

Appendix 3 - The draft Decision Statement

Huntingdon Neighbourhood Plan

Draft Decision Statement



Following an independent examination Huntingdonshire District Council's Cabinet confirmed on the 18 July 2019 that the Huntingdon Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

Background

The Huntingdon neighbourhood area was designated on 23 April 2015 under the Neighbourhood Planning (General) Regulations (2012). The plan area covers the parish of Huntingdon and is contiguous with the town council's administrative boundary.

Huntingdon Town Council Parish Council, as the qualifying body, submitted the Huntingdon Neighbourhood Plan and its supporting evidence to Huntingdonshire District Council on 6 February. The statutory six week submission consultation was held from 11 February 2019 to 5pm on 25 March 2019.

Huntingdonshire District Council, in discussion with Huntingdon Town Council, appointed an independent examiner, Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI, to review whether the submitted Neighbourhood Plan met the Basic Conditions as required by legislation. Mr Freeman issued his report on 9 May 2018 which recommended that the Neighbourhood Plan, subject to the modifications proposed in his report, met the Basic Conditions and should proceed to referendum.

Following discussions with the qualifying body it was decided that the Examiner's recommendations would be accepted in full.

The Basic Conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
- The making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations and
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations (2012) (as amended) set out two basic conditions in addition to those set out in primary legislation and referred to above. These are:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects
- Having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this is not applicable to this examination).

Decision and Reasons

Huntingdonshire District Council's Cabinet considered the recommendations on **18 July 2019** and agreed to accept the Examiner's proposed modifications and approve the Huntingdon Neighbourhood Plan to proceed to referendum.

The modifications to the Neighbourhood Plan, as needed to ensure it meets the Basic Conditions and in accordance with the Examiner's recommendations are listed in the following table.

Examiner's Recommended Modifications Received 9 May 2019

The statement below sets out the modifications considered by the examiner as necessary to enable the submission neighbourhood plan to meet the required basic conditions.

| Proposed modification number (PM) | Page no./ other reference | Modification |
|--|----------------------------------|--|
| PM1 | Page 5 | Replace the final sentence of Paragraph 5 with the following text: "The NPPF published in February 2019 replaces versions issued in March 2012 and July 2018." |
| PM2 | Page 4 | In the Foreword, at the end of the fourth paragraph, add the words "unless material considerations indicate otherwise". |
| PM3 | Page 5 | At the end of Paragraph 1, add the words "unless material considerations indicate otherwise". |
| PM4 | Page 6 | At the end of the penultimate sentence in Paragraph 6, add the words "unless material considerations indicate otherwise". |
| PM5 | Page 37 | For the first sentence of Paragraph 122, substitute the following: "Listed Building Consent is required for all works of demolition, alteration and extension to a Listed Building that affect its character as a building of special architectural or historic interest." |
| PM6 | Page 34 | At the beginning of Paragraph 114, substitute "Section 12" for "Section 7". |
| PM7 | Page 35 | In Paragraph 118, after the words "Heritage assets", insert "(as defined in the Glossary)". |
| PM8 | Page 7 | Delete the second sentence of Paragraph 12 and the following plan (Land north of the A414 (within the Designated Neighbourhood Plan Area)). |
| PM9 | Page 20 | At the end of Policy TC1, add the words "...provided that development, without clear and convincing justification, avoids harm to, or loss of, the significance of the Huntingdon Conservation Area and any nearby listed |

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| | | buildings.” |
| PM10 | Page 21 | At the end of both the second and third paragraphs of Policy TC2, substitute the words “make a positive contribution” for “contribute”. |
| PM11 | Page 22 | At the end of the first paragraph of Policy TC3, add the following sentence: “A mixed-use redevelopment with a wide range of town centre uses (including retail, hotel, food and drink, cultural and leisure, office and residential) would be welcomed.” |
| PM12 | Page 22 | Change the title of Policy TC4 to “Town Centre Parking and Access”. At the end of the first paragraph, add the following sentence: “Development proposals will be supported where they maximise the potential for cycling and walking linkages to and within the town centre.” |
| PM13 | Page 27 | Add the following bullet point at the end of Policy TL3: “The proposed scale and mix of uses is justified through robust evidence of local need which takes into account existing public and private sector provision within the Huntingdon Spatial Planning Area.” |
| PM14 | Page 33 | Substitute the following for the third and fourth paragraphs of Policy NE2: “A proposal involving the loss of open space that provides an amenity or recreation function will only be supported where: <ul style="list-style-type: none"> • Alternative open space of equal or higher quality is provided in close proximity; or • The alternative use would address locally identified issues and the loss of open space would be compensated for by qualitative improvements to open space in close proximity.” |
| PM15 | Page 31 | In Paragraph 108, add the following bullet point: “Land at Stukeley Meadows Local Nature Reserve”. |
| PM16 | Pages 33 and 34 | Substitute the following for the first paragraph of Policy NE3: “Development within or on the edge of Huntingdon will only be permitted where it responds positively to the |

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| | | <p>area’s character and identity.”</p> <p>Substitute the following for the final three paragraphs of Policy NE3:</p> <p>“Development affecting Alconbury Brook, the River Great Ouse or Portholme Meadow will be supported where it makes a positive contribution to the character, appearance, setting, recreational purpose and biodiversity value of the river corridor.</p> <p>“Development affecting Hinchingsbrooke Country Park will be supported where it makes a positive contribution to the character, appearance, setting, recreational purpose and biodiversity value of the park.</p> <p>“Development affecting the Great Stukeley Railway Cutting SSSI will be supported where it makes a positive contribution to the character, appearance and biodiversity value of the SSSI.”</p> |
| PM17 | Page 37 | Delete the final sentence of paragraph four of Policy BE3. |
| PM18 | Page 23 | At the end of the first paragraph of Policy TC5, delete “a reasonable period of time” and insert “a continuous period of at least 12 months”. |
| PM19 | Page 25 | In the final sentence of Policy TL1, substitute “overnight accommodation” for “visitor accommodation”. |
| PM20 | Page 30 | Delete the second bullet point in the second paragraph of Policy NE1 and replace with the following: “Provide appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport or outdoor recreation in the circumstances set out in Paragraph 145 b) of the NPPF February 2019”. |
| PM21 | Page 30 | In the second paragraph of Policy NE1, third bullet point, add the following after “of the site”: “(and provide net gains where practical)”. |
| PM22 | Page 30 | Re-draw the boundary of Land at Oxmoor Lane in accordance with the plan “Proposed amendment to the Northern boundary of Oxmoor Lane”, Huntingdonshire District Council, 25/03/2019. |
| PM23 | Page 30 | Provide a larger scale plan of each of the proposed Local |

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| | | Green Space sites. |
| PM24 | Page 39 | In the second paragraph of Policy TT1, delete “linkages” and all the following wording and insert: “appropriate links including to bus routes to the town centre, to employment areas, to services and facilities elsewhere in Huntingdon as well as to the rights of way network.”. |
| PM25 | Page 40 | In Paragraph 138, change the third bullet point to read “Improvements to cycleways, footpaths and the rights of way network”. |