housing at Jewell Close.
- 6.73 It is important to note that Perry was once a part of Gt Staughton Parish and still shares many close ties including Joint Parish Charities, Designated school for both villages, a Shared Parish Church, cemetery and a Joint village magazine. For this reason, the criteria include Perry as a 'second qualifying parish' if at any one time the number of eligible applicants with a qualifying



local connection to Great Staughton is less than the number of available houses.

- 6.74 In the view of Great Staughton Parish Council, there is currently insufficient evidence available at a local level to set out a policy approach towards the provision of First Homes. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable

housing' for planning purposes. The forthcoming review of the Huntingdonshire Local Plan will need to consider evidence of need for First Homes and set out a suitable policy framework. In the meantime, it is considered that national policy in the NPPF and advice set out in Planning Practice Guidance can be used in decision making on planning applications.

#### **POLICY GSNP 6 - Allocation of Affordable Housing**

In respect of all new affordable housing provision within the Parish, a minimum of 50% of the affordable homes for rent and 50% of Low Cost Home Ownership shall be occupied by households with a strong local connection

The above provisions will be subject to a cascade mechanism so that if a social landlord or developer of an affordable dwelling has not received an application from a person meeting the definition of a strong local connection within 3 months of the property first being offered to those with a local connection, it will be made available to address wider affordable housing needs.

A proposal comprising a different percentage (to that set out in this policy) of affordable homes to be tied to a local connection criterion will be supported where this is justified through provision of up to date evidence on anticipated housing completion figures and affordable housing needs in the parish.

The Parish Council with Huntingdonshire District Council will undertake a review of the effectiveness of the policy and the extent to which it has satisfactorily addressed local affordable housing needs as part of a Neighbourhood Plan Review.

**Definition of a Strong Local Connection**

Applicants will be prioritised using the following criteria ranked in order of importance:

1. Immediately prior to making an application for housing the applicant has been Ordinarily Resident in the Parish of Great Staughton for five years or more
2. Immediately prior to making an application for housing the applicant has been Ordinarily Resident in the Parish of Great Staughton for two years or more
3. The applicant has a strong link with the Parish of Great Staughton which is that (without prejudice to the generality of the foregoing);

3.1 The applicant has previously been resident in the Parish of Great Staughton for a minimum of three years during the past five years.

3.2 The applicant has previously been resident in the Parish of Great Staughton for a minimum least five years during the past ten years.

3.3 The applicant has family living in the Parish of Great Staughton who are close immediate relatives (i.e. parents, grandparents, children, brother or sister, this to be inclusive of step, foster and adopted relatives) who have lived in the Parish of Great Staughton for at least three years in the last five years.

3.4 The applicant has family living in the Parish of Great Staughton who are close immediate relatives (i.e. parents, grandparents, children, brother or sister, this to be inclusive of step, foster and adopted relatives) who have lived in the Parish of Great Staughton for at least five years in the last ten years.

3.5. The applicant is in bona fide permanent employment or has a confirmed bona fide offer of permanent employment, working a minimum of 15 hours per week in the Parish of Great Staughton.

If at any one time the number of eligible applicants with a qualifying local connection to Great Staughton is less than the number of available houses, then applications from eligible applicants in the Parish of Perry ("second qualifying village") will be considered using the Local Needs Housing Requirements as above

Source: Great Staughton Community Land Trust.

## 7 Village Character

### Objectives

- To preserve and enhance the village characteristics of Great Staughton that are considered distinctive and make it special
- To protect and enhance the historic character of Great Staughton
- To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces

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### Policy GSNP 7 – Landscape and Townscape Characteristics

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| <p>7.1 Local Plan Policies LP11 and LP12, supported by Huntingdonshire Design Guide 2017, state that new proposals should be compatible with their location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. The intent of Policy GSNP 6 is to provide specific local context to this strategic policy by requiring applicants to be guided by the Great Staughton Landscape and Townscape Assessment which itself describes these aspects (e.g. scale, density, mass etc) in the Parish.</p> <p>7.2 The Character area assessment was based upon identifying developments which had similar characteristics and which were clearly identifiable.</p> <p>7.3 Factors of key importance for townscape are consideration of:</p> <ul style="list-style-type: none"> <li>• the character of key features such as land use, layout, density, plot size, massing and, memorable places, cultural assets and vistas</li> <li>• historic street patterns</li> <li>• vernacular architectural styles, materials, design and detailing that provide local distinctiveness</li> </ul> | <ul style="list-style-type: none"> <li>• the character of boundary treatments such as walls, hedges and hedgerows</li> <li>• the character of open spaces and their relationship to the built development</li> </ul> <p>7.4 Defining characteristics of the Landscape of the Parish are the linear settlement pattern of Staughton Highway, the separate identities of The Green, The Town, Dillington and Staughton Moor, the village gateways, the many distinctive and far reaching views into and out of the settlements as well as the views across the wider landscape which are enjoyed from the roads and public footpaths.</p> <p>7.5 There are important areas of rural green space within the village environs. The Town bridge across the Kym is bordered with a white post and rail fence. From the bridge and close-by there are views towards the church and also across the Meadows. This is usually used as animal grazing land which adds to the quintessentially village environment. This gap between The Town and the Highway/Green area is part of the village character as well as providing a natural habitat.</p> <p>7.6 It is important to the community that the setting of the village and its gateways are maintained and enhanced. Entrances to the village are largely seen from long distances in a predominantly agricultural setting.</p> <p>7.7 For edge of settlement locations, development proposals should ensure that development is sensitively screened and assimilated into its surroundings. To achieve this, the creation of landscaped buffers (comprising native planting of hedges, trees and copses to frame and soften the village edges) will be required.</p> |
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- 7.8 Policy GSNP 7 requires that development proposals do not adversely impact the locally distinctive and locally valued views looking into and out of the settlements. Clause iv of the policy specifically refers to the views on maps contained within Appendix 1 – views and vistas. These are views of principal importance. However, the intention of this clause is not to negate the importance of the other attractive views in the Parish, for example the many long and open views across the wider landscape from the extensive network of public rights of way.

#### **Character Areas**

- 7.9 The Character areas were developed from community comments at a workshop and other village events combined with a walk about in the village and subsequent consultation on the proposals.
- 7.10 The Townscape and Landscape Assessment was developed in consultation with a steering group of Great Staughton residents that included representatives of the Parish Council and the Neighbourhood Plan group. The assessment is intended to capture the community's priorities for the design of future development within the parish and where development can improve and enhance the village's character. It is also intended to ensure that the key townscape and landscape characteristics of the parish are identified and where appropriate are protected or indeed enhanced.
- 7.11 The Character Areas identified are shown on a map 2 (page 6) and repeated below.

**Character area 1: The Highway; The Causeway; Green Lane and The Green; Marked in Red on the map.**

- 7.12 This area predominantly follows the linear form of development along The Highway and The Green which for centuries was the commercial heart of the village. It is an area with a rich and varied mix of historic and modern buildings including those within the Conservation Area.
- 7.13 The key characteristics of this character area are drawn from the Great Staughton Landscape and Village Character Assessment
- 7.14 Within Character Area 1, The Highway; The Causeway; Green Lane and The Green, development proposals should conserve and enhance the key aspects of the character area:
- continue to protect and reflect the rich varied and important historic mixture of buildings in this area.
  - preserve and enhance whole aspect of the Highway and its character area including the Conservation Area as it includes many significant buildings of historic and architectural note.
  - preserve the treelined and grassed borders.
  - use traditional building materials and styles.
  - where opportunities arise, address key traffic hotspots.
  - protect the Iconic Sundial erected in 1637
  - not harmfully impact the vistas as shown on the map along The Highway, Causeway, and The Green.
  - improve village approaches and increased tree cover with trees along road margins, woodland belts alongside roads, planting at edges of villages and hedgerow planting.
- 7.15 The setting and visibility of the significant existing structures along this Character area must be retained when new development takes place. The scale and density of any development

must be limited such it that it does not reduce the significance of the existing character of this part of the village.

**Character area 2: The Town Marked in Blue on the map**

7.16 This area is separated from Staughton Highway by the Causeway, an important area of separation between the more modern and oldest and most historic part of the village. The area comprises the Town Bridge, St Andrew's Church, Place House, a village green and Staughton House.

7.17 Development proposals should ensure that this unique character of The Town is conserved and enhanced:

- The cottage style with prestige housing is an important mix of the village heritage.
- Is not a suitable area for significant new buildings as it is so historic in nature and any new structures should be sympathetic to this special local setting.
- Any new build should ensure the use of traditional building materials for new builds, renovation projects or extensions are in keeping with the Conservation Area.
- The approaches to The Town should increase tree cover with trees along road margins, woodland belts alongside roads, planting at edges of villages and hedgerow planting is desirable;
- It is important to ensure key views are not lost.

**Character area 3: Dillington Marked in purple on the map**

7.18 This area is one of the original hamlets of the Parish. It contains a group of buildings of mixed vintage. The original buildings were associated with agricultural farms and small holdings. The Corner Farmhouse is a well-

established building in this context.

7.19 Development Proposals should conserve and enhance the key aspects of the character area:

- ensure that this part of the village is not over developed and retains its small holding and agricultural feel to the area.
- use of traditional building materials and styles is important in this area.
- maintain and improve the footpath links to the main village area from Dillington and also to the neighbouring Parish of Perry and the circular walk.
- improved footpath along the B661 to the Dillington crossroads.
- increased tree cover with trees along road margins, woodland belts alongside roads, planting at edges of villages and hedgerow planting is desirable; it is important to ensure key views are not lost.

**Character area 4: Beachampstead Rd, Moorycroft, Lye Close and Manor Close Marked in Green on the map**

7.20 This area is an area of modern housing estates completed in the 1970's. Many of the houses have been modified and extended but it retains a distinctive open plan character with a number of important green areas within the development.

7.21 Development Proposals should ensure:

- the area retains its open aspects with a feel of space between dwellings.
- The open plan style should be retained.

**Character area 5: The Moor Marked in Yellow on the map**

7.22 The Moor area is a sparsely populated area of the Parish but contains some important aspects of the past from

Roman remains to the 13th Century moat of Cretingsbury and the Second World war buildings associated with Little Staughton airfield.

7.23 Proposals should not:

- allow intrusive development.
- the scattered nature of the dwellings, the isolated farms, hedgerows and woods should be retained.
- The lack of mains drainage, adequate roads constrain developments in this area.

**Character area 6: Natural: Kym Valley; The Meadows; River Walk**

7.24 This area is within the River Kym Valley with important meadows walks and wildlife habitats.

7.25 Development proposals should:

- ensure that the nature and aspect of the countryside is protected.
- the rural nature and wide vistas of the countryside should not be polluted by industrial development and associated traffic movements.
- developments should be empathetic to the countryside and wherever possible related to this rural aspect.
- create small-scaled streamside landscape zones with trees, copses, meadows and other features. This will necessitate setting aside 5-15m or more either side of streams to create semi-wooded corridors of diverse habitats.
- ensure that where remnants of the old ridge and furrow survive as grassland or in woodland they should be preserved.
- secure the careful management of ancient semi-natural woodlands and selective re-stocking and creation of 'edge areas' and new woodlands, woodland belts elsewhere. The Cambridgeshire Landscape guidelines set out clear advice on appropriate species to be used in

the Western Claylands.

- Selected hedgerows should be reinforced or managed for particularly significant impact, based upon their visual and wildlife potential. Historically significant hedgerows should be carefully conserved, and new hedges planted to emphasise the existing landscape.

**Policy GSNP 7 – Landscape and Townscape Characteristics**

As appropriate to their scale, nature and location, development proposals must recognise, maintain and where possible enhance the existing landscape and settlement character in Great Staughton parish as set out in the Great Staughton Landscape and Townscape Assessment 2023 (available [here](#)). Development proposals shall, where appropriate:

- i. respect and retain the historic linear settlement pattern of Staughton Highway;
- ii. maintain the visual and physical separation which currently exists between Staughton Highway and The Town;
- iii. conserve or enhance the setting of the village gateways;
- iv. avoid significant adverse impacts on the locally distinctive and locally valued views, vistas and landmarks defined on Maps in Appendix 1 - Views and Vistas;
- v. maintain or reinforce the strong connection between settlement and the surrounding rural landscape through the sensitive treatment of the settlement edges and
- vi. respect, retain or enhance the character and distinctiveness Great Staughton's rural landscape.

Development proposals in the character areas (as defined on Map 2), it will be expected to respond positively to existing landscape characteristics and settlement patterns, and incorporate measures that mitigate and manage landscape and visual impacts appropriately as set out in the Great Staughton Landscape and Townscape Assessment and as set out above in the Neighbourhood Plan.

**Table 1 – List of Valued Views and Vistas**

| View Area | Location                     | Comment                                                                                                                                                                                                                                                                                                                                     |
|-----------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1         | The Causeway and Town Bridge | The Causeway provides a number of important views in Great Staughton. It provides a gap between the village environment on The Highway and the older settlements around the Church but as the properties become more spacious the views across the Meadows to the River Kym and towards the church provide a most iconic view of Staughton. |
| 2         | Moor Area                    | The ridge along the Moor provides stunning views of the village along the footpath which follows the ridge. The historic buildings the Church, the Manor and also the village environs are all plainly visible (11). In the background the Woods which surround this side of Grafham Water are plainly visible (12).                        |
| 3         | Dillington and Ancient Woods | The views from Dillington are significant as the buildings are spread and as a result there are good views of ancient Perry and Agden Woods. There are also good views looking towards the main village across the mainly hedge lined agricultural fields.                                                                                  |
| 4         | Kym Valley                   | The Kym provides scenic views from its entry to the Parish from Kimbolton. It is surrounded by agricultural land and some wooded areas. As it approaches The Town bridge there are some stunning views of both the churches of Little and Great Staughton.                                                                                  |



### Policy GSNP 8 – Local Green Space

- 7.26 The intent of Policy GSNP 8 is to designate one new Local Green Space in the Parish.

#### **POLICY GSNP 8 – Local Green Space**

The Recreation Ground as shown on Policy Map 6 is designated as a Local Green Space.

Development proposals on this site will not be supported unless they are consistent with national policy for Green Belts and where it would support the use of the site as a Recreation Ground.

- 7.27 The Recreation Ground is an important open area centrally located within the Neighbourhood Plan area that provides an open, green and accessible space for the local community and should be acknowledged as such. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Paragraph 106 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

- 7.28 It is recognised that the designation of Local Green Spaces should not be used simply to block development.

- 7.29 A Local Green Space Assessment has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how the local space meets the criteria in paragraph 106 of the NPPF. The Recreation Ground is identified in Policy GSNP 8 and is illustrated on Map 6.

- 7.30 This area consists of a well-defined recreation field, play area, fenced tennis courts, and village hall within the heart of the community Staughton Highway and The Green. It is owned by the Parish Council. This is not only highly valued for its recreational use but also for its wildlife habitat. There are hedges, native, ornamental to the boundaries. The recreation ground is open to the public. 95% of consultation responses thought this area was valuable for recreation and 98% supported its protection.

- 7.31 The identification of this space as a Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



**Map 6 – Local Green Space at Recreation Ground**



## 8 Historic Environment

### Objective

- To protect and enhance the historic character of Great Staughton.

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### Policy GSNP 9 - Great Staughton Conservation Areas

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- 8.1 There are two Conservation Areas within the Neighbourhood Plan area. The Great Staughton Conservation Area comprises the area to the north and south of The Highway with predominantly residential properties but includes the church, public houses and farm buildings reflecting Great Staughton's heritage as a coaching location. The intent of this policy is to provide a distinctive layer of guidance, building upon Local Plan policy LP 34 and ensure development protects and enhances the original historic cores of the village, the views in and out of the Conservation Area and the setting of a number of listed buildings and historic features.
- 8.2 The Town Conservation Area comprises an area to the west of Staughton Highway closer to the River Kym with the grounds of Staughton Manor, St Andrews Church and the historic green. In townscape terms the Conservation Area protects the historic and landscape setting of the hamlet in the River Kym valley.
- 8.3 There are 48 listed buildings in the Parish. Historic England and HDC have full lists. The listed buildings include:
- 1 And 3, The Highway
  - 74 The Highway
  - Garden Farm, The Town
  - New Pond Farm, The Town
  - Blayworth Manor, Little Staughton Road, Colmworth
  - The Old Vicarage, Causeway
  - 35 Dillington

- Former Back Kitchen, Dillington Farm, Dillington
- 31 and 33 The Green
- Highway Farm

- 8.4 There are a number of scheduled monuments in the Parish  
Namely:
- The Old Manor House, Cretingsbury: a motte castle and moated manor house
  - Two bowl barrows 900m and 1000m east of Old Manor Farm
  - Roman site, Rushey Farm
  - Sundial /Village Cross
  - Staughton Green moated site
- 8.5 There is one site of Special scientific interest
- Perry Woods
- 8.6 Great Staughton evolved as a place in history from Roman times to its more recent history as a Second World War airfield with its associated buildings. The rich and varied set of buildings include a church first built between the 13<sup>th</sup> and 15<sup>th</sup> centuries, historic structures such as Place House and The White Hart as well as many thatched premises. There is no one consistent theme but there is rich mix of building character which needs to be preserved.
- 8.7 The long and rich history of the Parish has resulted in a number of specific character areas throughout the village. These range from the historical hamlets including that based around the Church, the main thoroughfare through the village from Roman times to the more modern estates. All the areas having due regard to the River Kym which winds its way through the village.
- 8.8 The Parish Council would support the preparation of a full Conservation Area Appraisal.

**POLICY GSNP 9 - Great Staughton Conservation Areas**

Development proposals within, affecting the setting of, or views into or out of, the Conservation Areas, should preserve or enhance the character and appearance of the Conservation Areas in accordance with Local Plan policy LP 34 by ensuring the proposals:

- i. Demonstrate a clear understanding of the significance of the Conservation Areas alongside an assessment of the potential impact of the proposal on that significance;
- ii. Use high quality, traditional materials and methods of construction;
- iii. Where appropriate, reduce the car dominated streetscape and create pedestrian friendly streets,
- iv. In Staughton Highway Conservation Area reflect the mix of dwelling types and retain the grassed and treelined boundaries; and
- v. In The Town Conservation Area retain the cottage style and open character reflecting its heritage.

Development should preserve or enhance the setting of the Conservation and will be assessed against the content of the Great Staughton Landscape and Townscape Assessment.

Proposals which involve the demolition of non-listed buildings that make a positive contribution to the Conservation Areas should demonstrate:

- i) The building is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- ii) All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

**Policy GSNP 10 Designated and Non Designated Heritage Assets**

- 8.9 The intent of this policy is to identify buildings in the Parish of local significance that meet the criteria for inclusion as a heritage asset because of their age and condition, historical association, architectural interest, local characteristics and/or Parish significance and to which Local Plan LP 34 will apply.
- 8.10 The Parish Council has compiled a list of non-designated Heritage Assets on the basis of assessment using the criteria defined in Table 1 of the Historic England’s Advice Note no.7 ‘Local Heritage Listing’. The Non – Designated Heritage Assets report is available on the Parish Council website.
- 8.11 The non designated heritage assets are identified on Maps 7 and 8 below and are known as:
- Buildings and Control Tower at Little Staughton Airfield and Little America Industrial Site
  - The Old School and Headmasters House
  - The Snooty Tavern Pub
  - The Manse, The Causeway
  - 2-8 The Causeway
  - Ridge and Furrow Fields
- 8.12 The intent of Policy GSNP 10 is to work alongside Local Plan Policy LP 34 and to provide added context by providing clarity on the locally important non designated heritage assets in the Parish. If, during the Plan period, additional structures in the Parish are identified as being of local historical importance, these will be considered as potential non-designated heritage assets in a future review of the Neighbourhood Plan.
- 8.13 While local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an

objective of the NPPF and a material consideration when determining the outcome of a planning application.

- 8.14 The Parish Council notified the owners /occupiers of the proposed Non - designated heritage assets in June 2023 inviting comments on the proposals. The results of this consultation with stakeholders have been considered in reviewing the list of Non Designated Heritage Assets. Details of the Non – Designated Heritage Assets are included in the Non – Designated Heritage Assets Topic Paper January 2024.

**Policy GSNP10 – Designated and Non Designated Heritage Assets**

A development proposal affecting a heritage asset or its setting is required to:

- i. Demonstrate that it is sympathetic to the asset(s) in terms of scale, materials and architectural distinctiveness and will not adversely affect the setting of the asset;
- ii. Be accompanied by archaeological investigations where relevant and in the event of significant and/or extensive remains being found, they shall be preserved in situ;
- iii. Be accompanied by a heritage statement setting out how harm has been avoided or minimised or the significance of those assets more effectively revealed for the community to appreciate.

The assets listed below and shown on Maps 7 and 8 are designated as non-designated heritage assets:

1. Control Tower at Little Staughton Airfield and Little America Industrial Site.
2. Cookhouse, theatre, washroom and ancillary buildings at Little Staughton Airfield and Little America Industrial Site.
3. The Old School and Headmasters House.

Cont’d

4. The Snooty Tavern Pub.
5. The Manse, The Causeway.
6. 2-8 The Causeway.
7. Ridge and Furrow Fields.

Proposals for development that affect non-designated heritage assets, identified in this Neighbourhood Plan, will be considered taking account of the scale of any harm or loss and the significance of the non-designated heritage assets as set out in the National Planning Policy Framework and Local Plan Policy LP 34.

### Map 7 – Non – Designated Heritage Assets

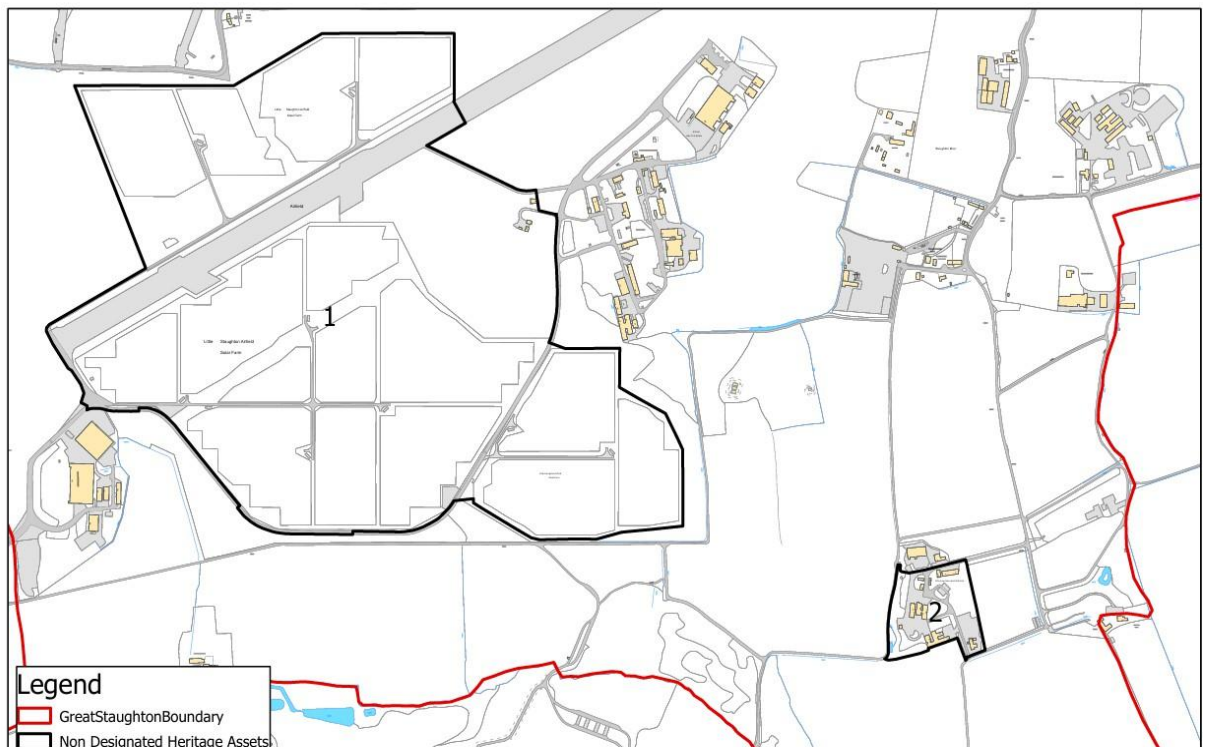
**Description:** Non Designated Heritage Assets



Scale = 1: 16,000

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Map 8 – Non – Designated Heritage Assets

Description: Non Designated Heritage Assets

Scale = 1: 5,000  
Date Created: 04/03/2025



## 9 Natural Environment

### Objectives

- To protect and enhance the setting of Great Staughton's settlements together with its valued green and blue spaces
- To ensure that Great Staughton is resilient against the future impacts of Climate Change.

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### Policy GSNP 11 - Biodiversity and Wildlife Habitats

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| <p>9.1 The village mainly surrounds the broad valley of the River Kym and is generally bordered by hedged fields.</p> <p>9.2 Great Staughton is located within National Character Area 88: Bedfordshire and Cambridgeshire Claylands. At a more local level, the Huntingdonshire Landscape and Townscape Assessment (June 2007) defines the Parish within the Southern Wolds and Great Staughton stands within Area 3: Western Claylands, of the Cambridgeshire Landscape Guidelines (1991).</p> <p>9.3 Huntingdonshire Landscape and Townscape Assessment (June 2007) identifies key issues for the Southern Wolds as preservation and management of existing deciduous woodlands, promoting opportunities to improve screening of existing developments and visually intrusive settlement edges, management of streams and rivers to maximise ecological value and including the planting of trees, copses and meadows in the valley bottoms, restoration of riverside meadows where practical and protection of the rural character of long distance views from the Kym Valley.</p> | <p>9.4 Local Plan Strategic Policy LP 3 – Green Infrastructure, ensures development will support green infrastructure and aligns with Cambridgeshire Green Infrastructure Strategy (2011) or a successor document.</p> <p>9.5 Proposals must support and incorporate green infrastructure; protect and enhance linkages between green infrastructure priority areas, consolidating less important habitats and facilitating access improvements.</p> <p>9.6 The Local Plan policies and plans details two Cambridgeshire Wildlife Sites, and 3 areas comprising SSSIs at Perry Wood. Biodiversity Action Plan (BAP) Priority Habitats in the neighbourhood area include floodplain grazing marsh, lowland fens, deciduous woodland, and traditional orchards – with areas of ancient woodland also present.</p> <p>9.7 Local Plan Policy LP 30 seeks to ensure that there will no net loss of Biodiversity and geodiversity including Special Areas of Conservation, Special Protection Areas, Ramsar site, SSSI, National Nature Reserve, Protected Species, Priority Habitat, and Sites of Local or Regional Importance. Regard is to be had to the Natural Cambridgeshire's publication 'Developing with Nature Toolkit'. Policy LP 31 seeks to conserve trees, woodland, hedges and hedgerows.</p> <p>9.8 However, the policy approach has now been superseded by the Environment Act 2021. The Environment Act 2021 makes 10% biodiversity gain mandatory for most developments.</p> <p>9.9 The Neighbourhood Plan is committed to the positive conservation and enhancement of natural assets in the Neighbourhood Plan area as they make an important contribution to the identity, distinctiveness and character of the parish as well as to the quality of</p> |
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life. Huntingdonshire has few significant areas of woodland but the ancient and semi-natural woodlands are noted including Perry Wood which is particularly valued.

- 9.10 The intention of Policy GSNP 11 is to highlight the importance of retaining or enhancing specific features, which are a priority for the biodiversity and green infrastructure within the Parish. The Neighbourhood Plan policy provides more detail on the important areas for biodiversity, geodiversity or natural heritage. However, this list is not exhaustive or exclusive. It is recognised that there are areas of biodiversity and wildlife value outside of these areas, including at Staughton Moor, where there are extensive areas of flora, fauna and wildlife interest including water bodies and ponds. Developments, where biodiversity is identified, should demonstrate compliance with Policy GSNP11.
- 9.11 Natural Cambridgeshire is a partnership of key local authorities, including Huntingdonshire District Council, and environmental stakeholders who have adopted a Strategy, 'Doubling Nature 2018 – A Vision for the Natural Future of Cambridgeshire & Peterborough in 2050'. Its vision is that by doubling the area of rich wildlife habitats and natural green-space, Cambridgeshire and Peterborough will become a world-class environment where nature and people thrive, and businesses prosper.
- 9.12 It states that Cambridgeshire and Peterborough has some very attractive landscapes and many special areas designated for their rich wildlife. However, these need enhancing and augmenting in order to support public health and the economic success arising from the area's growth. It needs to do this because this area faces the significant challenges of being in the driest part of the country with limited water resources, and also soil degradation, habitat fragmentation, low tree and grassland cover, climate change, increasing flood risk, and low proportions of land under management for nature. A key objective is ensuring new housing and work place developments incorporate high quality green and blue infrastructure providing multiple benefits for people and the environment. The Strategy can be found at [naturalcambridgeshire.org.uk](http://naturalcambridgeshire.org.uk).
- 9.13 Policy GSNP 11 has regard to the national policy on securing Biodiversity Net Gain which seeks to increase the biodiversity net gain of 10% for qualifying developments set out in the Environment Act. It is essential that in terms of mitigating the impact of climate change, supporting increased biodiversity, and meeting the challenges set out in the Doubling Nature 2018 strategy, a higher net biodiversity gain is required.
- 9.14 Swale Borough Council used the Defra impact assessment 'central estimate cost per dwelling for the South East' for their draft Local Plan Viability Study. This looked at the difference between provision of 10% and 20% BNG and put costs at £948 per dwelling for 10% BNG with an additional £180 per dwelling for 20% BNG.
- 9.15 The Parish Council has examined work completed by local planning authorities which reports that the move from 10% to 20% BNG will not materially affect the viability of the development. The Kent Nature Partnership net gain group has published a county-wide strategic viability assessment to understand the implications of a 20% BNG approach for Kent:  
<https://kentnature.org.uk/nature-recovery/biodiversity-net-gain/>. In summary:
- A shift from 10% to 15% or 20% BNG

will not materially affect viability in the majority of instances when delivered on-site or off-site.

- The biggest cost in most cases is to get to mandatory, minimum 10% BNG.
- The increase to 15% or 20% BNG in most cases costs much less and is generally negligible. It also found that BNG costs are low when

compared to other policy costs, in no cases are they likely to be what renders development unviable.

Additionally, costs are small BNG is unlikely to impact the viability threshold significantly, however, the policy includes provision for viability testing.

#### **POLICY GSNP 11 - Biodiversity and Wildlife Habitats**

Development Proposals on sites of ecological importance, including locally valued sites identified on map 9A, 9B, 9C and 9D, which is likely to have a direct or indirect adverse impact on their ecological importance (either individually or in combination with other developments), or the ecological connectivity between them shall demonstrate in an ecological assessment that a hierarchy of mitigation has been embedded into the design of the proposal with the following steps implemented in order:

- Firstly, avoid impacts: this means retaining habitats of value (including hedgerows, trees, ponds and any wildlife corridors and habitats) for enhancement and management and retaining species in situ;
- Secondly, mitigate impacts where these have been found to be unavoidable and include measures to replace lost protected and priority habitats or their ecological connectivity and accommodating displaced species in the site boundary;
- Thirdly, compensate if mitigation measures are insufficient. Include suitable measures to compensate for harmful effects.

Specific sites which are of biodiversity importance to the village are detailed on Map 9A, 9B, 9C and 9D.

Map 9A shows:

- The hedgerows on the perimeter of the Playing Field
- Birds Meadow to the South of the Causeway down to the River Kym
- The open space North of Vicarage Walk
- The ridge and furrow fields to the South of the Highway towards the Kym.
- Agden Woods
- The meadows between the school and the Old Vicarage
- Closed Churchyard
- Perry Woods

Map 9B shows the whole river valley of the River Kym throughout the Parish. This is part of the Grafham-Brampton-River Kym Habitat Network. In addition, there are the Roadside verges both within the village and on its approaches are wide and full of diverse wildlife.

Map 9C shows.

- South of The Town on exiting the village towards Pertenhall just off the footpath.
- South East off the Moor Road off the footpath which goes South to the Moor
- and C4. The identified moats

Cont'd



There are also a number of ponds for irrigation in the Parish which provide important support for wildlife

Map 9D shows many hedgerows which important to many forms of wildlife.

D1. The copse on the B645 exit towards Kimbolton, this has a particularly special oak tree - marked in green.

D2. The copse off of the B645 on entry to the village from St. Neots - marked in green

D3. and D4. The horse chestnut tree near the New Vicarage and those in the churchyard - marked in brown

D5. Trees at Old Vicarage driveway and near the cow sheds marked in red.

- At the back of Vicarage Walk and its environs (Marked blue).
- Along the footpaths off of Cage Lane between The Green and also along the 3 Shires bridleway towards Hail Weston (Marked blue)
- Willows at the entrance to the Village from St Neots – (Marked Green)

When a biodiversity net gain proposal is being formulated, the following are encouraged:

- i. The creation of new natural habitats appropriate for important wildlife species.
- ii. The planting of additional trees and hedgerows.
- iii. Restoring and enhancing existing biodiversity
- iv. Creating new wildlife corridors especially where these will help protect or enhance existing corridors in the parish.
- v. The restoration or creation of new natural habitats especially where these will help protect or enhance existing habitats

Demonstrating the value of the habitat (pre and post development) will be the responsibility of the applicant, and the information to be supplied will depend on the type and degree of proposals being submitted.

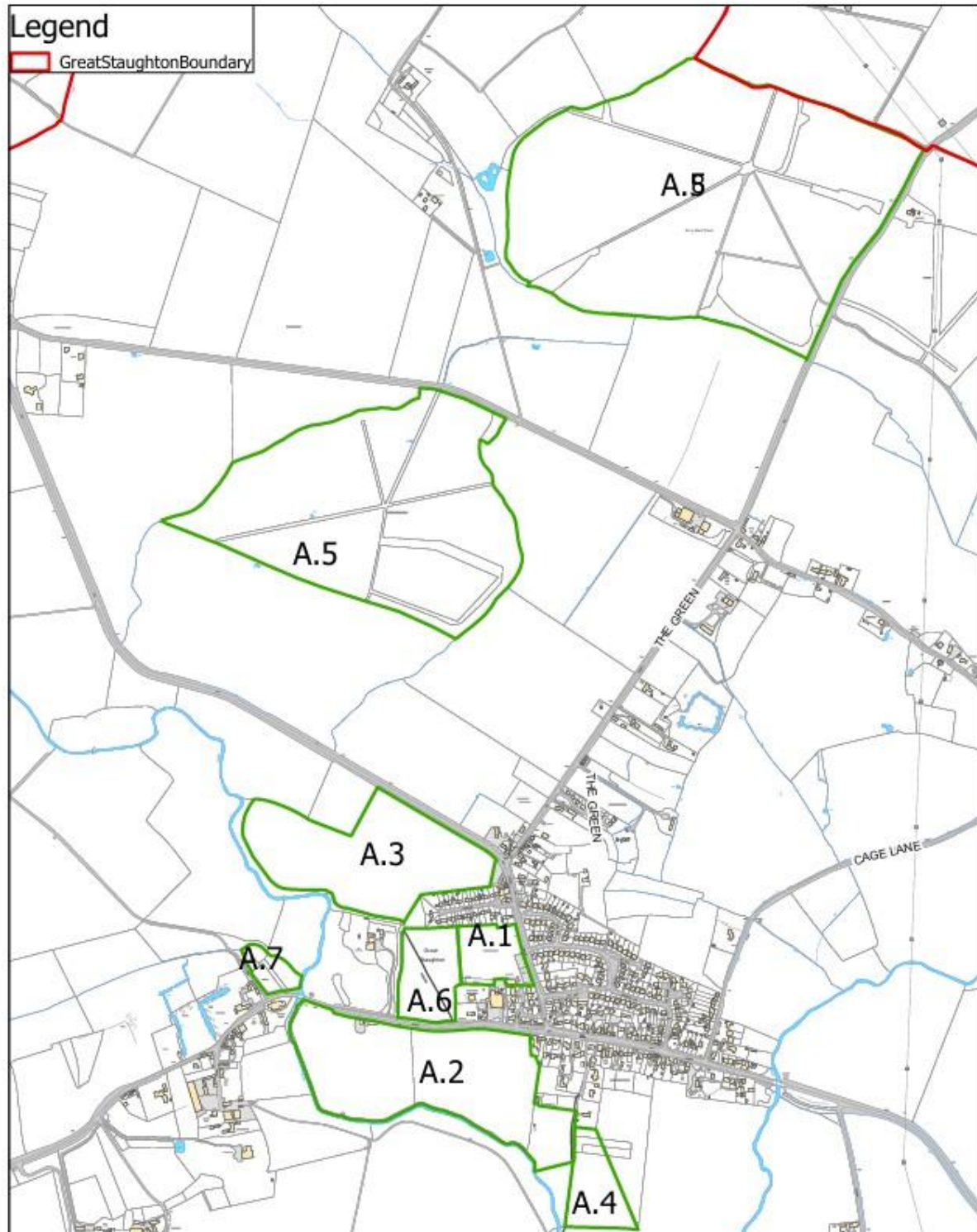
For householder proposals which are otherwise exempt from mandatory biodiversity net gain requirements, an element of biodiversity gain is encouraged. Measures could include bird boxes, swift bricks, insect 'hotels', bee blocks, bat boxes and/or hibernation holes, the creation of new ponds for amphibians and invertebrates, making changes to garden fencing to allow access for small mammals, or other nature-friendly landscaping feature within the householder's garden.

**Map 9A – Sites of valued wildlife and biodiversity value Sites****Description: Map 9A**

Scale = 1:11,000

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## Map 9B – Sites of valued wildlife and biodiversity value River Kym

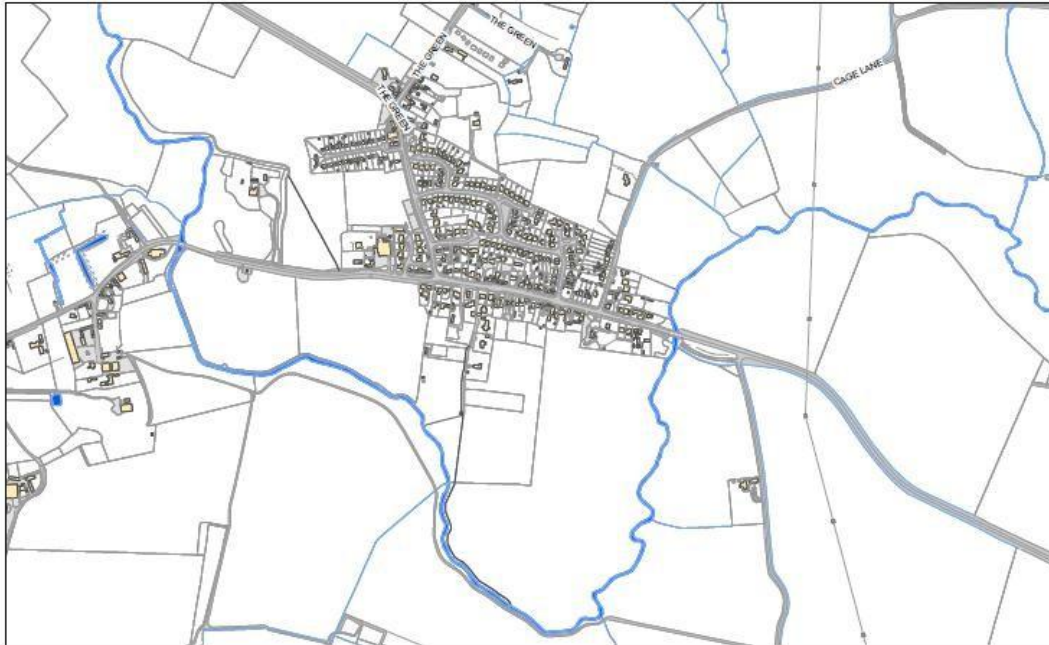
Description: Map 9B Great Staughton - River Kym Valley



Scale = 1: 8,000

Date Created: 07/09/2023

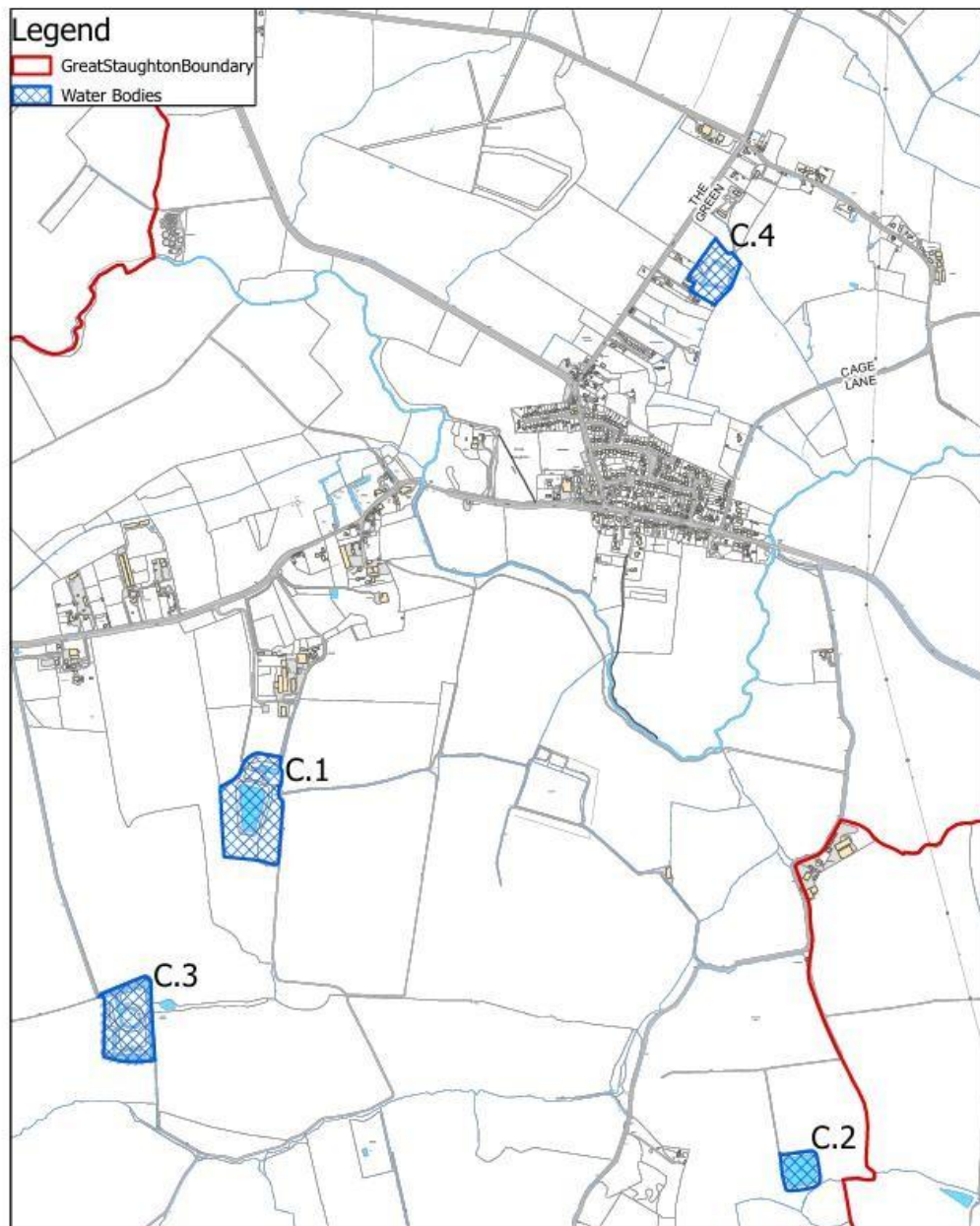
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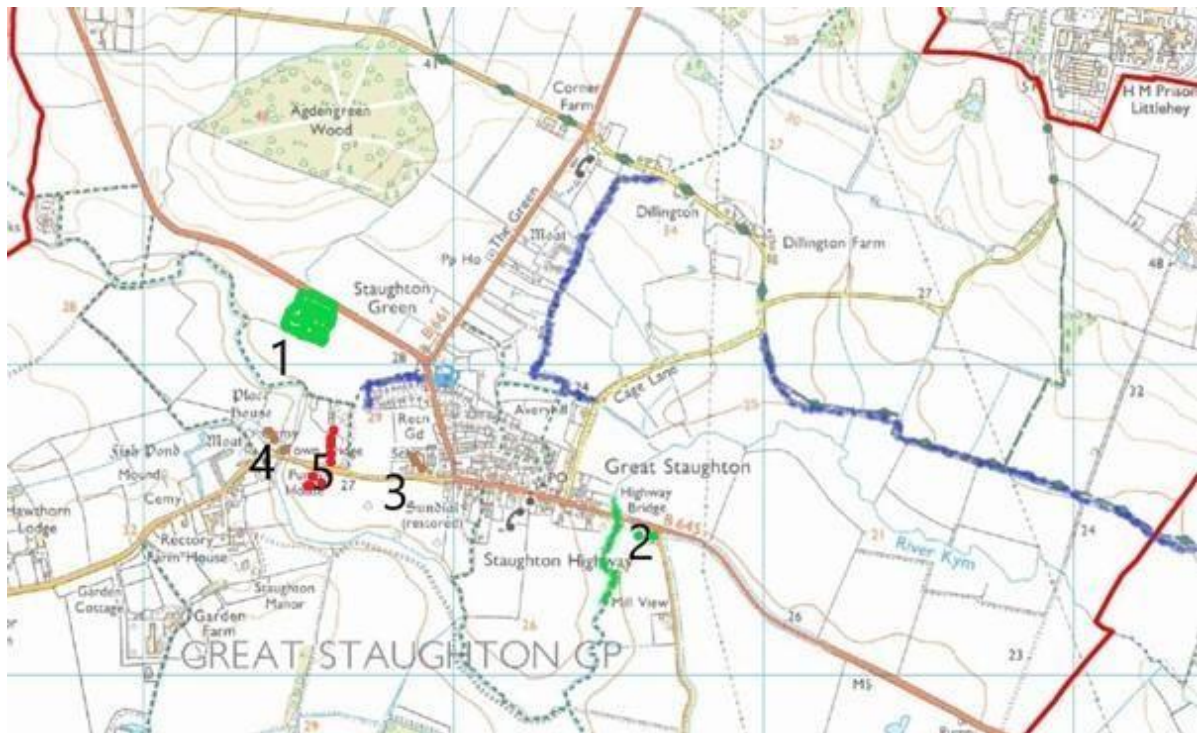
**Map 9C – Sites of valued wildlife and biodiversity value Ponds****Description:** Map 9C Water Bodies

Scale = 1:15,000  
Date Created: 04/03/2025

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**Map 9D – Sites of valued wildlife and biodiversity value Trees and Copses**

10 Climate Change

Objectives

- To ensure that Great Staughton is resilient against the future impacts of Climate Change
- To manage development coming forward in the parish which will exacerbate existing flood risk and to take any opportunities to reduce existing flood risk

10.1 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new

developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis.

10.2 The Building Regulations set minimum energy efficiency requirements for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met. The Future Homes Standard requires new homes to be equipped with low carbon heating and be zero carbon ready by 2025 as the electricity grid decarbonises. The intent of this policy is to ensure that the construction industry is encouraged to positively respond to the climate change emergency and implement government initiatives to move to a zero carbon future.

Policy GSNP 12 Sustainable Construction and Energy Efficiency

Development proposals should contribute towards the transition to a low carbon future in a changing climate. As appropriate to their scale and nature, proposals should, in whatever way they can, contribute to radical reductions in greenhouse gas emissions; minimising vulnerability and improving resilience; encouraging the reuse of existing resources, including the conversion of existing buildings; and supporting renewable and low carbon energy and associated infrastructure including the use of low carbon heat sources.

All development should be designed so as to be compatible with a net zero carbon future. This means applying the following steps in the energy hierarchy:

- Firstly, minimising the energy demand of buildings through passive design measures (optimising the orientation and mass of buildings, and appropriate window placement to maximise opportunities for solar gain and minimise winter cold wind heat loss);
- Secondly, maximising energy efficiency through design measures (high levels of insulation, air tightness and mechanical ventilation with heat recovery to create buildings that are more efficient to heat and stay warm in colder conditions and stay cool in warmer conditions);
- Thirdly, maximise the use of materials and building techniques that reduce heat and energy needs. Ideally, this could also consider using materials with a lower embodied carbon content and/or high practical recyclable content;
- And finally, once energy demand and greenhouse gas emissions have been minimised through the above measures, incorporate, wherever possible, and if applicable, renewable energy sources (preferably on plot) such as solar panels to meet reasonable estimates of total annual energy demand across the year;

cont'd

Proposals that incorporate latest best practice in energy conservation will be supported where such measures are an integral element of the design of the buildings and minimise any impacts on the buildings or their surroundings.

All major development proposals should be accompanied by a Sustainability Statement that demonstrates:

- i. How the energy demand and greenhouse gas emissions have been minimised through following the energy hierarchy and the extent to which the design expectations above have been considered and incorporated into the design;
- ii. How the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. Where new build is involved, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable; and
- iii. the adaptability of the proposed buildings and associated spaces as climate continues to change e.g., using water more efficiently, reducing overheating and controlling high levels of rainwater run-off).

Where a robust Sustainability Statement is not provided, or is provided but demonstrates that reasonable opportunities to achieve the expectations set out in this policy have not been taken, then the proposal should be refused.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>10.3 UK Government is committed to reducing green house gas emissions by at least 100% of 1990 levels by 2050 and contribute to global emission reductions aimed at limiting global temperature rise to well below 2°C and to pursue effort to limit temperatures to 1.5°C above pre-industrial levels. The UK's strategy for achieving net zero is set out in its report Net Zero Strategy: Build Back Greener, published in October 2021.</p> | <p>building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continue to decarbonise.</p>                                                                                                                                                                                                                                       |
| <p>10.4 Huntingdonshire District Council adopted the climate strategy in response to recognising the climate crisis in February 2022. This policy seeks to support the implementation of the Climate Change Strategy. This is supported by Policy LP12 which address sustainable design and construction methods.</p>                                                                                                                              | <p>10.6 Also, in December 2023, the government launched its consultation 'The Future Homes and Buildings Standard' in which it refers to the 2025 Future Homes and Buildings Standard. These introduce further requirements for energy efficiency and heating for homes and non-domestic buildings - the government asserts that once implemented, no further work will be needed for new buildings to produce zero carbon emissions as the electricity grid decarbonises.</p> |
| <p>10.5 A Ministerial Statement on 13<sup>th</sup> December 2023 on local energy efficiency standards states that a further change to energy efficiency</p>                                                                                                                                                                                                                                                                                        | <p>10.7 Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy saving initiatives can be installed on homes within permitted development rights (when full planning permission is</p>                                                                                                                                                                                                                             |

not required) and residents are encouraged to implement such measures. There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents.

10.8 The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:

1. Minimising energy demand;
2. Maximising energy efficiency;
3. Utilising renewable energy;
4. Utilising low carbon energy; and
5. Utilising other energy sources.

10.9 Initiatives can include:

- i. Siting and orientation to optimise passive solar gain.
- ii. The use of high quality, thermally efficient building materials.
- iii. Installation of energy efficiency measures such as loft and wall insulation and double glazing.
- iv. Incorporation of renewable / low carbon energy generation provision onsite including Combined Heat and Power, or connection into an existing nearby renewable, low or zero carbon energy generation network where they exist.
- v. Designed to minimise overheating and incorporate a green roof to aid cooling, add insulation and enhance biodiversity.
- vi. The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

- vi. Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards detailed in this policy.

10.10 With respect to residential development proposals, applicants are strongly encouraged to achieve operational targets for new homes set out in best practice guidance such as the 'Net Zero Carbon Toolkit', prepared by Levitt Bernstein, Elemanta, Passivhaus Trust and Etude commissioned by West Oxfordshire, Cotswold and Forest of Dean District Councils funded by the LGA Housing Advisers Programme or subsequent updated by Government best practice or other [Net Zero Carbon Toolkit](#).

10.11 The Net Zero Carbon Toolkit, was commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed at small and medium sized house builders, architects, self-builders and consultants.

10.12 It explains that a net zero carbon home in operation is very energy efficient and has an ultra low level of space heating demand. It does not use any fossil fuels on site and therefore improves air quality. It also generates renewable energy on site and is cheap to run.

10.13 The approach taken in the toolkit is that net zero carbon buildings are supported by three core principles:

1. Energy efficiency. Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances.
2. Low carbon heating. Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low



- carbon heating system and must not connect to the gas network.
3. Renewable energy generation. The toolkit states that renewable energy generation (e.g. through solar photovoltaic (PV) panels) should be at least equal to the energy use of the building).
- 10.14 In addition, the toolkit looks at the embodied carbon in materials used in each development.
- 10.15 People considering new development proposals in the parish are encouraged to use the toolkit. The toolkit also provides guidance and advice to homeowners looking to retrofit or extend their existing property. It includes information on how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach.
- 10.16 The toolkit includes a set of energy targets and key performance indicators for both new residential and retrofit schemes. These targets are an assessment against energy use and are thought to be more robust than carbon reduction targets required by Building Regulations and advocated in the New Homes Standards.
- 10.17 The information required as part of a sustainability statement will be proportionate to the size of a proposed development.
- 10.18 The Sustainability Statement should include the following so as to get a full picture of the sustainability credentials of the development, which in turn will help demonstrate whether the development proposal is meeting the design expectations of the policy:
- How the energy hierarchy, explained in the policy has been applied in the approach to minimising the overall energy demand of a proposed building.
  - The calculated space heating demand expressed through kWh/m<sup>2</sup>/yr
  - The calculated energy use intensity expressed through kWh/m<sup>2</sup>/yr
  - Where renewables are being installed, the electricity generation intensity in terms of 120 kWh/m<sup>2</sup>fp/yr
  - In the case of residential development not achieving the operational targets set out above, an explanation as to the reasons for this.
- 10.19 For major development proposals, the sustainability statement should also include information on the embodied carbon emissions of the proposed development. This means the carbon emissions associated with the extraction and processing of materials, energy use in the factories and transport as well as the construction of the building and repair, replacement and maintenance.
- 
- Policy GSNP 13 - Community Led Renewable Energy Projects**
- 
- 10.20 To intent of this policy is to ensure that community led renewable energy projects are supported in line with Policy LP 35 of the Local Plan.

### **POLICY GSNP13 – Community Led Renewable Energy Projects**

Proposals for Community Led Energy Projects will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable in accordance with Policy LP 35 of the Local Plan.

- 10.21 HDC Local Plan states ‘The lack of rain and associated cloud cover, and relatively flat landscape, makes the district suitable for solar and wind renewable energy generation, helping to reduce the amount of carbon dioxide produced via energy generation. A positive approach to renewable energy is an important part of the UK's energy infrastructure and efforts to achieve reductions in contributing factors to climate change. 'Renewable and Low Carbon Energy' sets out the Council's approach to proposals for renewable energy development including wind energy’.
- 10.22 Cambridgeshire Renewables Infrastructure Framework (CRIF) has demonstrated significant potential for renewable energy generation in Huntingdonshire, especially from biomass (including waste), wind and solar sources. Local Plan Policy LP35 is intended to encourage appropriate schemes whilst ensuring that the risk of adverse impacts is properly addressed.
- 10.23 The community, with its neighbouring parishes, has explored the viability of a district wide heating scheme. The policy seeks to ensure support is explicit for a community led energy scheme that creates fair and affordable clean energy for everyone.

### **Policy GSNP14 -Water Efficiency**

- 10.24 Population growth, climate change and environmental protection measures all put pressure on water resources and contribute to water scarcity and water stress in the area identified in the Cambridgeshire Flood and Water SPD 2019. Planning policy is a vital tool to help ensure long term sustainable management of water supplies, as well as helping protect our local rivers and wildlife. The intent of this policy is to ensure that water efficiency, incorporating a range of water saving devices, is included in the design of residential and major non-residential development including where there are opportunities for retrofitting as part of a renovation or extension scheme.

#### **POLICY GSNP 14 - Water Efficiency**

Development proposals, including household applications, are required to be designed to maximise water efficiency, such as water efficient fittings and appliances, rainwater harvesting and reuse, greywater recycling, and storage features. Development proposals are encouraged to meet a water efficiency standard of 85 litres per person per day.

Proposals for major non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 3 credits for water use levels unless demonstrated not practicable.

- 10.25 Anglian Water, which covers the East of England, states the region is in "serious" water stress. Water Resources East's first regional Water Resource Plan published in November 2022 states the region faces projected water shortages of more than 600 million litres of water per day by 2050, equating to a quarter of current water use. Anglian Water have recently published a revised draft Water Resources Management Plan 2025-

2050 (WRMP). The draft WRMP focuses on demand management which includes reducing leakage and encouraging customers to use water more efficiently.

10.26 This water deficit is being driven by population and economic growth, climate change, and the urgent need to take far less water from rivers and groundwater sources that are showing the effects of over-abstraction.

10.27 The Local Plan demonstrates that there is a clear local need to opt for a lower per-capita consumption figure of 110 litres/person/day in new housing. The Defra Integrated Plan for Water supports the need to improve water efficiency and the Government's Environment Improvement Plan. It sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress. In the response to the SEA Screening Opinion, the Environment Agency advocates a higher level of 85 l/p/d. The designation of the area as being under "serious" water stress provides the evidence for a stronger approach and is supported by the Neighbourhood Plan.

10.28 BREEAM credits 3 would result in a 40% improvement over baseline water consumption. This is consistent with Policy LP 12 – Design Implementation. A Water Conservation Strategy should set out how the development will seek to reduce the amount of water consumed by system optimisation (water efficient systems, leak detection and repair), water conservation measures (including irrigation and landscaping measures) and water reuse / recycling systems.

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**Policy GSNP 15 Surface Water Flood Risk**

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10.29 This policy is intended to complement Huntingdonshire Local Plan Policies LP 5, and the Cambridgeshire Flood and Water Supplementary Planning Document adopted by HDC, and guidance contained with NPPF and planning practice guidance. Areas of the parish have acknowledged and specific surface water flooding issues and the intention behind this policy is to flag this as an important policy consideration. New development coming forward in the parish should not lead to additional surface water flooding and opportunities to reduce overall flood risk in the parish should be realised taking a positive approach to mitigating and adapting to climate change.

10.30 There are small areas of flood risk in the Parish from the River Kym. The flood plains across the Meadows where the Kym flows near the Church should not have any development. Similarly, the flood plains at the St. Neots end of the village where the Kym flows under the B645 must not have any developments on them.

10.31 It is essential that development proposals do not add to this risk through creating surfaces where rainwater can run-off into the highway or neighbouring sites and create new or exacerbate existing surface water flooding problems. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and the management of run-off and water management in order to reduce the potential for making the situation worse.

10.32 Above-ground open SuDS such as

wetlands, attenuation basins, ponds and swales are supported as they provide water quantity, water quality, amenity and biodiversity benefits. However, consideration needs to be given to the longer term impacts of

static water in an increasingly hot environment and the prevalence of water borne insects.

10.33 The Cambridgeshire County Councils Surface Water Planning Guidance also provides technical guidance for developers.

**POLICY GSNP 15 – Surface Water Flood Risk**

In addition to meeting the policy requirements set out in Huntingdonshire Local Plan’s Policy LP 5 Flood Risk, having regard to the Secretary of State’s policy set out in paragraphs 165 to 175 of the National Planning Policy Framework (NPPF), the advice in Planning Practice Guidance, the Adopted Cambridgeshire Flood and Water Supplementary Planning Document, proposals for major development will need to demonstrate, through a site-specific Surface Water Drainage Strategy, that the development will not increase flood risk on site or elsewhere. A Surface Water Drainage Strategy should:

- i. ensure each development is designed to manage the full range of flood risk, incorporating Sustainable Drainage Systems (SuDS), within the development’s own site;
- ii. not result in an unacceptable burden on an existing drainage systems;
- iii. ensure raised ground levels do not lead to flood water being discharged onto adjacent sites which are not raised on embankments;
- iv. ensure flood alleviation measures designed as visually attractive green infrastructure, including landscaped areas and green roofs, contribute positively to the landscape character, biodiversity and Great Staughton’s network of green spaces;
- v. where multi-functional SuDS are designed as an integral part of the green infrastructure and include open space provision, be managed and be able to function as an accessible and useable open space for the majority of the time; and
- vi. include a suitable maintenance plan which should be submitted and agreed by Huntingdonshire District Council including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

For other proposals other than major development, applicants will be expected to provide, through proportionate information, details of its surface water drainage proposals.

All schemes shall justify the appropriateness of the proposals which shall include an allowance for climate change, in accordance with the most up to date Environment Agency advice.

Opportunities to reduce overall flood risk in the parish are encouraged.

Proposals for appropriate on-site storage and run off rates will be expected to meet the standards set in technical guidance including advice set out in the Cambridgeshire Flood and Water Supplementary Planning Document, DEFRA’s Non-Statutory Standards for Sustainable Drainage, and the CIRIA SuDS Manual.

- To improve transport connections and accessibility around parish for all non-motorised users including those with disabilities.

These services and facilities are broadly on the opposite side of the road to most of the settlement’s homes.

**POLICY GSNP 16 - Walkable neighbourhoods**

- 11.1 The intent of this policy is to ensure that any new development is designed with a layout and facilities which secure ease of safe movement for pedestrians and cyclists travelling to and from residential areas and to services and facilities.
- 11.2 Sport England, in conjunction with Active Travel England and the Office for Health Improvement and Disparities, has produced ‘Active Design’ (2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government’s desire for the planning system to promote healthy communities through good urban design. This policy supports this approach.
- 11.3 Within the residential areas of Staughton Highway and The Green there is a reasonable degree of permeability within the developments themselves with good access to The Highway and Green Lane. Permeability between Green Close and Beachampstead Road is secured through footpaths enabling residents to avoid the main roads. However, many of the village services and facilities, including the doctors’ surgery, primary school, village hall, shops and recreation ground are all sited to the west and south of the busy B645.

**POLICY GSNP 16 – Walkable and Cycle Neighbourhoods**

Where a development generates additional movement of residents , workers, shoppers), and where fair and reasonably related to the proposed development, it should take every available opportunity, to:

- i. provide improved or new safe, convenient and high-quality internal footpaths;
- ii. provide direct footpath and cyclepath connections into neighbouring areas;
- iii. improve connectivity across the wider neighbourhoods through the provision of new footpath and cycle links; and
- iv. secure safe pedestrian crossings along the B645 and The Causeway.

Development proposals which impair footpath links between residential areas and shops and services (including the school) or which fail to utilise opportunities to provide new connections will not be supported.

- 11.4 The lack of safe and convenient pedestrian crossings on the B645 is a key issue raised during the community consultation. There is only one zebra crossing adjacent to the Recreation Ground at Green Lane which facilitates a safe crossing. On The highway, pedestrians have to navigate a series of ‘islands’ to cross the road. This B645 which is a heavily trafficked route with a significant number of HGVs cutting across from the A1 to Kimbolton, A45 and A14. The route is also used extensively by motorbike clubs and outings at the weekends. The Parish Council may consider using Community

Infrastructure Levy (CIL) monies to support the necessary intervention to improve the safety of this crossing.

11.5 A footpath provides access from centre part of The Town settlement to the Primary School and The Highway although it is not fully made up and is unsuitable for cycles. The footpath does not extend to The Cemetery.

11.6 The community consultation exercise identified weaknesses in the existing footpath and cycle way network. This includes the lack of footpaths or cycleways linking places within the village and linking the village to Dillington and to St Neots which in particular could be used to support more sustainable work journeys.

11.7 There are high levels of HGV movements through the village. It is considered that inappropriate development at Staughton Moor, the speed of traffic, accident points and the volume of motorbikes through the village has exacerbated the problems associated with highway safety. The type of traffic, the traffic volumes, inadequate pavements and junctions creates a hostile and challenging environment to pedestrians and cyclists along the major roads. The difficulties experienced by pedestrians in the Great Staughton parish can be broadly categorised as:

- Instances of poor quality pavements along key routes
- Poor street scene amenity, such as The Highway, Green Lane and The Causeway, directly caused by noise, vibration and air pollution from busy roads
- Lack of direct and segregated non-vehicular routes between residential areas and key destinations such as the primary school and doctor's surgery. Primary school children are forced to walk alongside busy roads

during the morning and afternoon peak.

- Lack of safe crossing points and connections between residential areas and key services and facilities which encourages car-use for shorter in-village journeys.

11.8 There is a need for a link pathway between Dillington and the village centre. Currently this can only be achieved on foot by walking on the busy B661 road for approximately half a mile. A paved walkway beside the road is desirable for safety of Dillington residents and to facilitate the leisure walk around Great Staughton.

11.9 There is a need for an extension of existing footways to allow access to the cemetery which can only be achieved currently by walking along the very narrow road to Pertenhall. To access the cemetery requires an additional 100m of pathway.

11.10 There have been numerous incidents and complaints about traffic speeds along the B661 along The Green and over the existing crossing. This crossing should be improved to reduce speeds in this area and facilitate safe passage across the road.

11.11 There is a regular need for residents and others to cross the B645 on the Highway and this together with erratic parking is a considerable safety hazard which requires to be addressed.

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#### **Policy GSNP 17 - Road Safety and Parking**

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11.12 The intent of this policy is to ensure road safety improvement measures made necessary by development proposals are delivered as part of the development. Knowledge of existing concerns and issues regarding road safety is key to understanding how a new proposal may impact on Great



Staughton, and these are identified below. This list is not intended to be exhaustive.

#### **POLICY GSNP 17 - Road Safety and Parking**

Development proposals for non-residential development and new dwellings will be assessed for their impact on road safety and should ensure a satisfactory provision of off street parking.

Where proposals are likely to unacceptably impact adversely on road safety including the safety hotspots identified in paragraph 10.13, they will be expected to mitigate their impact by providing or contributing towards road safety measures.

Proposals which will have an unacceptably impact adversely on road safety, including B2 and B8 development without access directly to a B Class road, or cause an increase in on street parking after considering mitigation, will be refused.

Proposals which lead to an overall improvement in road safety will be supported.

All highways work in or in the vicinity of the Great Staughton Conservation Areas, required to mitigate the impact of a development, must be sensitively designed and seek to conserve or enhance the significance of individual heritage assets as well as the Conservation Areas.

- 11.13 It is clear from the community engagement that pedestrian and road safety in the parish is a key concern to parishioners. The B645 itself is an issue for all road users but within the village, the impact of through traffic using the village as a cut through from the A1, raises issues in the village. The key

safety hotspots include:

- Pedestrian crossings over the B645 from the main residential area to facilities such as the school, playing field and the Church.
- The crossing over the B645 to the Doctor's surgery which often has limited vision as the area suffers from disorganised parking pressures exacerbated by the Doctors surgery, the pub, and the hairdressers. This disorganised parking also impacts on visibility from pulling on to the Highway from driveways which further raises safety issues.
- The junction of The Moor and The Highway including the rural roads leading into Great Staughton from the Moor, and Little Staughton which are not suitable for heavy traffic. Five accidents have been recorded by Cambridgeshire County Council, including one fatal accident at the junction with the Moor and Staughton Highway between 2017 and 2022.

- 11.14 The accessibility of any site by vehicles and the safety of young and elderly crossing the road must be a prime concern in rural settings. The Neighbourhood Plan seeks to ensure that developments falling within Use Class B2 or B8, which are likely to require HGV and delivery vehicles should have direct access to a road designated with a 'B' classification.

- 11.15 This policy provides sufficient detail to ensure that appropriate regard is had in the planning decision making process to the distinctive road safety issues identified by the community in the Neighbourhood Plan.

- 11.16 Highways works, required as a result of the development, should be designed to consider the impact on the Conservation Areas. In accordance

with Policy GSNP 7, works within the highway should be designed to consider the criteria set out in the Great Staughton Landscape and Townscape Assessment. It is recognised that new road signs, street furniture, crossings or changes to road layouts may fall outside the scope of planning and be addressed through other legislation such as the Highways Act 1980. However, engineers are encouraged to design measures which both address highway safety but also are designed to protect or enhance the visual character of Great Staughton

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#### **POLICY GSNP 18 - New Pedestrian and Cycle Routes.**

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- 11.17 The intent of this policy is to safeguard land for the future provision of a new cycle and pedestrian links to be provided between Staughton Highway and Dillington, Staughton Green to Kimbolton and Staughton Highway and the A1. It is essential that development does not come forward that undermines the deliverability of these routes. (marked on the map 10).
- 11.18 Dillington is an isolated hamlet divorced from the main areas of the settlement. It is accessed via the B661 and for the majority of the route there is no distinct segregated right of way which links the services and facilities provided in Staughton Highway with the hamlet.

#### **POLICY GSNP 18 New Pedestrian and Cycle Routes**

The routes identified below and on

Map 10 are safeguarded for the provision of new cycle and pedestrian routes (suitable for non motorised forms of transport) between:

- i. Staughton Highway and The Green with Dillington
- ii. Staughton Highway to the east boundary of the parish towards the A1.
- iii. Staughton Green to Kimbolton
- iv. Staughton Highway to Pertenhall

Proposals which support the implementation and delivery of these routes will be supported.

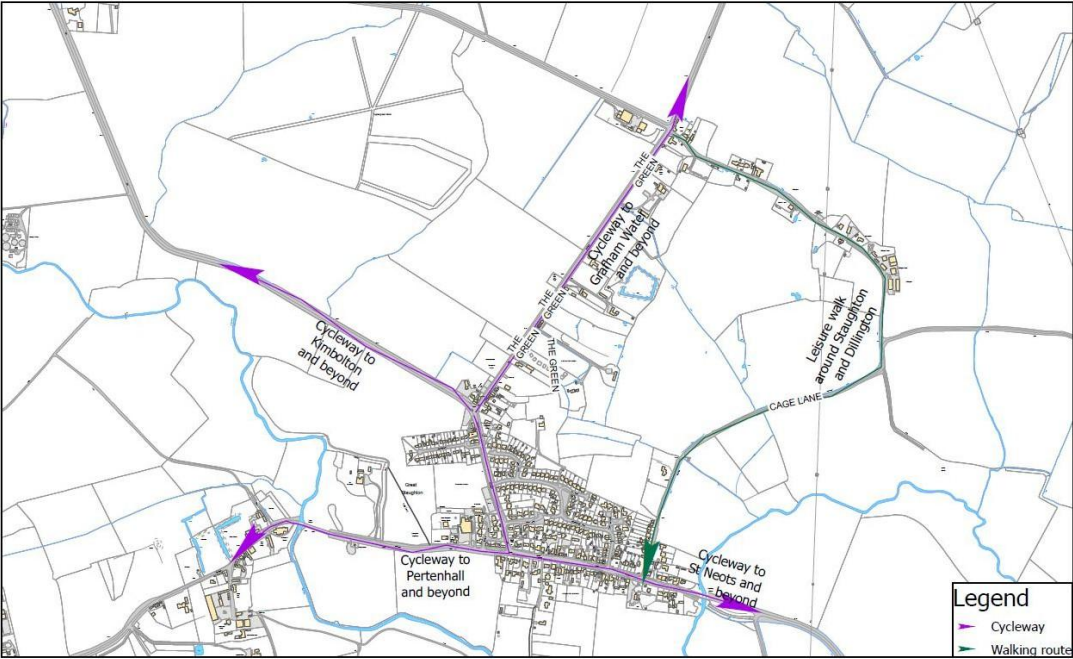
- 11.19 Rural public footpaths cross from Dillington to The Highway. However, these public rights of way are unmade, unlit, passing to the west of The Green (B661) through agricultural land and is unsuitable for school age children. An existing made footpath extends part of the route. The policy seeks to ensure that the opportunity to extend this route to Dillington is safeguarded for any future investment to provide a footpath and or cycle way by Cambridgeshire County Council. The Parish Council may consider using Community Infrastructure Levy (CIL) monies to support the necessary intervention to support a footpath link along the B661.

- 11.20 The routes identified are being considered for inclusion in the County Council's Active Travel Schemes Transport Proposals Database. If accepted, they will be considered for future funding opportunities. Each of the schemes will need to be LTN 1/20 compliant (Government's Guidance on Cycle Infrastructure Design) and may require additional private land beyond the highway verge to allow for separation from the highway.



Description: Cycle and pedestrian routes

Scale = 1:16,000  
Date Created: 11/09/2023



Map 10 – New pedestrian and cycle routes

## 12 Economy and Village Facilities

### Objective

- To Support a revitalised and vibrant hub with shopping, commercial, leisure, cultural and community activities.

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### **POLICY GSNP 19 - Protect Local Services and Facilities**

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- 12.1 Where planning permission is required, the intent of this policy is to safeguard the vibrancy and vitality of the parish by resisting the loss of local retail, service and facilities which are key assets for the health and wellbeing of the community.
- 12.2 The continued presence of existing retail and community facilities is important in order to minimise the need to travel to other centres to secure the service, especially for those with limited access to a car. However, it is recognised that demands change over time, when planning permission is required to change the use of existing premises, it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.
- 12.3 Proposals for such change will be considered against the criteria in Policy LP 22 of the Local Plan.
- 12.4 There are instances, under the Government's General Permitted Development Order (GDPO), where changes between uses are permitted without requiring planning consent. As such, Policy GSNP 19 cannot apply to such circumstances.

12.5 The Recreation Ground is a valued and important local facility. However, the Recreation Ground is identified as a Local Green Space and has therefore has the protection of Green Belt policy. It is not substitutable in the way that Local Plan Policy LP22 allows. Therefore, for clarity, to avoid conflict between the two policies, the Recreation Ground is not included within this policy.

12.6 It is also recognised that some modest tourism would be good for the village. It provides support for local businesses and an interest in the community.

**POLICY GSNP 19 - Protect Local Services and Facilities**

Where planning permission is required, development proposals that result in the loss of community facilities including retail uses will only be supported where the criteria in Local Plan Policy LP 22 are met.

Development Proposals that will result in the loss of the following valued facilities and services

1. School Great Staughton Pre-school and Primary Academy
2. Great Staughton Village Hall
3. St Andrews Church
4. Great Staughton Surgery
5. The White Hart Pub
6. The Snooty Tavern
7. Gilbert Family Butcher
8. May's Hair Lounge

will only be supported where:

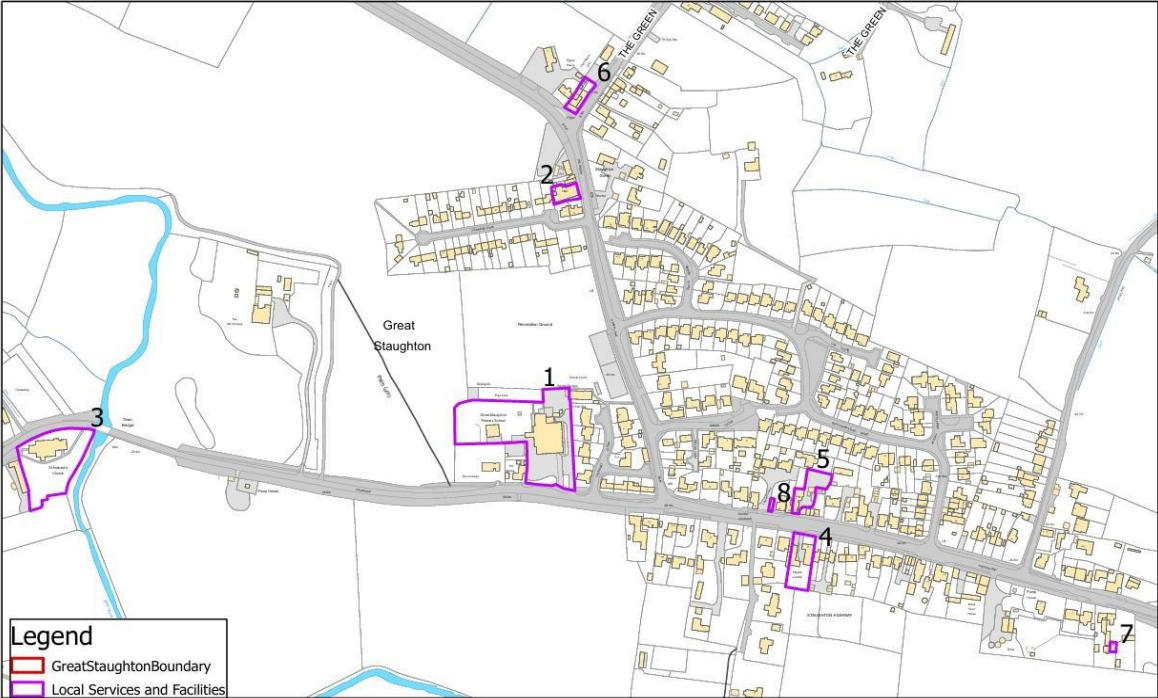
- i. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale or rent for a minimum of 12 months; and
- ii. it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- iii. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

This policy does not aim to, and cannot, remove the statutory provisions of the General Permitted Development Order (GPDO) and should be applied only to applications outside the scope of permitted development.

**Description:** Local Services and Facilities

Scale = 1: 4,000  
Date Created: 06/03/2025

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DISTRICT COUNCIL  
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Ordnance Survey HDC 100022322



## Monitoring and Review

- 12.7 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored by the Parish Council and reviewed if it becomes apparent that the vision, goals and objectives of the Plan are not being met.
- 12.8 Monitoring is a shared responsibility of the Parish Council as the qualifying body; Huntingdonshire District Council as the Local Planning Authority; and users of the Neighbourhood Plan. The Parish Council will consider the effectiveness of the policies and proposals in the Neighbourhood Plan each time it makes representations on a planning application; alongside seeking views on the Neighbourhood Plan at each Annual Parish Meeting.
- 12.9 The Parish Council will review generally:
- how the policies are being applied to shape decisions on planning applications (development management)
  - Whether projects and/or actions identified are being achieved
  - level of monies raised through the Community Infrastructure Levy (CIL) and how such monies are being used
  - whether plan aims are being achieved
  - • changes to national and local policy
  - changes in the local area
- 12.10 Specifically, the Parish Council, with stakeholders will monitor:
- Dwellings completed throughout the plan period
  - Affordable dwellings completed through the plan period
  - Dwellings allocated to those households with a local connection
  - Provision of a NHS Healthcare Facility
  - Number of major applications accompanied by a Water Management Strategy
  - Number of applications promoting 20% BNG
  - Number of applications refused proposing the loss of a valued service or facility.
- 12.11 It will be important that Huntingdonshire District Council raises any issues arising out of the development management process in determining individual planning applications using the Neighbourhood Plan. Users of the Neighbourhood Plan are encouraged to make comments on monitoring of the Neighbourhood Plan to the Parish Council at any point.
- 12.12 The Neighbourhood Plan has been prepared to guide development up to 2036. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2036.
- 12.13 There are a number of circumstances under which a partial review of the plan may be necessary, in accordance with best practice, Great Staughton Parish Council and its partners will consider undertaking a partial review of the Neighbourhood Plan no later than 5 years following its finalisation.

## 13 Glossary

| Term                          | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable Housing            | <p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions :</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p> |
| Community Infrastructure Levy | <p>The Community Infrastructure Levy is a planning charge, introduced by the Government through the Planning Act 2008 to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon, such as schools and roads. The Levy applies to most new buildings and charges are based on the size and type of new floorspace.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                 | <p>The Council's Charging Schedule came into force on 1 February 2013 (updated January 2023).</p> <p>The Council have produced detailed guidance for applicants</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Community Land Trust                                                            | <p>Community Land Trusts (or CLTs) are when people from a village, street, neighbourhood or town get together to create a charitable organisation for the good of their community. Run completely by volunteers, the management trustees are voted for by its members. A CLT strives to meet the long-term needs of its community, for example building permanently affordable housing, workspaces or acquiring pubs, gardens and shops; these then stay owned by the community forever.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| First Homes                                                                     | <p>Government guidance published by the Department of Levelling Up, Housing and Communities (DLUHC) on 24th May 2021, states that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:</p> <ul style="list-style-type: none"> <li>a) must be discounted by a minimum of 30% against the market value;</li> <li>b) are sold to a person or persons meeting the First Homes eligibility criteria;</li> <li>c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,</li> <li>d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).</li> </ul> |
| Habitats Regulation Assessment                                                  | <p>A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. European Sites and European Offshore Marine Sites identified under these regulations are referred to as 'habitats sites' in the National Planning Policy Framework.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| M4 (2) adaptable and accessibility standards<br>M4(3) Wheelchair User Dwellings | <p>The building regulations set out legal requirements for specific aspects of building design and construction. Approved documents provide general guidance on how different aspects can be met. Approved document M provides guidance for satisfying part M of the building regulations. The requirements set out in M4 (2) applies to accessible and adaptable dwellings. It is an optional requirement which is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of occupants, including older people, individuals with reduced mobility and some wheelchair users.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                  |



|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | <p>M4(3) – Wheelchair User Dwellings</p> <p>Under Part M, this optional requirement will be met when the dwelling makes reasonable provision for wheelchair users to live in the dwelling and make use of any parking facilities, private outdoor space or communal spaces.</p>                                                                                                                                                                                                                                                                                                                                                                            |
| Major Development                  | <p>Major development is defined in NPPF as housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p>                                                                                                                                                                                                                                             |
| S106                               | <p>Planning obligations (or S106 agreements) are legal obligations entered into to mitigate the impacts of a development proposal.</p> <p>This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority.</p> <p>Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the local planning authority because they are not party to it.</p> |
| Screening Opinion                  | <p>The SEA Regulations require HDC to ‘determine’ whether or not a plan is likely to have significant effects, and therefore whether SEA is needed. A screening determination will need to be produced by either the Parish Council or HDC.</p>                                                                                                                                                                                                                                                                                                                                                                                                            |
| Strategic Environmental Assessment | <p>A Strategic Environmental Assessment (SEA) is a systematic process for evaluating the environmental implications of a proposed policy, plan or programme and provides means for looking at cumulative effects and appropriately address them at the earliest stage of decision making alongside economic and social considerations.</p>                                                                                                                                                                                                                                                                                                                 |
| Rural exceptions site              | <p>As set out in the NPPF 2021, these are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.</p>                                                                                                       |

## 14 Appendix 1

### Views and Vistas Report

#### Introduction

The report forms part of the evidence base for Policy GSNP 7 of the Great Staughton Neighbourhood Development Plan, and is to be read in conjunction with that Policy. The report defines those views and vistas and finds that are offered protection under Policy GSNP 7 – Settlement Patterns and Identity.

Paragraph 6.20 of the Great Staughton Neighbourhood plan discusses the significance of important views in the Parish and sets out in policy GSNP 7 the planning policy related to views.

This document describes each view in more detail, with a photo alongside and a map which shows the location and direction of the viewpoint.

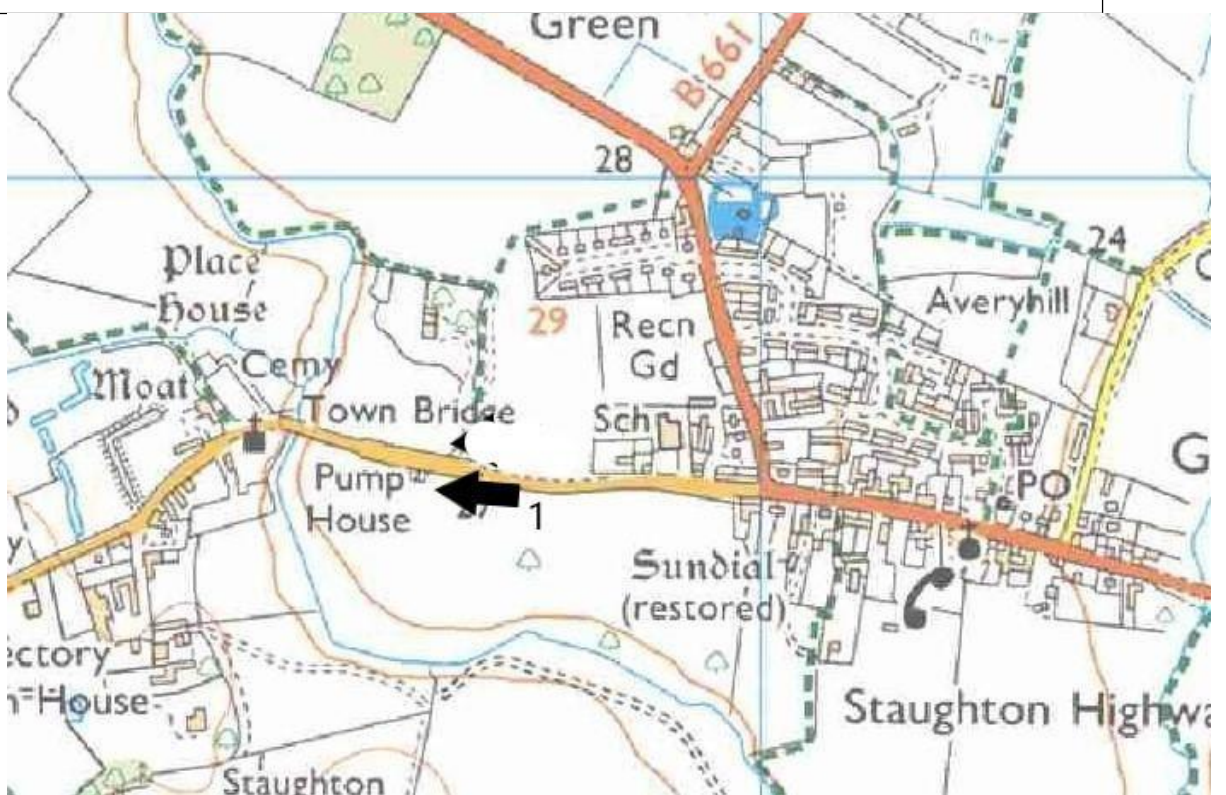
These are by no means all the important views and when proposals for development in the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape.

The maps showing the Parish location of the key views in the Neighbourhood Plan are shown. There are some distinct areas of views in the Parish of Great Staughton

1. The Causeway and Town Bridge
2. The Moor area
3. Dillington and ancient woods
4. Kym Valley

#### **1. The Causeway and Town Bridge**

The Causeway shown on the map below provides a number of important views in Great Staughton. It provides a gap between the village environment on The Highway and the older settlements around the Church but as the properties become more spacious the views across the Meadows to the River Kym and towards the church provide a most iconic view of Staughton.





Views across Birds Meadow (6) from The Causeway towards the River Kym. The Town bridge across the Kym is bordered with a white post and rail fence. From the bridge and close-by there are views towards the church and also across the Meadows. This is usually used as animal grazing land which adds to the quintessentially village environment. Some of this area floods when the river is in full flood.

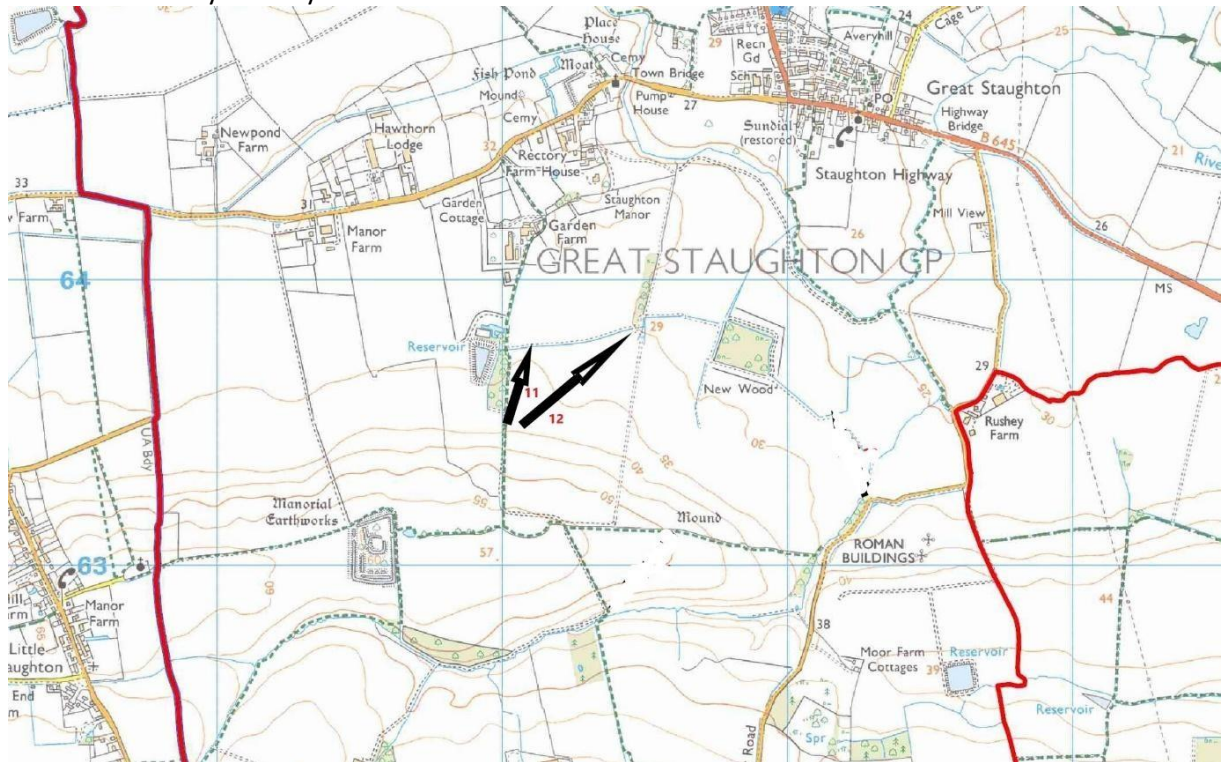


6.



## 2. Moor Area

The ridge along the Moor provides stunning views of the village all along the footpath which follows the ridge. The historic buildings the Church, the Manor and also the village environs are all plainly visible (11). In the background the Woods which surround this side of Grafham Water are plainly visible (12). The moor area provides some significant views of rural Cambridgeshire. The rise to the Moor provides sweeping views of the countryside and treelined River Kym valley.



11.



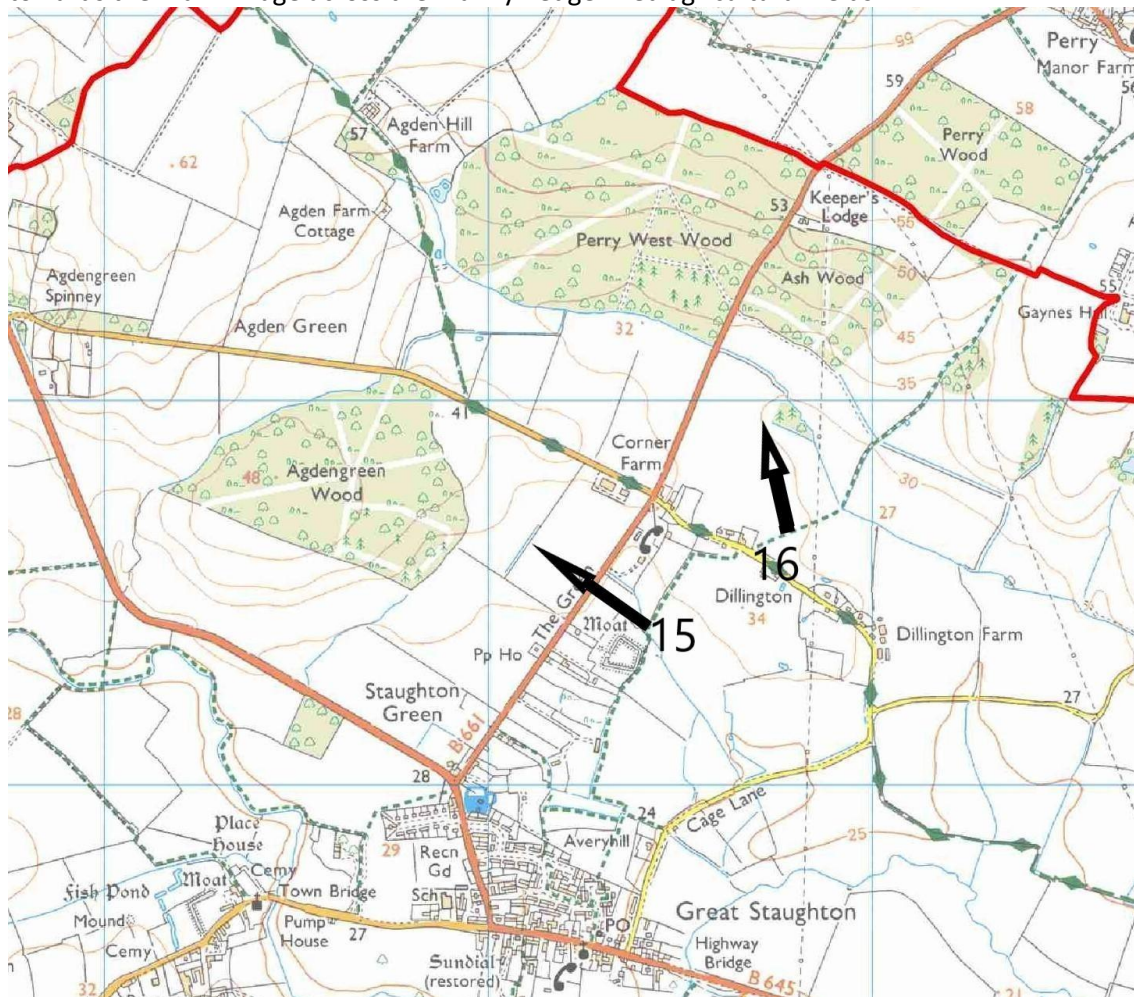
12.





### 3. Dillington and Ancient Woods

The views from Dillington are significant as the buildings are spread and as a result good views are enabled of the ancient Perry and Agden Woods. There are also good views looking towards the main village across the mainly hedge lined agricultural fields.



15.



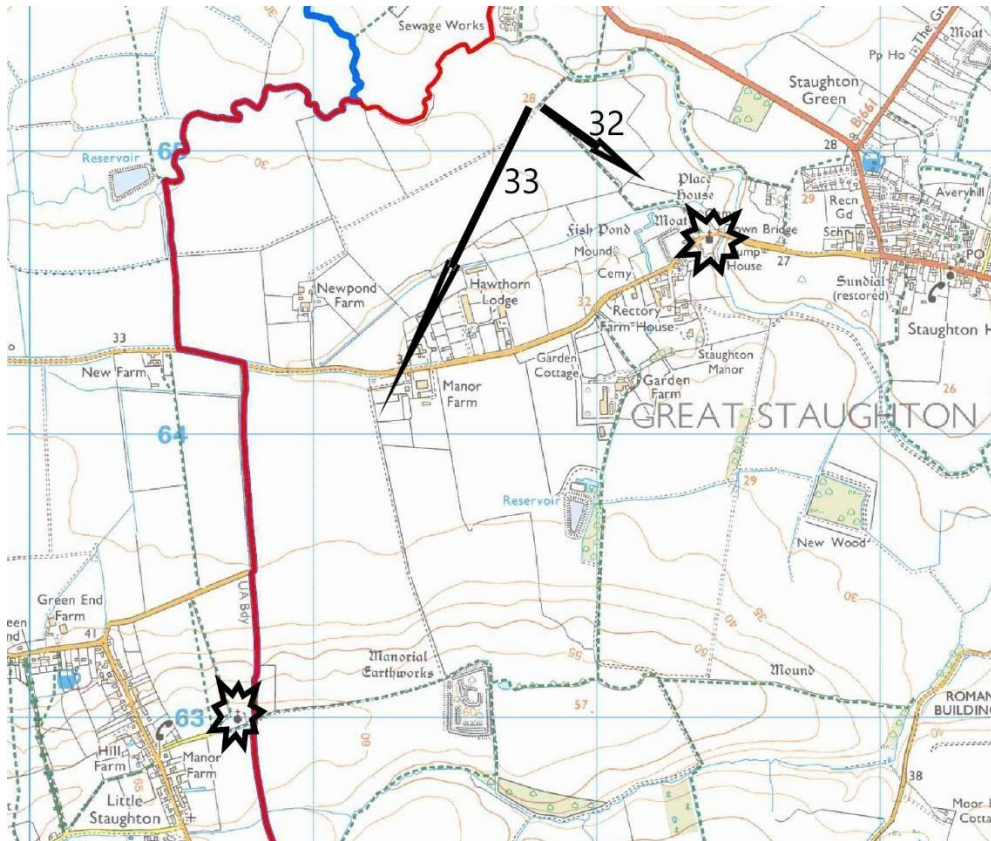
16.





#### 4. Kym Valley

The Kym provides scenic views from its entry to the Parish from Kimbolton. It is surrounded by agricultural land and some wooded areas. As it approaches The Town bridge there are some stunning views of both the churches of Little and Great Staughton.



32

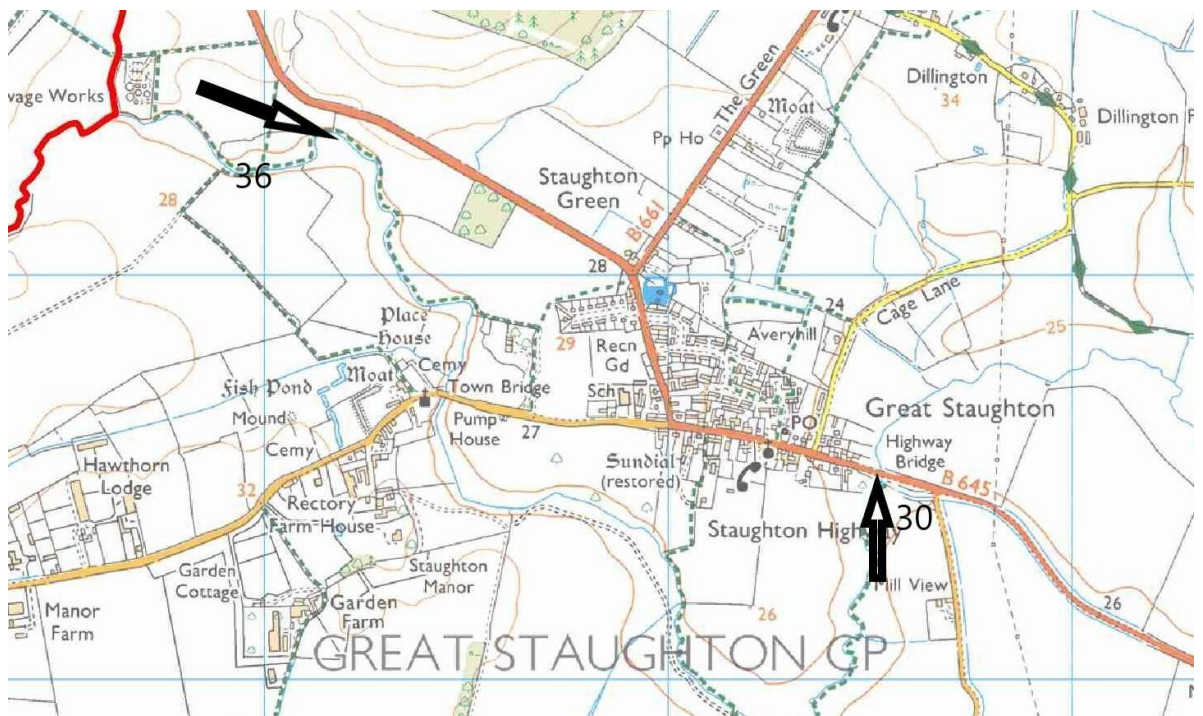
33

The flow of the river around the village is followed by a footpath which allows views of the village, the Moor and also the rich vegetation along the river. It is rich in wildlife.





36



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**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**PAUL BRISTOW** MAYOR  
OF CAMBRIDGESHIRE  
& PETERBOROUGH

## **Reports from Constituent Council Representatives on the Combined Authority**

The following meetings have taken place in September 2025

### **Funding Committee, 1 September 2025**

Councillor:

Decision Summary Link: [Funding Committee \(September\)](#)

### **Skills Committee, 8 September 2025**

Councillor:

Decision Summary Link: [Skills Committee \(September\)](#)

### **Overview and Scrutiny Committee, 9 September 2025**

Councillor:

Decision Summary Link: [Overview and Scrutiny Committee \(September\)](#)

### **Growth Committee, 10 September 2025**

Councillor:

Decision Summary Link: [Growth Committee \(September\)](#)

### **Transport Committee, 15 September 2025**

Councillor:

Decision Summary Link: [Transport Committee \(September\)](#)

### **Audit and Governance Committee, 18 September 2025**

Councillor:

Decision Summary Link: [Audit and Governance Committee \(September\)](#)

### **Combined Authority Board, 24 September 2025**

Councillor:

Decision Summary Link: [Combined Authority Board \(September\)](#)



Any key decision/s set below will come into force and may be implemented after 5.00pm on the fifth clear working day after publication of the decision, unless they are called-in [see note on call in below], with the exception of any key decision on a matter dealt with under the special urgency provisions set out in the Constitution which may be implemented immediately.

### **3 Minutes of the previous meeting**

The minutes from the meeting held on 30 June 2025 were approved as an accurate record subject to the amendment of Cllr Smith's declaration of interests which would be corrected to read Director of the Cambridge *Investment* Partnership.

### **4 Single Assurance Framework Business Case Approvals: Chief Executive Decisions**

#### RESOLVED:

- A. To note the Chief Executive business case decisions for projects less than £1m under the Single Assurance Framework.

### **5 Single Assurance Framework: Funding Committee Decisions**

#### RESOLVED:

- A. To approve the Change Request to cancel the Green Business Grants Project (UKSPF Transitional Year 2025/26 Programme) and to withdraw and reallocate programme funding of £250,000 to the projects set out in section 3.1.
- B. To recommend approval to the CPCA Board for the Change Request to reallocate £1.42m within the UKSPF transitional year programme from the Local Visitor Economy Partnership project to a Heritage and Tourism Portfolio with the capital allocation to be split across two strategic interventions - River Cam Bates Bite Lock and Peterborough Cathedral – as set out in section 3.2 and included as Business Cases for review.
- C. To approve the Change Request for Active Travel 5 Programme (Total £1.6m) for a scope change and to reallocate underspend on Thorpe Road detailed design of £229,000 to fund detailed designs for Oundle Road and Bourges Boulevard, and to delegate to the ED to enter into the GFA's and any other associated documentation in consultation with the MO and CFO.
- D. To recommend approval to the CPCA Board for the Full Business Case and £5.4m for the delivery of the Local Electrical Vehicle Infrastructure (LEVI) Capital Fund project.

### **6 Work Programme**

#### RESOLVED:

To note the Work Programme

## 7 Exclusion of the Press and Public

### RESOLVED:

It was resolved that the press and public be excluded from the meeting on the grounds that the next report contained exempt information under Part 1 of Schedule 12A the Local Government Act 1972, as amended, and that it would not be in the public interest for this information to be disclosed.

## 8 Funding Committee Recommendations to CA Board - Connect to Work

### RESOLVED:

To endorse the following recommendations to the Combined Authority Board

- A. For the Authority to accept a Grant Funding Agreement from the Department for Work and Pensions for the delivery of Connect to Work.
- B. To give delegation to the Assistant Director for Skills & Employment to approve all expenditure related to Connect to Work.
- C. To endorse proposals to use Grant Funding Agreements to fund the delivery of triage and referrals through the existing Work Well hubs in Cambridgeshire & Peterborough, either via the Integrated Care Board or directly with the Work Well hub service provider.
- D. To endorse proposals to use a Grant Funding Agreement to fund the Primary Care Pathway delivered by the Integrated Care Board to support and encourage programme referrals from Primary Care services, including via GPs
- E. To give delegation to the Assistant Director of Skills & Employment to enter into a contract for services with a prime organisation for the delivery of Connect to Work after a Grant Funding Agreement has been received from the Department for Work and Pensions and approved by the Authority.

### **Notes:**

Statements in **bold type** indicate additional resolutions made at the meeting.

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**3 Minutes of the previous meeting**

The minutes of the meeting on 16th June 2025 were approved as an accurate record.

The Action Log was noted by the Committee.

**4 Public Questions**

No public questions were received.

**5 Forward Plan**

**RESOLVED:**

A To note the CPCA's Forward Plan for September 2025.

**6 Director's Highlight Report**

**RESOLVED:**

A. To note the report.

**7 Youth Guarantee Trailblazer Programme Update and a potential Year 2.**

**RESOLVED:**

A. To note the progress made towards the full mobilisation of the Combined Authority's Youth Guarantee Trailblazer (year one) and the current position of a potential year two.

**8 Local Get Britain Working Plan - "Get Cambridgeshire & Peterborough Working Plan"**

**RESOLVED:** (Unanimous)

A. To comment on and endorse the draft Local Get Britain Working Plan and draft Labour Market Analysis before its presentation to the Combined Authority Board on 26th November 2025.

B. To note that the Board will be asked to approve the Local Get Britain Working Plan at their meeting on 26th November 2025 and a request will also be made



for authority to be delegated to the Assistant Director for Skills, in consultation with the Chair of the Skills Committee to make any final amendments to the Plan in response to feedback / comments from members.

## **9 Careers Hub Academic Year 25-26 - Funding Arrangements**

RESOLVED: (Unanimous)

- A. To recommend that the Combined Authority Board accept the Careers and Enterprise Company (CEC) core funding offer.
- B. To recommend that the Combined Authority Board accepts the Careers and Enterprise Company (CEC) ATE 'Boosting Skills Pathways' funding offer.
- C. To recommend that the Combined Authority Board delegate authority to the Assistant Director of Skills, in consultation with the Chief Finance Officer and the Monitoring Officer, to enter into a grant funding agreement with CEC and undertake the relevant procurement exercise to enter into contracts and/or grant funding agreements for the delivery of the Careers Hub.
- D. To recommend that the Combined Authority Board delegates authority to the Assistant Director Skills to accept any in year additional funding offered by the CEC, up to the value of £150,000 for projects aligned to strategic projects or emerging local needs and to vary any existing contracts/ grant funding agreements to accommodate the spend or enter into new grant funding agreements/ contracts as appropriate.

## **10 Academic Year 25/26 Adult Skills Delivery Plan**

RESOLVED:

- A. To note the update on the initial plan of utilisation of funding awarded to the Authority for the Academic Year 2025-26 for Adult Skills and Skills Bootcamps.

## **11 Skills Brokerage Service Performance Update**

RESOLVED:

- A. To note the key metrics and overall performance of the Employer Brokerage Team.

## **12 Budget and Performance Report**

RESOLVED: (Unanimous)

- A. To note the financial position of the Skills Division for the financial year 2025/26 to June 2025.
- B. To recommend to the Combined Authority Board to approve the reallocation of £0.25m from the AED Local Innovation fund to the Adult Education Devolved Budget.

### 13 Work Programme

#### RESOLVED:

A To note the Committee's Work Programme.

### 15 Connect to Work

#### RESOLVED:

A. To note progress with the preparation and development of Connect to Work.

### 16 Date of Next Meeting

The next meeting is scheduled for Monday 10 November 2025. The meeting venue is CPCA Meeting Room, Pathfinder House, Huntingdon.

#### **Notes:**

Statements in **bold type** indicate additional resolutions made at the meeting.

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**1 Apologies for Absence**

Apologises from Cllr Wells substituted by Cllr Harvey, apologies from Cllr Vellacott substituted by Cllr Horgan.

**2 Declaration of Interests**

There were no declaration of interests made.

**3 Public Questions**

No public questions were received.

**4 Election of Vice Chair**

Cllr Neish was elected Vice Chair for the municipal year 25/26.

**5 Minutes of the previous meeting**

The minutes of the meeting on 24<sup>th</sup> June 2025 were approved as an accurate record.

The Action Log was noted by the Committee.

**6 Draft Corporate Plan 2025-2029 - Update**

The Committee received the report and provided feedback for officers.

**7 State of the Region Update**

The Committee received the report on the draft State of the Region 2025 and Data Portal and provided feedback to officers.

**8 Corporate Performance Report, Q1 2025/26**

The Committee received the report which provided the Committee with the Q1 2025/26 Performance Update and provided comments and feedback to officers.

**9 Recommendations/Questions to CA Board/Thematic Committees**

The Committee did not make any recommendations for the CA Board.

## 10 **Rapporteur Updates**

The Committee received updates from the rapporteurs for the Thematic Committees.

## 11 **Forward Plan**

A The Committee noted the Forward Plan

## 12 **Work Programme**

It was resolved to:

- a) Note the O&S work programme
- b) Add to the November agenda to review the Mayoral Decision Notice MDN007-2025 and invite the Mayor and key officers to attend.
- c) Set up a Bus Reform Working Group and that Terms of Reference for the group be brought to the November meeting.

## 13 **Date of Next Meeting**

Informal Scrutiny Meeting: 16<sup>th</sup> October 2025

O&S Committee meeting: 13<sup>th</sup> November 2025

### **Notes:**

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**3 Minutes of the previous meeting**

The minutes of the meeting on 18 June 2025 were approved as an accurate record.  
The Action Log was noted by the Committee.

**5 Forward Plan**

RESOLVED:

A. To note the Combined Authority Forward Plan.

**6 Local Area Energy Plan**

RESOLVED:

A. To note the presentation on Local Area Energy Plans.

**7 Director's Highlight Report**

RESOLVED:

A. To note the Director's Highlight Report.

**8 Strategic Place Partnership with Homes England - Progress Report**

RESOLVED:

- A. To note progress with the development of the Strategic Place Partnership with Homes England
- B. To recommend to the Combined Authority Board to approve the revenue funding approved by Homes England for the 5 projects set out in the paper
- C. To recommend that the Combined Authority Board delegates authority to the Executive Director for Place & Connectivity to procure activity and enter into contracts in line with the terms of the Homes England funding.

**9 Local Growth Plan**

RESOLVED:

A. To note the progress on the Local Growth Plan.

**10 Budget and Performance Report**

RESOLVED:

A. To note the financial position of the Growth Committee for the financial year 25/26 to the end of the first quarter, June 2025

## 11 Work Programme

RESOLVED:

A. To note the Committee's Work Programme.

### Notes:

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### **3 Minutes of the previous meeting**

The minutes of the meeting of 8 July 2025 were approved as an accurate record.

The Action Log was noted by the Committee.

### **5 Forward Plan**

#### RESOLVED:

A. That the Combined Authority Forward Plan be noted.

### **6 Director's Highlight Report**

#### RESOLVED

A. To note the contents of the report.

### **7 Bus Network - Real Time Passenger Information System**

#### RESOLVED:

- A. To note and comment on the options available to the CPCA with regards to the Real Time Passenger Information Systems as set out in section 2.1 of this report.
- B. To recommend to the Combined Authority Board to proceed with the Preferred Option A detailed in section 2.1 of the report, to enable the procurement via a direct award call off from a framework and award of contract to VIX Technology UK Ltd for a Real Time Passenger Information System for the Bus Network on behalf of the CPCA.
- C. Subject to the Combined Authority Board approving recommendation B, to recommend that the CPCA Board provide delegated authority to the Executive Director of Place and Connectivity to agree the consortium membership and authority to enter into the direct award call off Contract with VIX Technology UK Ltd on behalf of the CPCA and consortium members, subject to a partnership agreement being agreed between the CPCA and consortium members as set out in recommendation D and in the background to this report
- D. To recommend that the Combined Authority Board provides delegated authority to the Executive Director of Place and Connectivity to enter into a partnership agreement, in consultation with the Director for Legal and Governance and the Executive Director for Resources between the CPCA and consortium members setting out the roles, responsibilities and resources with regards the CPCA acting as lead authority for the direct award call off as per the Preferred Option A
- E. To note the ongoing strategic approach to a partnership with cross boundary authorities on the procurement and implementation of a Real Time Passenger Information System for the Bus Network.

## **8 Franchising Update and Transitional Notice Proposed Changes**

### RESOLVED:

- A. To note the update on the Independent Review into Bus Franchising Implementation (A)
- B. To note the update on activities that will continue for bus franchising during the independent review (A)
- C. To recommend the CA Board approve the use of the bus franchising professional costs budget for the independent review
- D. To recommend to the CA Board to delegate authority to the Executive Director, Place and Connectivity to enter into contracts with consultants following the outcome of the procurement exercise.
- E. To note the proposed policies around when a shorter timescale for notices may be set for changes under the Transitional Notice (A)

## **9 Bus Network - Contracted Services and Tiger Pass**

### RESOLVED:

- A. Note the proposed approach to the assessment of contracted bus services and note that further proposals/recommendations will be brought back at the November 2025 meeting cycle for consideration
- B. Note the proposed approach to the options appraisal of a permanent Tiger pass and note that further proposals/recommendations will be brought back at the November 2025 meeting cycle for consideration

## **10 A141 & St. Ives Improvement Study - update on progress and public consultation**

### RESOLVED:

- A. To note the update on A141 & St. Ives Improvement Study project progress and delivery including the next stage of public engagement.

## **11 Ely to Cambridge Corridor Study and response to Department for Transport Project Review**

### RESOLVED:

- A. To note progress on the Ely to Cambridge Corridor Study, including project remobilisation and the planned development of an Outline Business Case (OBC) for submission to the Department for Transport in 2027.
- B. To endorse continued engagement with stakeholders to inform next steps to include Phase 1 consultation in Spring 2026.

## **12 Connecting Cambridgeshire Digital Connectivity Strategy 2021-25 - Progress Update**

### RESOLVED:

- A. To note the content of this report and Appendix A.

### 13 Budget and Performance Report

#### RESOLVED:

- A. To note the financial position of the Transport Division for the financial year 25/26 to June 2025

### 14 Work Programme

#### RESOLVED:

- A To note the Committee's Work Programme.

### 16 Greater Cambridge Transport Strategy (GCTS) Update

#### RESOLVED

- A. To recommend to the Combined Authority Board to approve the Statement of Intent.
- B. To review and provide feedback on the vision, objectives, and programme to officers and the Combined Authority Board.

#### **Notes:**

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**2 Declaration of Interests**

No declaration of interests were made.

**3 Chair's Announcements**

The Chair announced that the Mayor had been unable to attend the meeting this morning but his attendance had been rescheduled for January. It was suggested and agreed that the Chief Executive should also be invited to attend a future meeting.

The Chair announced that subject to the Committee's agreement he intended to withdraw Agenda Item 7 - Updates on the Constitution from the Agenda. It was agreed that a Working Group would be formed to look at this issue and a report provided back to the November meeting.

**4 Minutes of the previous meeting**

The Minutes of the meeting held on 16th July 2025 were approved as an accurate record.

The Action Log was noted by the Committee.

**5 CPCA Update**

The Executive Director of Resources provided an update on recent CPCA activities.

**6 English Devolution and Community Empowerment Bill**

The Committee noted the publication of the English Devolution and Community Empowerment Bill and its implications for the Cambridgeshire and Peterborough Combined Authority.

The Committee also noted progress on the work being undertaken by the Combined Authority in responding to the English Devolution and Community Empowerment Bill.

**7 Updates to Constitution**

The item was withdrawn from the Agenda.

The Committee agreed to establish a Working Group to review the issues prior to

bringing the matter back to the November meeting.

**8 Monitoring Officer Update on the Administration of the Ethical Framework for Elected Members including proposed updates to the Codes of Conduct Complaint process and the Member Officer Protocol**

RESOLVED

- A. To note the update from the Monitoring Officer.
- B. To recommend to the Combined Authority Board that the appointments of David Pearl as Independent Person and Gillian Holmes as Reserve Independent Person for the Combined Authority be reaffirmed for a further four-year term.
- C. **To request that the Monitoring Officer further amends the Code of Conduct Complaints Procedure Rules to reflect members' comments regarding how recommendations over sanctions are shared with Constituent Authorities and reports back to a future meeting of the Committee.**
- D. To recommend to the Combined Authority Board that the updates to the Protocol on Member Officer relations are adopted into the Constitution.

**9 Internal Audit - Progress Report**

The Committee noted the Internal Auditor's Progress Report.

**10 Government Procurement Consultation**

The Committee noted formally the consultation response provided to the Cabinet Office relating to the proposal to make changes to public sector procurement legislation.

**11 Standing Items**

The Committee noted the introduction of the duty of failure to prevent fraud as part of the Economic Crime and Corporate Transparency Act (ECCT) 2023 and the action the Authority has taken and will continue to take to ensure it can demonstrate that reasonable measures are in place.

The Committee received and noted an update on the Fraud Review.

There were no updates on Health and Safety.

**12 Work Programme**

The Committee reviewed and noted the Work Programme.

**13 Date of Next Meeting**

The Committee noted that their next meeting is scheduled on Tuesday 11th November 2025 at 10am in the CPCA Meeting Room, Pathfinder House, Huntingdonshire District Council.

#### 14 Corporate Risk and Deep Dive

The Committee endorsed the Corporate Risk Register, Dashboard and Heatmap for August 2025

The Committee undertook the respective risk deep dives and noted the deep dive schedule for remainder of the year.

#### 15 Exclusion of the Press and Public

It was resolved that the press and public be excluded from the meeting on the grounds that the next report contains exempt information under Part 1 of Schedule 12A the Local Government Act 1972, as amended, and that it would not be in the public interest for this information to be disclosed.

#### Notes:

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**1. Apologies for Absence**

Apologies were received from Councillor Anna Smith, with Councillor Cameron Holloway substituting, from Councillor Bridge Smith, with Councillor John Williams substituting, and from Darryl Preston.

**2. Minutes of the previous meeting**

The minutes of the meeting held on 22 July 2025 were approved as an accurate record and signed by the Mayor. The action log was noted.

**3. Declaration of Interests**

No interests were declared.

**5. Public Questions**

Three public questions were received. The questions are published [here](#).

**6. Petitions**

No petitions were received.

**7. Forward Plan**

It was resolved to:

- A Approve the Forward Plan for September 2025

**8. Combined Authority Membership Update**

It was resolved to:

- A Note the temporary substitute member from South Cambridgeshire District Council on the Combined Authority's Funding Committee on 1 September 2025.
- B Note the changes to CPCA board and committee memberships from Peterborough City Council following their Extraordinary Council meeting on 12 September 2025.
- C Note the change of member from Fenland District Council on the Combined Authority's Overview and Scrutiny Committee.

**9. Committee Calendar 2026/27**

It was resolved to:

- A Approve the calendar of meetings for the 2026/27 Municipal Year

**10. Reappointment of Independent Persons**

It was resolved:

- A That the appointment of David Pearl as the Independent Person for the Combined Authority be approved for a further four-year term to 31st October 2029.
- B That the appointment of Gillian Holmes as the reserve Independent Person for the Combined Authority be approved for a further four-year term to 31st October 2029.



**11. Chief Executive Highlights Report**

It was resolved to:

- A Note the contents of the report

**12. State of the Region KD2025/032**

It was resolved to:

- A Approve the State of the Region 2025 Report.
- B Note and comment on plans to disseminate the report and further develop the report and data portal.

**13. English Devolution and Community Empowerment Bill - KD2025/044**

It was resolved to:

- A Note the publication of the English Devolution and Community Empowerment Bill and its implications for the Cambridgeshire and Peterborough Combined Authority.
- B Note progress in the work being undertaken by the Combined Authority in responding to the English Devolution and Community Empowerment Bill.

**14. Corporate Plan - KD2025/035**

It was resolved to:

- A Approve the draft Corporate Plan, 2025-2029.
- B Note the draft Operating Principles.
- C Note the Corporate Plan Equality Impact Assessment.
- D Note and comment on next steps for implementing the draft Corporate Plan.

**15. Q1 2025/26 Budget Monitoring Report - KD2025/018**

It was resolved to:

- A Note the financial performance of the Combined Authority based on the actual expenditure as at 30 June 2025.
- B Approve the changes to the Combined Authority's Medium Term Financial Plan following the corporate review of projects as set out in section 7.
- ~~C Provide guidance on the funding envelope to support the Transport Committee when considering options for a long term and sustainable Tiger Pass from 2026/27 as set out in section 8.~~

**16. Q1 Corporate Performance Report**

It was resolved to:

- A Note performance information relating to the Combined Authority's Corporate Key Performance Indicators.
- B Note performance information relating to the Combined Authority's Most Complex Programmes and Projects.
- C Note performance information relating to the Combined Authority's Headline Priority Activities.
- D Note progress to evaluate the impact of the Devolution Deal Investment Fund in a Gateway Review.
- E Note plans to review and refresh the Combined Authority's Performance Management Framework.

## **17. Connect to Work – Business Case – KD2025/039**

It was resolved to:

- A Approve the acceptance of the Grant Funding Agreement from the Department for Work and Pensions for the delivery of Connect to Work. This is expected to be in the region of £14m.
- B Approve delegation to the Assistant Director of Skills & Employment to enter a contract for services with a prime organisation for the delivery of Connect to Work after a Grant Funding Agreement has been received from the Department for Work and Pensions and approved by the Authority.
- C Approve delegation to the Assistant Director for Skills & Employment on all expenditure related to Connect to Work
- D Endorse proposals to use Grant Funding Agreements to fund the delivery of triage and referrals to Connect to Work through the existing Work Well hubs (via the ICB) and the St Neots Citizens Hub.
- E Endorse proposals to use a Grant Funding Agreement to fund the Primary Care Pathway delivered by the Integrated Care Board to support and encourage programme referrals from Primary Care services, including via GPs.

## **18. Single Assurance Framework – Funding Committee Decisions**

It was resolved to:

- A Approve the Change Request to reallocate £1.42m within the UKSPF Transitional Year Programme from the Local Visitor Economy Partnership (LVEP) project to a Heritage and Tourism Portfolio, with the allocation to be split across two strategic capital interventions (River Cam Bates Bite Lock and Peterborough Cathedral) and five key revenue interventions: set out in section 3.1 and appendices A-E.
- B Approve the Full Business Case, and £5.4m funding, for the delivery of the Local Electrical Vehicle Infrastructure (LEVI) Capital Fund project as set out in section 3.2 and Appendix F.
- C Note the Funding Committee approval of the Change Request to not pursue the Green Business Grants Project (UKSPF Transitional Year 2025/26 Programme) and to reallocate programme funding of £250,000 to the four established projects as set out in section 4.1.
- D Note the Funding Committee approval of the Change Request for Active Travel 5 Programme (Total £1.6m) for a scope change and to reallocate underspend on Thorpe Road detailed design of £229,000 to fund detailed designs for Oundle Road and Bourges Boulevard.

## **19.a Careers Hub Academic Year 25-26 – KD2025/061**

It was resolved to:

- A Accept the Careers and Enterprise Company (CEC) core funding offer
- B Accept the Careers and Enterprise Company (CEC) ATE 'Boosting Skills Pathways' funding offer
- C Delegate authority to the Assistant Director of Skills, in consultation with the Chief Finance Officer and Monitoring Officer, to enter into a grant funding agreement with CEC and undertake the relevant procurement exercise to enter into and/or grant funding agreements for the delivery of the Careers Hub.
- D Delegate authority to the Assistant Director Skills, to accept any in year additional funding offered by the CEC, up to the value of £150,000 for projects aligned to strategic priorities or emerging local needs and to vary any existing contracts/grant funding agreements to accommodate the spend or enter into new grant funding agreements/contracts as appropriate.

## **19b Reallocation of funds - Adult Education Fund - KD2025/062**

It was resolved to:

- A Approve the reallocation of £0.25m from the AEB Local Innovation Fund to Adult Education Devolved Budget

## **20a Strategic Place Partnership with Homes England - Progress Report**

It was resolved to:

- A Approve the revenue funding approved by Homes England for the 5 projects set out in the paper
- B Delegate authority to the Executive Director for Place & Connectivity to procure activity and enter into contracts in line with the terms of the Homes England funding.

## **21a Bus Network Real Time Information System KD2025-060**

It was resolved to:

- A Proceed with the Preferred Option A detailed in section 2.1 of the report, to enable the procurement via a direct award call off from a framework and award of contract to VIX Technology UK Ltd for a Real Time Passenger Information System for the Bus Network on behalf of the CPCA.
- B Delegate authority to the Executive Director of Place and Connectivity to agree the consortium membership and authority to enter into the direct award call off Contract with VIX Technology UK Ltd on behalf of the CPCA and consortium members, subject to a partnership agreement being agreed between the CPCA and consortium members.
- C Delegate authority to the Executive Director of Place and Connectivity to enter into a partnership agreement, in consultation with the Director for Legal and Governance and the Executive Director for Resources between the CPCA and consortium members setting out the roles, responsibilities and resources with regards the CPCA acting as lead authority for the direct award call off as per the Preferred Option A

## **21b Bus Franchising Update and Transitional Notice Proposed Changes KD2025/053**

It was resolved to:

- A Approve the use of the bus franchising professional costs budget for the independent review
- B Delegate authority to the Executive Director, Place and Connectivity to enter into contracts with consultants following the outcome of the procurement exercise.

## **21c Greater Cambridge Transport Strategy Update – KD2025/059**

It was resolved to:

- A Approve the Statement of Intent

### **Notes:**

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## MEETINGS OF THE COUNCIL'S COMMITTEES AND PANELS SINCE THE LAST ORDINARY MEETING

**JULY 2025**

### **2. LICENSING SUB-COMMITTEE**

- ❖ Little Piggy Café – 21 High Street, Fenstanton PE28 9JZ
- ❖ Determination (Exempt)

### **8. OVERVIEW AND SCRUTINY PANEL (PERFORMANCE AND GROWTH)**

- ❖ Work Programme
- ❖ Outstanding Responses from Previous Meetings
- ❖ Local Plan Engagement Review
- ❖ Corporate Peer Challenge Update 2024/25 Q4
- ❖ Increasing Affordable Housing – Inspired Solutions
- ❖ Regeneration Opportunities Report
- ❖ Shared Services Agreement Renewal (Exempt)

### **9. CORPORATE GOVERNANCE COMMITTEE**

- ❖ Update on Code of Conduct and Register of Disclosable Pecuniary Interests
- ❖ Glatton and Conington Community Governance Review
- ❖ Anti-Fraud, Bribery and Corruption Strategy
- ❖ Annual Review of Fraud Investigation Activity
- ❖ Internal Audit Actions Update
- ❖ Corporate Risk Register
- ❖ Internal Audit Update Report
- ❖ Corporate Governance Committee Progress Report

### **10. OVERVIEW AND SCRUTINY PANEL (ENVIRONMENT, COMMUNITIES AND PARTNERSHIPS)**

- ❖ Work Programme
- ❖ Annual Climate Report and Action Plan Update
- ❖ One Leisure Independent Review Update
- ❖ One Leisure Annual Performance Review

### **15. CABINET**

- ❖ Regeneration Opportunities Report
- ❖ Increasing Affordable Housing – Inspired Solutions
- ❖ One Leisure Independent Review Update
- ❖ Revised Climate Action Plan
- ❖ Huntingdonshire Economic Growth Strategy
- ❖ 3C Shared Services Partnership Renewal Agreement (Exempt)

**18. HINCHINGBROOKE COUNTRY PARK JOINT GROUP**

- ❖ Head Ranger's Report
- ❖ Finance Report
- ❖ Hinchingsbrooke Country Park Development Project

**21. DEVELOPMENT MANAGEMENT COMMITTEE**

- ❖ 1 Application relation to Section 106 Agreements
- ❖ 3 Applications requiring reference to Development Management Committee
- ❖ Appeal Decisions

**23. EMPLOYMENT COMMITTEE**

- ❖ Workforce Information Report (Quarter 4)
- ❖ Workforce Profile Report
- ❖ Use of Consultants, Hired Staff & Temporary Staff 2024/25
- ❖ Workforce Strategy and Action Plan Update
- ❖ HR Policy Updates
- ❖ Representatives Of Employees

**AUGUST 2025**

**18. DEVELOPMENT MANAGEMENT COMMITTEE**

- ❖ 1 Application Other Application
- ❖ 2 Applications requiring reference to Development Management Committee

**SEPTEMBER 2025**

**3. OVERVIEW AND SCRUTINY PANEL (PERFORMANCE AND GROWTH)**

- ❖ Work Programme
- ❖ Outstanding Responses from Previous Meetings
- ❖ Corporate Peer Challenge Update 2025/26 Q1
- ❖ Corporate Performance Report 2025/26 (Quarter 1)
- ❖ Planning Enforcement
- ❖ Local Government Outcomes Framework Initial Consultation Response
- ❖ Commercial Investment Strategy
- ❖

**4. OVERVIEW AND SCRUTINY PANEL (ENVIRONMENT, COMMUNITIES AND PARTNERSHIPS)**

- ❖ Work Programme
- ❖ Building Energy Strategy
- ❖ Paxton Pits Nature Reserve Extension of Leases
- ❖ Right to Grow Policy Review

**8. LICENSING SUB-COMMITTEE**

- ❖ Iceland Foods Limited, Unit 3 Stukeley Road Retail Park, Huntingdon PE29 6DA
- ❖ Determination (Exempt)

**15. DEVELOPMENT MANAGEMENT COMMITTEE**

- ❖ 3 Applications requiring reference to Development Management Committee
- ❖ Planning Services Peer Review Action Plan
- ❖ Appeal Decisions

**16. CABINET**

- ❖ Paxton Pits Nature Reserve Extension of Leases
- ❖ Commercial Investment Strategy
- ❖ Building Energy Strategy
- ❖ Corporate Performance Report 2025/26 (Quarter 1)
- ❖ Financial Performance Report 2025/26 (Quarter 1)
- ❖ Hinchingbrooke Country Park Joint Group

**24. CORPORATE GOVERNANCE COMMITTEE**

- ❖ Code of Conduct – Annual Update
- ❖ Annual Complaints and Feedback Report 2024/25
- ❖ Annual Report on HDC Compliance with the Information Rights Act (Freedom of Information Act, Environmental Information Regulations and UK GDPR) and Information Governance.
- ❖ Corporate Risk Register
- ❖ Internal Audit Update Report
- ❖ Internal Audit Actions – Update Report
- ❖ Approval for the Publication of the Annual Governance Statement 2024/25 and Annual Financial Report 2024/25
- ❖ Annual Report of the Corporate Governance Committee
- ❖ Corporate Governance Committee Progress Report

**29. LICENSING AND PROTECTION SUB-COMMITTEE**

- ❖ Review of a Private Hire Licence (Exempt)

**OCTOBER 2025**

**2. OVERVIEW AND SCRUTINY PANEL (ENVIRONMENT, COMMUNITIES AND PARTNERSHIPS)**

- ❖ Work Programme
- ❖ Huntingdon Sport and Health Hub – RIBA Stage 2 (Exempt)

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