

# Huntingdon Neighbourhood Plan 2018-2026



**Referendum Version  
June 2019**

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## June 2019

Referendum version of the Neighbourhood Plan in accordance with  
Regulation 16 of Neighbourhood Planning Regulations 2012

Produced by the Neighbourhood Plan Sub-Committee on behalf of Huntingdon Town Council:

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# Foreword

The Huntingdon Neighbourhood Plan provides a vision and objectives for the future of Huntingdon, and sets out planning policies to achieve this vision over the period 2018 to 2026.

Huntingdon is a vibrant market town with a rich history, which the Neighbourhood Plan aims to protect and promote. The plan seeks to enhance the natural environment, support and encourage high quality housing, local employment opportunities and improved retail and leisure facilities in a healthy, green and attractive town.

The plan has been drawn up by the Neighbourhood Plan Sub-Committee, made up of Town Councillors and Huntingdon residents. Huntingdon Town Council is the designated body for the plan area and has provided the funding for the plan. The content of the plan has been based on all of the feedback received during the community engagement campaign, where residents told us what they'd like to see in the town.

The Neighbourhood Plan sets down a series of planning policies which will ultimately form part of Huntingdonshire's wider statutory development plan. This means that all planning applications submitted within the designated Neighbourhood Plan Area must comply with the Neighbourhood Plan unless material considerations indicate otherwise.

Following the public consultation, the plan must go to an independent examination and will finally be subjected to a local town referendum requiring a majority "yes" vote for it to be accepted.

It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant.

Huntingdon Town Council would like to thank everyone who has been a part of the Neighbourhood Plan project, through completing a questionnaire, coming along to a community engagement event or commenting on the draft plans. In undergoing this process, we have seen first-hand the passion that our community has for our town and how it develops over the coming years.

Councillor Tom Sanderson  
Chairman of the Neighbourhood Plan Sub-Committee



# Section 1

## The Neighbourhood Plan

### Introduction

1. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area. The Huntingdon Neighbourhood Plan will form part of the statutory development plan once made. This means that Huntingdonshire District Council will have to determine planning applications within Huntingdon in accordance with this Neighbourhood Plan alongside other Development Plan Documents, unless material considerations indicate otherwise.



2. This Neighbourhood Plan is a true Community Led Plan. It has been prepared by the Town Council through a Sub-Committee made up of Town Councillors and residents. It has been informed by public consultation with the local community. The plan has been shaped by the results of the previous public consultation to ensure that the Neighbourhood Plan accurately reflects the aspirations of the community.

### Sustainability Appraisal

3. Every Neighbourhood Plan needs to consider whether or not the Plan needs to be supported by a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA). SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA where undertaken is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts.
4. The Neighbourhood Plan Sub Committee considers that there will be no significant environmental effects arising from the Huntingdon Neighbourhood Plan and has produced a SEA and HRA Screening Assessment for the Neighbourhood Plan which has demonstrated that a SEA is not required. Consequently, no SA incorporating an SEA has been undertaken for the Huntingdon Neighbourhood Plan.

### National Planning Policy Framework (NPPF)

5. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England and provides a framework for housing and development. The NPPF published in February 2019 replaces versions issued in March 2012 and July 2018.

## Huntingdon Neighbourhood Plan (Regulation 16) June 2019

6. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.” The development plan must take the NPPF into account.

### Planning Practice Guidance

7. The Planning Practice Guidance sets out the government’s advice on how to undertake neighbourhood planning within England. This is set out in detail within the [Neighbourhood Planning Section](#).

### Structure of Neighbourhood Plan



8. The Neighbourhood Plan includes six themed sections: Employment & Investment; Huntingdon Town Centre; Tourism, Leisure, Sports & Community Facilities; Natural, Built & Historic Environment; Travel & Transport; and Infrastructure.
9. These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.
10. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable, and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.

# The Development Plan

11. The Huntingdon Neighbourhood Plan must be in general conformity with the strategic policies of the development plan prepared by the local planning authority (Huntingdonshire District Council). Huntingdonshire District Council defines which policies are considered to be 'strategic' with regard to the production of the Neighbourhood Plan.
12. The Huntingdon Neighbourhood Plan does not seek to allocate sites for development as sites are already allocated in the emerging Huntingdonshire Local Plan to 2036.
13. The Neighbourhood Plan must also be in conformity with the Cambridgeshire County Council's Cambridgeshire and Peterborough Minerals and Waste Core Strategy and the Cambridgeshire and Peterborough Minerals and Waste Specific Proposals Plan.

## Designation of Huntingdon Town as a Neighbourhood Planning Area

14. A formal [application](#) was made by Huntingdon Town Council in March 2015 as a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a Neighbourhood Area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is the parish boundary for the town, which was seen as appropriate as this area is recognised as the distinct community of Huntingdon. The request was that the Town Council be recognised as a Neighbourhood Area for the purpose of producing a Neighbourhood Plan, in accordance with the Neighbourhood Planning Regulations 2012.
15. Huntingdonshire District Council publicised this application to produce a Neighbourhood Plan for the required 6-week period. Huntingdonshire District Council designated the Town of Huntingdon as a Neighbourhood Area on 23 April 2015.

## Consultation with the Local Community

16. Since the designation of Huntingdon Town as a Neighbourhood Area, various elements of consultation have been undertaken regarding the future planning of the town. Details of the consultation undertaken to date are set out in the Statement of Consultation Document.

## Associated Documents

17. The Neighbourhood Plan will be submitted with the following associated supporting documents:
  - Consultation Statement
  - Basic Conditions Statement
  - SEA & HRA Screening Assessment
  - Evidence Base Document

# Background on Huntingdon

## Population and Historic Development

18. The town was chartered by King John in 1205 and is the county town of Huntingdonshire. Having prospered successfully as a bridging point of the River Great Ouse, Huntingdon grew into a market town and, in the 18th and 19th centuries, as a coaching town. The well-preserved medieval bridge was once the main route of Ermine Street over the river and is still in use today.
19. The Town area covers a total of 1,119 Hectares. The 2011 census found 23,732 inhabitants in 9,658 dwellings. The Cambridgeshire County Council Research Group Mid 2015 population estimates puts the most recent population figure at 24,910.
20. Huntingdon is known as the birthplace of Oliver Cromwell, who was born in 1599 and was the Member of Parliament (MP) for the town in the 17th century. Much of the historic core based on Market Hill and the High Street remains largely intact.
21. Huntingdon is the administrative centre of Huntingdonshire District Council and is located on the north bank of the River Great Ouse, opposite Godmanchester and close to the market town of St Ives in the east and the village of Brampton in the west. Huntingdon incorporates the village of Hartford to the east, and the developing areas of Oxmoor, Stukeley Meadows and Hinchingsbrooke to the north and west. Major expansion to the town occurred to the north and east in the 1960s and 1970s bringing substantial housing and industrial areas and leading to the coalescence of the village of Hartford with Huntingdon.
22. Huntingdon is well connected with the strategic road network and the east coast mainline railway. It has a relatively strong retail sector and functions as the primary shopping centre for the District. Brampton and Godmanchester to the south west and south east respectively have a close relationship with the services in Huntingdon. The town benefits from a larger supporting population than just the town itself and the residents of Brampton and Godmanchester benefit from the wide range of services and facilities available in Huntingdon.
23. Huntingdon is accessible from the A14, which passes around the south west of the town. The A14 is a major road running 127 miles from the Port of Felixstowe in Suffolk to the Catthorpe Interchange at the junction of the M1 and M6 motorways near Rugby in Warwickshire.
24. Work on the A14 Cambridge to Huntingdon upgrade began in March 2017. These works include the introduction of a new Southern Bypass in Huntingdon, demolishing the A14 rail viaduct and widening both the A14 and A1. The upgrade is scheduled to be finished in 2020.





### Role in Huntingdonshire

25. Huntingdon is one of the five principal towns in the District of Huntingdonshire, the others being St Ives, St Neots, Ramsey and Godmanchester.

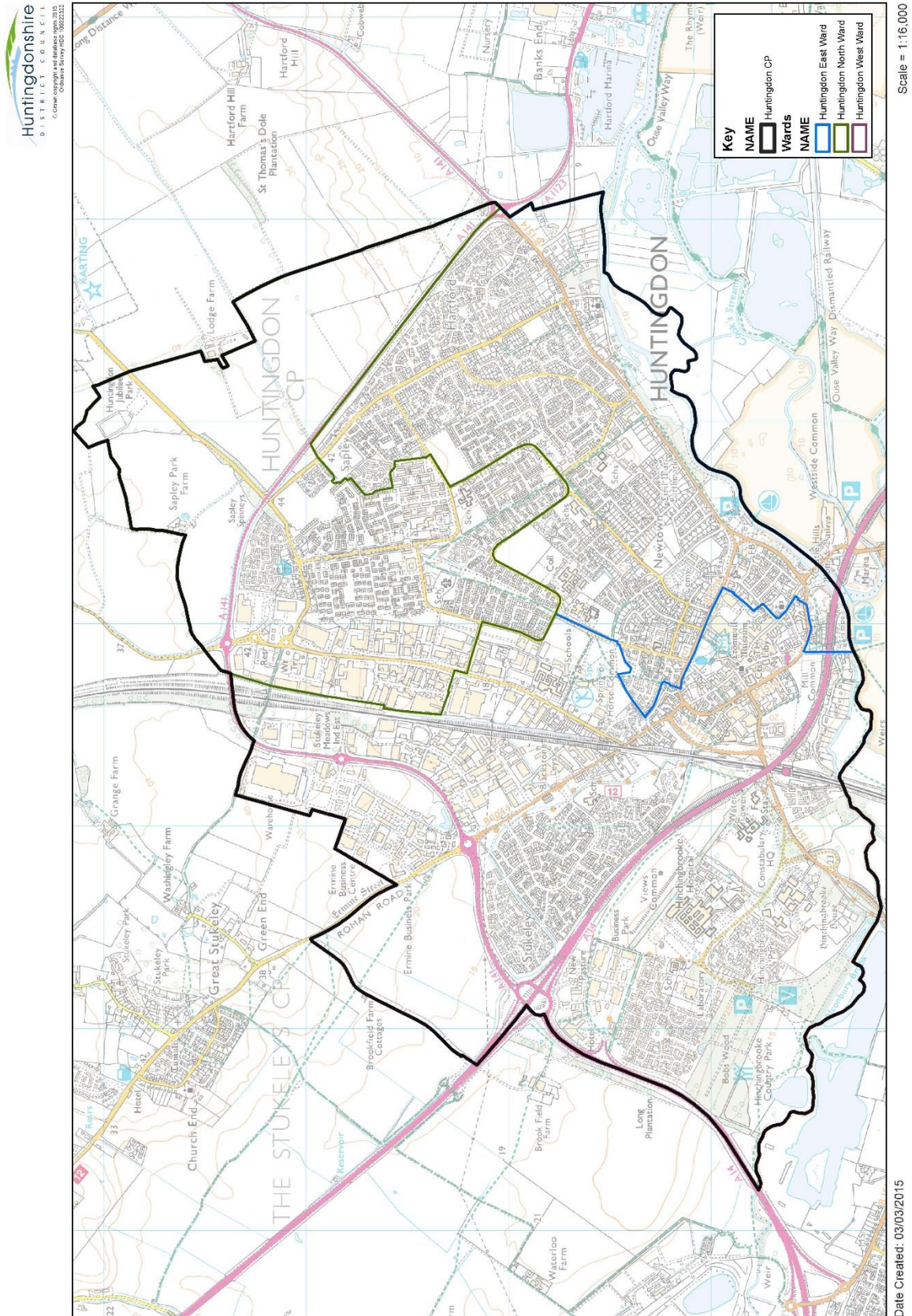
26. Huntingdonshire is still predominantly rural in character with an area of approximately 350 square miles. The most recent population estimate for Huntingdonshire (30 June 2016) is 176,100, with approximately half living in the four market towns of Huntingdon, St Neots, St Ives and Ramsey and most of the remainder in almost 100 villages. The northern part of the District is influenced by the relationship with Peterborough which has experienced significant growth over recent years and continues to do so.



27. The District has experienced considerable pressures for growth, originating with Town Development Schemes for Huntingdon and St Neots in the 1960s and continuing in the 1980s and 1990s. As a result of close proximity to Cambridge, pressures for development will continue to be felt within St Neots and Huntingdon as well as St Ives. Strategic expansion growth in Huntingdonshire will take place in two designated locations at Alconbury Weald and St Neots East.

# The Huntingdon Neighbourhood Plan Area

The [plan](#) below identifies the designated Neighbourhood Area:



## Surrounding Neighbourhood Plans

28. The Houghton & Wyton Neighbourhood Plan was 'made' by Huntingdonshire District Council in March 2018
29. The Godmanchester Neighbourhood Plan was 'made' by Huntingdonshire District Council in December 2017.
30. Both Brampton and The Stukeleys have been designated as Neighbourhood Planning Areas although no draft plans have yet been produced.

## Community Engagement

31. Since the designation of Huntingdon as a Neighbourhood Area, various elements of continuous consultation have been undertaken. Initial consultation on early issues was undertaken in mid-2015, with further consultation on issues then undertaken in early 2016. Further consultation on issues took place through a series of community roadshows in early 2017 (as set out in the Huntingdon Neighbourhood Plan Consultation Statement).
32. Many residents felt that there were not enough job opportunities within Huntingdon. Only 11% of questionnaire respondents felt there were sufficient job opportunities in the town. Huntingdon is a suitable place for businesses to invest, given the excellent transport links Huntingdon can offer and its prime location, a huge selling point for potential investors.
33. The shops within Huntingdon are well used by residents, with many residents citing shopping as a common activity. However, it was also an area commonly mentioned as being in need of improvement, with 45% of people describing the variety of retail outlets in the town centre as poor. Residents were more positive about Huntingdon's out of town retail outlets, with 78% rating the out of town variety as satisfactory, good or excellent.
34. The HDC Huntingdonshire Retail Study (2013) notes that while Huntingdon is the largest retail centre in Huntingdonshire, it fails to attract a high number of shoppers from surrounding towns. The study highlights that Huntingdon has a reasonable provision of convenience goods, from supermarkets as well as specialist food retailers, but has a shortage of fashion and footwear retailers. This shortage has since been addressed by the completion of the new retail units at Chequers Court.
35. Residents have told us that they would like to see more on offer for tourists in Huntingdon. Naturally, tourist attractions will also appeal to residents, so any development in Huntingdon will provide an all-round benefit. Furthermore, a town that is appealing to visitors will also be attractive to potential investors.
36. Families were felt to be well served by leisure and community facilities, but the young and older residents were not. The Neighbourhood Plan in itself can help to increase the sense of a community spirit, but there needs to be a more sustainable outcome. Future planning considerations need to take into account the needs of all of Huntingdon residents, not just those with families. Satisfying the needs of all residents will help to raise community spirit levels.
37. When we asked 'what is the best thing about Huntingdon' the riverside area and the green spaces were amongst the most popular responses, with three quarters of people rating these areas as good or excellent.

38. Huntingdon is a town with great transport connections, but they can also be a source of frustration for the community. 60% of residents who responded to the neighbourhood plan questionnaire said they use the car as their main form of transport, but almost two thirds also travel either on foot, by bus or by bike. This split highlights the importance of ensuring that the whole transport network is fit for purpose. Car users want uncongested roads that are in good condition, and easily available parking. While others want a reliable bus service, more cycle paths or safe pedestrian routes.

# Vision

39. The following vision has been developed for the Huntingdon Neighbourhood Plan:

**Huntingdon is a vibrant market town in Cambridgeshire with a great community feel.**

Huntingdon's great historic significance will be preserved and promoted - including the Cromwell Museum, the Market Square, the Falcon, Hinchingbrooke House and the Town Hall. Tourism will have increased in the town, supported by the 5-year Heritage Programme running from the Town Hall.

Traffic management around Huntingdon will be improved, and future developments will have considered the impact of traffic in the town. The footpath network around the town will also have improved to encourage more people to walk and help minimise traffic.

The Town Centre will have flourished, with the Chequers Court development revitalising the area, increasing footfall to the town centre. An increase in both big name and independent retailers taking on empty shops in the High Street will keep the High Street thriving alongside Chequers Court.

The town's night-time economy will be boosted, with more bars and restaurants and entertainment venues to keep the town centre lively into the evenings.

The Neighbourhood Plan has guided developments to preserve local green spaces, and encourage new developments that benefit the town, through providing services and employment opportunities. New developments will be mainly concentrated in the areas surrounding the town, and any within the centre of Huntingdon will be in keeping with existing developments. The correct infrastructure will be in place to support any new developments.

The town will benefit from new facilities including a crematorium and sports hub to the north of the town. The sport hub will bring together the leading sports teams in the area, including football, rugby, hockey, archery and netball.



# Objectives

40. The following objectives have been set out for the Huntingdon Neighbourhood Plan:

**(A) Promote Huntingdon as a place of great potential for investment and opportunity**

- Promote Huntingdon as a place of great potential for business investment thus providing increased employment opportunities to residents
- Promote tourism within Huntingdon. A town that is appealing to visitors will also be attractive to potential investors.
- Ensure the residents are well served by high quality retail and community facilities within Huntingdon centre

**(B) Ensure that the whole community is well provided for, younger and older, and increase a positive sense of community**

- Future planning considerations should take into account the needs of, and provide facilities for, all Huntingdon residents.

**(C) Ensure that the local distinctiveness of the natural, built and historic environments of Huntingdon are conserved and, where possible, enhanced.**

- Protect and enhance our valuable and well-loved green spaces. The Neighbourhood Plan seeks to safeguard the future of the town's green spaces and look at how these assets can be further enhanced.
- Ensure that future housing developments are built with careful consideration to the existing infrastructure, and are sympathetic to Huntingdon's unique character and rich history.

**(D) Ensure that the community can travel in and around Huntingdon using a transport infrastructure that is fit for purpose**

- The Neighbourhood Plan seeks to ensure planning applications that will impact upon the transport infrastructure will need to demonstrate that the development does not negatively impact existing transport systems, and will ideally help to ease current infrastructure problems.

# Policy Delivery of Objectives

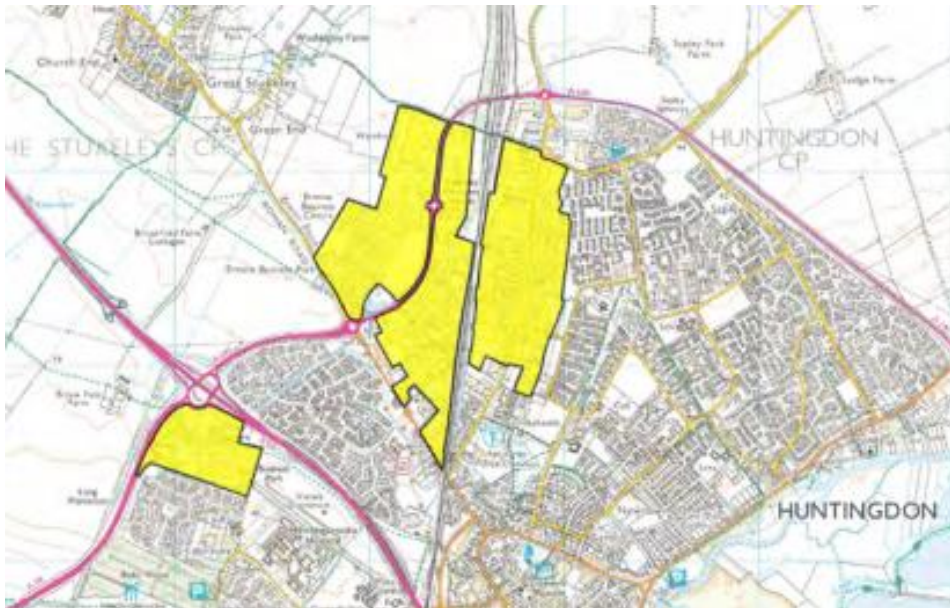
41. The following table demonstrates how the policies set out in the Neighbourhood Plan meet the objectives contained within the previous chapter. The policies that have been developed seek to address at least one of the objectives.

	Objective A	Objective B	Objective C	Objective D
<b>Employment and Investment</b>				
Policy E1 - Opportunities for Employment	✓	✓		
Policy E2 - Business Investment	✓	✓		
<b>Huntingdon Town Centre</b>				
Policy TC1 - Retail Development	✓	✓		✓
Policy TC2 - Public Realm	✓	✓	✓	✓
Policy TC3 - St Benedict's Court	✓	✓		
Policy TC4 - Town Centre Car Parking	✓	✓		✓
Policy TC5 - Local Neighbourhood Shopping	✓	✓		✓
<b>Tourism, Leisure, Sports and Community Facilities</b>				
Policy TL1 - Tourism Development	✓	✓	✓	✓
Policy TL2 - Leisure and Community Facilities	✓	✓	✓	
Policy TL3 - Provision of Sports Facilities	✓	✓		✓
Policy TL4 - Protection of Community Assets	✓	✓	✓	
<b>The Natural, Built and Historic Environment</b>				
Policy NE1 - Local Green Space	✓	✓	✓	
Policy NE2 - Open Space and Green Infrastructure	✓	✓	✓	
Policy NE3 - Setting of Huntingdon	✓	✓	✓	✓
Policy BE1 - Design and Landscaping	✓	✓	✓	✓
Policy BE2 - Local Distinctiveness and Aesthetics	✓	✓	✓	✓
Policy BE3 - Heritage Assets	✓	✓	✓	✓
<b>Travel and Transport</b>				
Policy TT1 - Sustainable Transport	✓	✓	✓	✓

# Employment and Investment

## Background

42. There are four main 'Established Employment Areas' within Huntingdon: Ermine Business Park, Hinchingsbrooke Business Park, St Peter's Road Industrial Area and Stukeley Meadows Industrial Estate. These have a key role in supporting the economy and contribute to the balance between residential, employment and other uses which is essential in the promotion of a sustainable town. The Neighbourhood Plan seeks to promote future sustainable economic growth and ensure that employment areas that provide land and premises for businesses are retained.



Established Employment Areas - Ermine Business Park, Hinchingsbrooke Business Park, St Peter's Road Industrial Area and Stukeley Meadows Industrial Estate, Huntingdon  
Extract from the Emerging Huntingdonshire Local Plan © Huntingdonshire District Council

43. Alconbury Enterprise Campus was designated as an enterprise zone in August 2011; it covers 150 hectares of land and provides significant opportunities for new investment in the economy. It is envisaged that the Alconbury Enterprise Campus will accommodate some 8,000 new jobs over 25 years to 2036. Although the Alconbury Enterprise Campus is outside of the Neighbourhood Plan area, it has the potential to significantly change both the numbers and diversity of job opportunities available to local residents of Huntingdon and beyond. Its presence and the opportunities and threats it poses must be taken into account in this Neighbourhood Plan.
44. The emerging Huntingdonshire Local Plan estimates that based on the anticipated population growth, provision for approximately 14,400 additional jobs in Huntingdonshire will be made between 2011-2036.





### Opportunities for Employment

45. Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:



Offices (B1a); Research and Development (B1b); and Light Industry (B1c)



General Industry which includes manufacturing (B2)



Storage or Distribution Centres (B8)

46. The Huntingdonshire Employment Land Study (ELS) (2014) provides an overall assessment of the employment and economic situation within Huntingdonshire, as well as an analysis of employment land and premises demand, supply and need across the district to 2036.
47. The ELS has identified that overall the demand for industrial floorspace is increasingly moving away from heavy manufacturing units towards smaller, higher quality units. However, there is also demand for large warehousing and distribution units. At the time of study in 2014, there was an oversupply of office floorspace in Huntingdonshire. The typical and emerging requirements for office space are for fairly small, high quality office space with a reasonable density and good quality access to either road or rail links.
48. The Huntingdon Neighbourhood Plan aims to promote Huntingdon as a place of great potential for business investment in order to boost opportunities for employment in the town. This will be achieved through policies that support employers looking to use previously developed land for employment sites.

### Policy E1 - Opportunities for Employment

Proposals for economic development throughout Huntingdon will be favourably considered subject to compliance with other relevant planning policies. The regeneration and intensification of previously developed land will be particularly supported.

Change of use of existing employment sites or premises to alternative employment uses where permission is required will be supported where the applicant has demonstrated that no unacceptable adverse amenity or transport impacts will arise.

Applications which facilitate working from home will be supported, provided that they are small scale and do not undermine neighbouring amenity.

### Business Investment

49. Given the likely scale of structural change within Huntingdon, the Neighbourhood Plan seeks to promote strategic high-quality investment and in particular support the provision

## Huntingdon Neighbourhood Plan (Regulation 16) June 2019

of high-quality employment within the town. This will help to address the numbers of residents leaving the town daily to travel to high quality employment in Cambridge.

50. The Huntingdonshire Economic Growth Plan (2013) asserts that a strong, growing economy is needed to achieve the Council's corporate vision, supported by strong business sectors, vibrant service sectors and readily available strategic development sites.
51. The Huntingdonshire Economic Growth Plan aspires for the district to become a destination of choice for people to live, work and invest. Three key objectives for 2023 are:
  - Huntingdonshire will build a flexible and resilient workforce, by attracting skilled, working people into Huntingdonshire to meet the needs of business and by supporting all existing Huntingdonshire communities so that they can benefit from economic growth.
  - Huntingdonshire will be a location of choice. By fostering the right environment for investment, by people and business, Huntingdonshire will take its place in the top 10 best places to live, work and invest in England by 2023.
  - Huntingdonshire will foster a culture of enterprise, by supporting the existing business base, encouraging investment from businesses in high value sectors into the district and by encouraging entrepreneurship at an early age.
52. In purely quantitative terms the 150ha at the Alconbury Enterprise Campus would be more than sufficient land to accommodate the level of jobs growth anticipated by 2036 for the whole of Huntingdonshire if it were developed for office uses with a relatively high jobs density. However, as the emerging Local Plan identifies, in order to achieve a thriving economy for the whole of Huntingdonshire it is important to have a good range of employment land and buildings available across the district. The Neighbourhood Plan aims to see the town remain balanced between housing, jobs and infrastructure and not be disadvantaged by the focus on investment at Alconbury.

### Policy E2 - Business Investment

Proposals for development schemes which involve business investment which will result in the provision or opportunity for high skilled employment will be strongly supported subject to compliance with other relevant planning policies.

# Huntingdon Town Centre

## Background

53. The Huntingdon town centre area is effectively defined by the one-way ring road around the town centre, this was cut through the town in the 1960s. The A14 built in the 1970s currently runs through the town on a generally elevated route including a viaduct over the railway. The ring road creates a physical constraint to the expansion of the town centre and it forms a movement barrier to the rest of the town.
54. Huntingdon town centre offers a day-to-day range of food and comparison goods shopping for residents of the town and surrounding villages. The redevelopment of the retail shops in Chequers Court and St Germain Walk in the town centre has seen the area transformed with the introduction of new anchor stores and a selection of large and small shop units. Chequers Court has been extended in partnership with Huntingdon District Council to create a 700-space car park incorporating a multi-storey car park.
55. Huntingdon has a number of retail areas outside of the town centre, including Towerfields Retail and Leisure Park, a Tesco supermarket, St Peters Retail Park and Stukeley Road Retail Park. In addition, an Aldi supermarket has been developed on Edison Bell Way and a Lidl supermarket has been built on Stukeley Road.
56. Below this in the retail hierarchy is local neighbourhood shopping, which provide limited shopping opportunities to very local catchments. In Huntingdon there are neighbourhood centres at Oak Drive where the Oak Tree Centre health facility is also located, at Mayfield Road and at Cromwell Drive in Hinchingsbrooke. Huntingdon also has a market which adds to the overall diversity and retail offer.

## Retail Development

57. The NPPF states that planning policy should “define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations.” The emerging Huntingdonshire Local Plan will define the town centre boundary, the Primary Shopping Area and Primary Retail Frontages. The Local Plan definition of the town centre should be used in the application of these policies.
58. The Neighbourhood Plan aims to see the retail offer in the town centre increase and diversify. Through consultation, local residents have identified that development of the retail offer of the town centre is the most important issue. Many residents have requested a greater variety of shops in the town, including more national retailers. The recent development of further out of town supermarkets has the potential to further threaten the role of the town centre. Therefore, the main focus should be to attract residents to shop within the town centre rather than going elsewhere.

### Policy TC1 - Retail Development

Additional retail provision, including the sub-division of existing shop units or the creation of larger shop units involving two or more existing units will be favourably considered at ground floor level in the primary shopping area (as defined in the Huntingdonshire Local Plan), 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 buildings.

### Public Realm and Movement Around the Town Centre

59. The term ‘public realm’ refers to the public spaces between buildings. It’s the pavements, squares, seating, signage, materials and planting. Public Realm plays a key role in defining a town’s wider image and has an impact on how residents perceive the quality of the town. Investment in the public realm reaps both environmental and economic returns. Improving street design can make a major difference to market values. Investment in public realm can also lead to social benefits by promoting social cohesion and reducing levels of crime.
60. In Huntingdon, the High Street is pedestrianised from the junction with Hartford Road at the southern end to the junction and George Street to the north. St Benedict’s Court, All Saints Passage, Chequers Court and St Germain Walk are also pedestrianised. The materials used are not consistent indicating that they have been pedestrianised at different times. The public realm in the retail heart of the town centre is of higher quality than that of the wider town centre.
61. St Germain Street is an area of poor quality public realm, it performs a mixed role of car parking, delivery and servicing for retail stores and access to Parkside residential properties. It does not provide an effective welcoming gateway to the town centre and has the appearance of being somewhat unplanned. The need to improve pedestrian linkages between St Germain Street and the High Street is also important in order to improve this area as a gateway to the town centre.
62. The town centre also lacks seating which is problematic for elderly residents and tourists/visitors.
63. An enhanced public realm benefits everyone, including retailers, business, residents and visitors. Enhancing the public realm of the town centre will enhance its vitality and viability and help to create a town centre that local residents are proud of.

### Policy TC2 - Public Realm

Development proposals which have the potential to impact on the public realm will be expected to demonstrate how they will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within the town centre, subject to complying with all other planning policies.

Development proposals which have the potential to impact on St Germain Street will be expected to demonstrate how they will make a positive contribution to the existing public realm.

Development proposals which have the potential to impact on St Benedict’s Court will be expected to demonstrate how they will make a positive contribution to the existing public realm.

Where appropriate, improvements to the existing public realm, to ensure safe and high-quality access for all users, should be delivered alongside proposals. Residential and commercial schemes should make provision for new public squares, parks or spaces of a scale and type appropriate to the development and its context.

64. St Benedict’s Court is another problem area highlighted during public consultation. The lack of clear public realm linkages between the bus station and the town centre was identified as an issue by local residents. This lack of connectivity does not help the bus station to be an effective welcoming gateway to the town centre for both residents and visitors to the town.

65. There are currently a large number of vacant retail spaces in the St Benedict's Court area. The Neighbourhood Plan aims to promote development and alternative uses of these spaces to bring life back to the area.

### Policy TC3 - St Benedict's Court

Proposals that contribute to the regeneration of St Benedict's Court as a retail area will be strongly encouraged. 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.

The use of Class A retail and service premises in the St Benedict's Court area for temporary uses, including 'pop up' shops and cultural and leisure uses, will be supported where:

- it does not result in the loss of existing retail spaces.
- It can be demonstrated that there will be no detrimental impact on neighbouring retail spaces

### Town Centre Car Parking

66. The community consultation identified that the provision of car parking within the town centre is an important issue. The redevelopment of the Chequers Court and St Germain Walk area has included the provision of a new multi-storey car park to serve Sainsburys, Chequers Court and St Germain Walk and the wider town centre. Car parking provision within the town centre is in both public and private ownership.
67. To improve the vitality and viability of the town centre as a retail and service destination, the number of car parking spaces in the town centre should be safeguarded. The two-stage approach of improving sustainable travel linkages to the town centre and safeguarding existing car parks will help to support the role and function of the town centre.
68. During the public consultation, residents indicated that they would like to see a reduction in vehicular use of the pedestrianised areas, including inappropriate deliveries and parking in these areas. Residents also identified on-street parking being a barrier to effective pedestrian linkages, particularly from the bus station.
69. National and local planning policy seeks to promote sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. However, many local residents, visitors and tourists will continue to need to rely upon use of the private car to get around. The ambition to grow Huntingdon town centre as a retail, service and visitor destination is therefore reliant upon adequate, accessible, convenient, safe and secure car parking provision.

### Policy TC4 - Town Centre Car Parking and Access

The loss of public car and motorcycle parking spaces serving Huntingdon town centre will be resisted unless it can be demonstrated that the loss of any such spaces would not adversely affect the vitality and viability of the town centre as a retail, service and visitor destination. Development proposals will be supported where they maximise the potential for cycling and walking linkages to and within the town centre.

Support will be given to the development of additional car parking provision which is intended to serve the town centre provided that it is of an appropriate scale, layout and design and has appropriate regard to the character and appearance of the surrounding area, the Conservation Area and other heritage assets.

Support will be given to improving the quality of public and on-street parking in the town centre so that it is convenient, safe, secure and available for short-stay use in order to protect the vitality and viability of the town centre as a retail, service and visitor destination.

The loss of any privately owned or controlled parking provision within the town centre will be resisted where it will result in additional on-street parking or reliance on public car parking provision.

### Local Neighbourhood Shopping

70. There are a number of existing local neighbourhood centres in Huntingdon, including Oak Drive, Cromwell Drive and Mayfield Road. There are also local neighbourhood retail facilities co-located in other local facilities such as petrol filling stations. These provide an important role in providing local neighbourhood shopping to local communities. Top-up shopping is developing rapidly as a convenient and regular form of food shopping and local convenience stores have seen a resurgence.
71. Many of the newer housing developments in the Neighbourhood Plan area have been built with no provision for retail or community facilities. The plan needs to ensure this is no longer acceptable, as the residents have indicated that it is important to maintain the local retail offerings which do exist to ensure those without transport (public or private) are able to shop within walking distance of their homes. In addition, we need to provide local shopping facilities for more of our community, given the lack of facilities provided in recent developments, for small top-up shopping and pharmacies nearer to where people live.

### Policy TC5 - Local Neighbourhood Shopping

Proposals which result in the loss of existing local neighbourhood shops will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for a continuous period of at least 12 months for a permitted retail or community use.

Proposals which provide local shops of a relative scale to serve existing and new communities within Huntingdon will be supported. Proposals which provide local neighbourhood retailing of a relative scale at existing petrol station sites will be supported; as will local shopping facilities for more of our community for small top-up shopping and pharmacies nearer to where people live.

# Tourism, Leisure, Sports and Community Facilities

## Background

72. Huntingdon is ideally situated on the main hub of the A14 and A1. It is just 55 minutes by train from London and 25 minutes by car from Cambridge. The town is well served by public transport, including the 'Busway' guided bus to Cambridge. The nearest airport is Stansted, approximately one hour's drive away. Huntingdon is well placed for a wide choice of things to do for visitors and tourists.
73. As well as the shops, cafes and restaurants, there are a number of places to visit which cater for the full range of visitors including families. These include: The Cromwell Museum opened in 1962 in the old grammar school where Cromwell and Samuel Pepys were once pupils; the Tudor Hinchingsbrooke country house built around an early 13th century nunnery and given by Henry VIII to Richard Cromwell in 1538 at the time of the Dissolution; and Huntingdon Racecourse.
74. There are a number of leisure and entertainment facilities within Huntingdon including the Commemoration Hall in the town centre; Performing Arts Centre at Hinchingsbrooke; local drama clubs operating at various venues; and a cinema at Towerfields Leisure Park.
75. The 'One Leisure' publicly owned leisure centre is located at the KGV (King George V) St Peter's Road sports hub which includes a tennis club, cricket club and two bowls clubs leased by the Town Council. In addition, the Town Council leases the Gymnastics Club at Mayfield Road which trains several world class athletes. Privately owned facilities include Marriott Leisure; and Sports Direct Fitness.
76. There are a number of health facilities in Huntingdon, including multiple doctors' surgeries, dentists and pharmacies spread throughout the town.
77. Community facilities are defined as village halls, church halls, community centres and multi-use facilities. These facilities typically provide community uses such as adult learning courses, events and activities. Community facilities can also provide space for arts or cultural activities and serve wider purposes such as providing affordable space for events or small businesses to hire.
78. The town includes a wide range of community facilities and public buildings including: a number of places of worship; Library; Alconbury Weald Information Exchange; Army & Sea Cadets; Citizens Advice Bureau; Cornerstone Pregnancy Crisis; Fire Station; Huntingdon Volunteer Centre; Huntingdonshire District Council; Huntingdon Town Council; Inclusion; Job Centre Plus; Law Courts; Police Station; Registration & Coroners Service; Saxongate Learning Centre; and Shopmobility. Other community facilities include the Huntingdon Community Day Centre; The Town Hall; St Marys Parish Hall; Hartford Village Hall and the Medway Centre.
79. Education provision in the town includes the following:
- Further Education/Sixth Form - St Peter's School; Hinchingsbrooke School; and Huntingdon Regional College
  - Secondary - St Peter's School; and Hinchingsbrooke School
  - Primary - Huntingdon Primary; Stukeley Meadows Primary; St Johns CofE Primary; Hartford Junior; Hartford Infants; Thongsley Fields Primary; and Cromwell Academy
  - Other - Huntingdon Nursey; Spring Common Academy; and Thongsley Fields Nursery

### Tourism Development

80. Tourism in Huntingdon has many advantages, including increased employment opportunities and economic growth. Huntingdon's rich historic heritage makes it an ideal destination for tourists. Historical sites such as the Cromwell museum, located in the former Grammar School building, Hinchingsbrooke House, once home of the Earl of Sandwich, and Huntingdon Town Hall are a huge draw for tourists. The town's leisure parks, retail areas (in particular the new Chequers Court Shopping Centre), and green spaces also provide facilities for tourists.
81. Tourism in Huntingdon will also be supported by the 5-year heritage programme running from the Town Hall. The project aims to increase visitor numbers to the town, specifically the Town Hall and Cromwell Museum, and to increase awareness of local history.
82. The programme will include a number of events and displays in the Town Hall and Cromwell Museum across the 5-year period, as well as providing additional 'back of house' accommodation and learning space for the Cromwell Museum, allowing the museum to increase the services it can offer.
83. Huntingdon currently has some facilities for holiday accommodation, including but not limited to, The Old Bridge Hotel, The George Hotel and Sandford House Hotel. As tourism grows in the town, the need for additional holiday accommodation will increase.

### Policy TL1 - Tourism Development

Proposals for new tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) within the existing built up area of the town will be supported where:

- No adverse impact to the amenity or character and appearance of the surrounding area will arise
- No adverse impact on the highway network will occur.

Proposals for new tourism development outside of the existing built up area of the town will be supported where:

- The location is well-related to the existing built up area
- Safe pedestrian, cycle and vehicular access can be achieved to the existing built up area
- The proposed development will not have a detrimental impact on the character or amenity of the immediate surroundings, nor of the wider area.

Proposals for overnight accommodation will not be supported outside of the built up area of the town.

### Leisure and Community Infrastructure

84. The Neighbourhood Plan seeks to encourage further provision of leisure and community facilities across Huntingdon. This was identified as an important issue for local residents through consultation. Leisure and community facilities are provided by both the public and private sectors. Huntingdon does not currently have a spread of leisure and community facilities across the town, like many settlements they have tended to be provided in concentrated areas and many of the housing areas have to travel some distance to access leisure and community facilities.
85. Feedback from the Huntingdon Neighbourhood Plan questionnaire highlights a range of leisure and community facilities that residents would like to see more of in Huntingdon.



Suggestions include performing arts facilities, a bowling alley, public houses, community centres and facilities for evening entertainment. A large percentage of residents noted the need for a boost to the night-time economy in the town.

86. The questionnaire feedback also emphasises the need for additional leisure and community facilities young people in Huntingdon. The ACRE Children and Young People Policy Position Paper 2014 notes that without sufficient facilities for young people, they are likely to move away to access the services they need, therefore skewing the population towards an older demographic. Facilities for young people could include education, training, sports and recreation.
87. This policy applies to the full range of leisure and community facilities, including leisure; recreation; entertainment; cultural; health; education; learning; public services; halls; and churches. Huntingdon has a number of local and national cafes and restaurants both in the town centre and on Towerfields Leisure Park. This policy is not intended to cover cafes, restaurants or take-aways which fall within the 'Retail' class of the Use Classes Order. The policy does however include public houses which are commonly considered to be a community facility.

### Policy TL2 - Leisure and Community Facilities

Proposals for leisure and community facilities that positively contribute to the night-time economy in the town centre will be supported where it can be demonstrated that no adverse impact to the amenity or character and appearance of the surrounding area will arise; and no adverse impact on the highway network will occur.

Proposals for development that provides leisure and community facilities for young people will be supported where it can be demonstrated that no adverse impact to the amenity or character and appearance of the surrounding area will arise; and no adverse impact on the highway network will occur.

### Provision of Sports Facilities

88. Huntingdon has a variety of sports facilities within the town, including cricket, indoor & out door bowls and indoor & outdoor tennis at the KGV St Peter's Road site. Football and archery are located at Jubilee Park and the Olympic Gym at Mayfield Road provides facilities to train up to and including Olympic medal standard. Additional football facilities are provided at Sapley Park and Riverside Park.
89. Huntingdon Rugby Club, Huntingdon Hockey Club and Huntingdon Netball Club are all 'homeless' clubs with no permanent home. The rugby club are decamped at Huntingdon Racecourse using the summer car park/camp site to play on. The Hockey club having been moved from Hinchingsbrooke School to Kimbolton School, now find themselves having to play their home games in Bedford and the netball club are playing in St Ives.
90. These three sports are facing increasing difficulties in recruiting/retaining local players to enable them to develop their clubs/sport as local residents find it difficult to join and participate in these sports.
91. Huntingdon Town Council is embarking on an ambitious plan for the provision of a sports village adjacent to the north of the town, to enhance the existing sports facilities and to provide a home for the three displaced sports clubs. As this project includes land outside of the designated Neighbourhood Plan area, the site has not been allocated in the Neighbourhood Plan.

92. The aim of Sports Village would be to provide: six football pitches, six rugby pitches, 3G pitch, 2G sand fill hockey pitch, archery range, along with an internal archery range and two indoor netball courts. The Sports Village would be complemented with an appropriate club house to cover all sporting and changing facilities, along with the administration, catering and social aspect requirements and substantial car parking facilities.
93. The Sports Village, although owned by the Town Council would be run by a sports manager to provide, develop and implement a proactive sports development plan, in partnership with the existing Huntingdon Sports Clubs.
94. The Town Council, since taking ownership in 2014, have been upgrading Coneygear Park, and have been granted planning permission to provide a new Community Building, with changing room facilities provided. This will enable the existing sports groups (including boxing, judo and Zumba) at the Medway Centre to expand at the new venue. The existing half basketball court has been replaced with a full sized and fenced MUGA, and the existing football pitch will be enhanced, with access to changing room facilities. This will allow organised activities to take place, as well as encouraging local users to use the new facilities and take part in sporting activities.

### Policy TL3 - Provision of Sports Facilities

Proposals for the provision of sports facilities outside of the existing built up area of the town will be supported where:

- The location is well-related to the existing built up area
- Safe pedestrian, cycle and vehicular access can be achieved to and from the existing built up area
- The proposed development will not have a detrimental impact on the character or amenity of the immediate surroundings, nor of the wider area
- 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.

### Protection of Community Assets

95. The Neighbourhood Plan seeks to ensure that local residents are not disadvantaged by the loss of important community assets within Huntingdon. Whilst it is recognised that community assets can sometimes suffer from little use or become financially difficult to sustain, the NPPF places importance on the prevention of their unnecessary loss.
96. The loss of local services or community facilities can have a serious impact upon people's quality of life and the overall vitality of communities. With an increasing proportion of older people in the population access to locally based services may become more important, the retention of services and facilities locally helps to reduce the need to travel.
97. Feedback received during the community engagement campaign highlighted the strength of the arts in Huntingdon. The town boasts a huge range of arts and cultural organisations, including drama and theatre groups, dance groups and musical groups, many of whom put on performances that bring in large numbers of visitors from outside of the town. The following policy seeks to ensure that community facilities which allow these groups to flourish are protected.

98. Residents also highlighted a number of important community leisure facilities, including the local library, cinema and sports clubs, which this policy also seeks to protect.

### Policy TL4 - Protection of Community Assets

The following community assets will be protected:

- Huntingdon Town Hall
- Commemoration Hall
- Hartford Village Hall
- St Mary's Parish Hall
- The Maple Centre
- Huntingdon Community Centre
- Saxongate Community Learning Centre
- Huntingdon Library
- One Leisure Huntingdon
- Cineworld Huntingdon
- Cromwell Museum
- Hinchingsbrooke Performing Arts Centre
- Huntingdon Gymnastics Club

Development proposals that would result in the loss of community assets will be resisted unless it can be shown that they are poorly used and lack community support; that they are not financially viable; or an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve.

Development proposals to enhance or expand community assets will be supported where no adverse impact to the amenity or character and appearance of the surrounding area will arise.

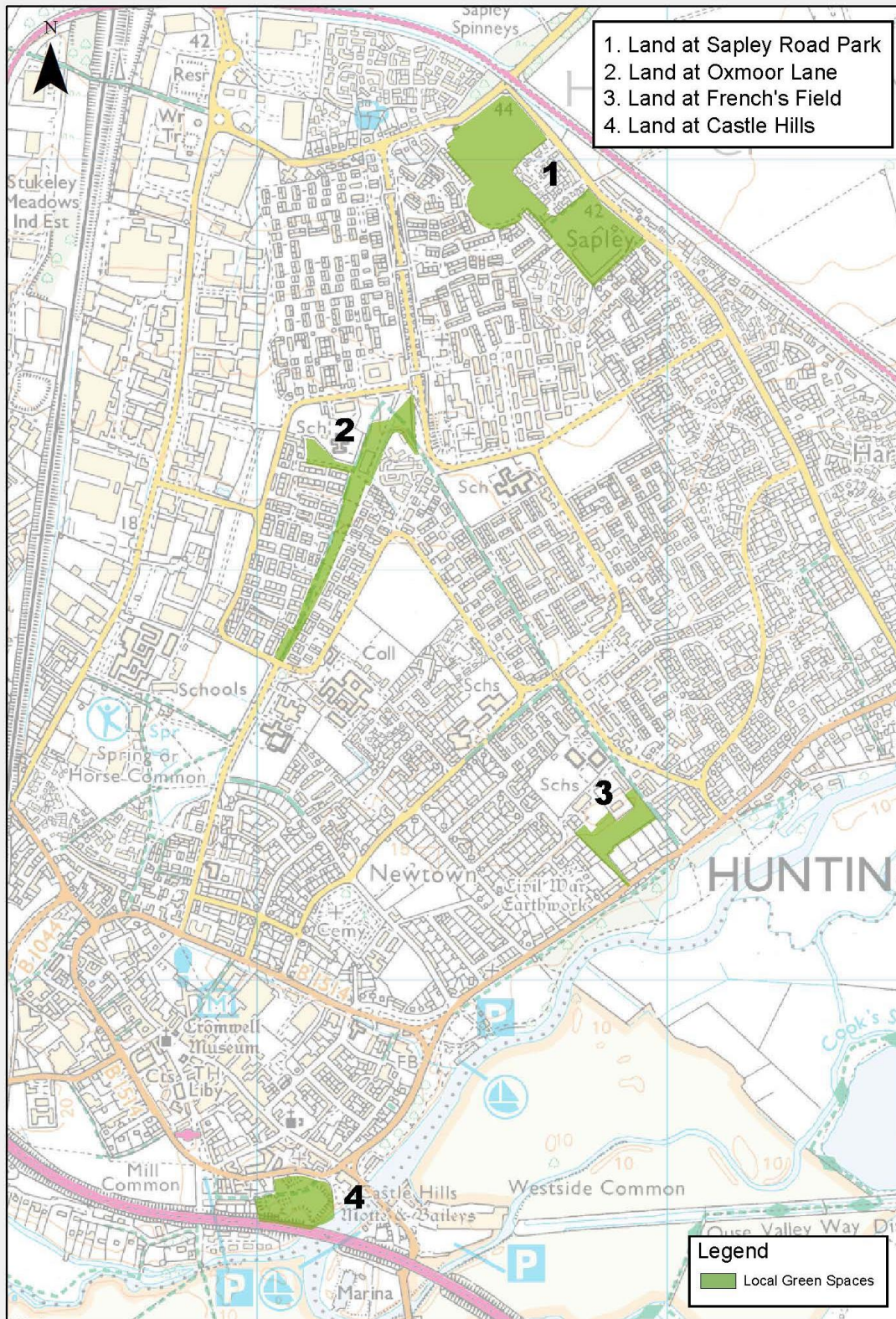
# Natural, Built and Historic Environment

## Background

99. The built environment of Huntingdon includes the character, design, layout and scale of the buildings and the streets. The town contains 5 Scheduled Monuments and 123 Listed Buildings (4 Grade I; 10 Grade II\*; and 109 Grade II), it also contains a Conservation Area which was designated in 1972 and last amended in 1991 to include the town centre and Hinchingsbrooke. These designated heritage assets form an important part of the overall character and appearance of the town.
100. The natural environment in Huntingdon includes a number of significant open areas and the river corridors of Alconbury Brook and the River Great Ouse. The town boundary also includes some areas of open countryside. Important open areas include Mill Common; Views Common; Spring Common; Castle Hills; and Hinchingsbrooke Country Park. The very southern edge of the NDP area contains part of Portholme Meadow a 106Ha biological Site of Special Scientific Interest between Huntingdon and Godmanchester. Portholme Meadow is also a Special Area of Conservation (SAC). The northern end of the NDP area contains part of the Great Stukeley Railway Cutting SSSI.

## Local Green Space

101. In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances.
102. Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
  - where the green area is 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.
103. The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance. Summaries and larger scale maps of each of the designated Local Green Spaces are set out in the Appendices.
104. Huntingdon contains three commons which have a historical significance to the town and its overall setting: Mill Common, Views Common and Spring Common. Common land is protected and therefore does not need to be designated as a Local Green Space.



## Policy NE1 - Local Green Space

The following sites are designated as Local Green Spaces:

- Land at Sapley Road Park
- Land at Oxmoor Lane
- Land at French's Field
- Land at Castle Hills

Development proposals on these sites will only be supported where they:

- Enhance the amenity or character and appearance of the site
- Provide appropriate facilities (in connection with the existing use of the 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.
- Have no adverse impact on the landscape, habitats and biodiversity of the site (and provide net gains where practical), or where it is unavoidable, it is clearly outweighed by other considerations.

Proposals adjacent to these sites will need to demonstrate that they will not harm the setting of the Local Green Space and where possible enhance access to the Local Green Space for people and wildlife.

### Open Space and Green Infrastructure

105. There is a good and varied provision of public open space within Huntingdon. The Government is committed to halt the overall decline in biodiversity including by establishing coherent ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes and minimise impacts on biodiversity and, where possible, planning decisions should seek to provide a net gain in biodiversity. The provision of Green Infrastructure contributes to this overall objective. Providing new play space as part of future development is likely to be encouraged, this needs to complement and supplement existing provision within the town.

106. There are currently four allotment sites which are run and managed by Huntingdon Town Council. The four sites are:

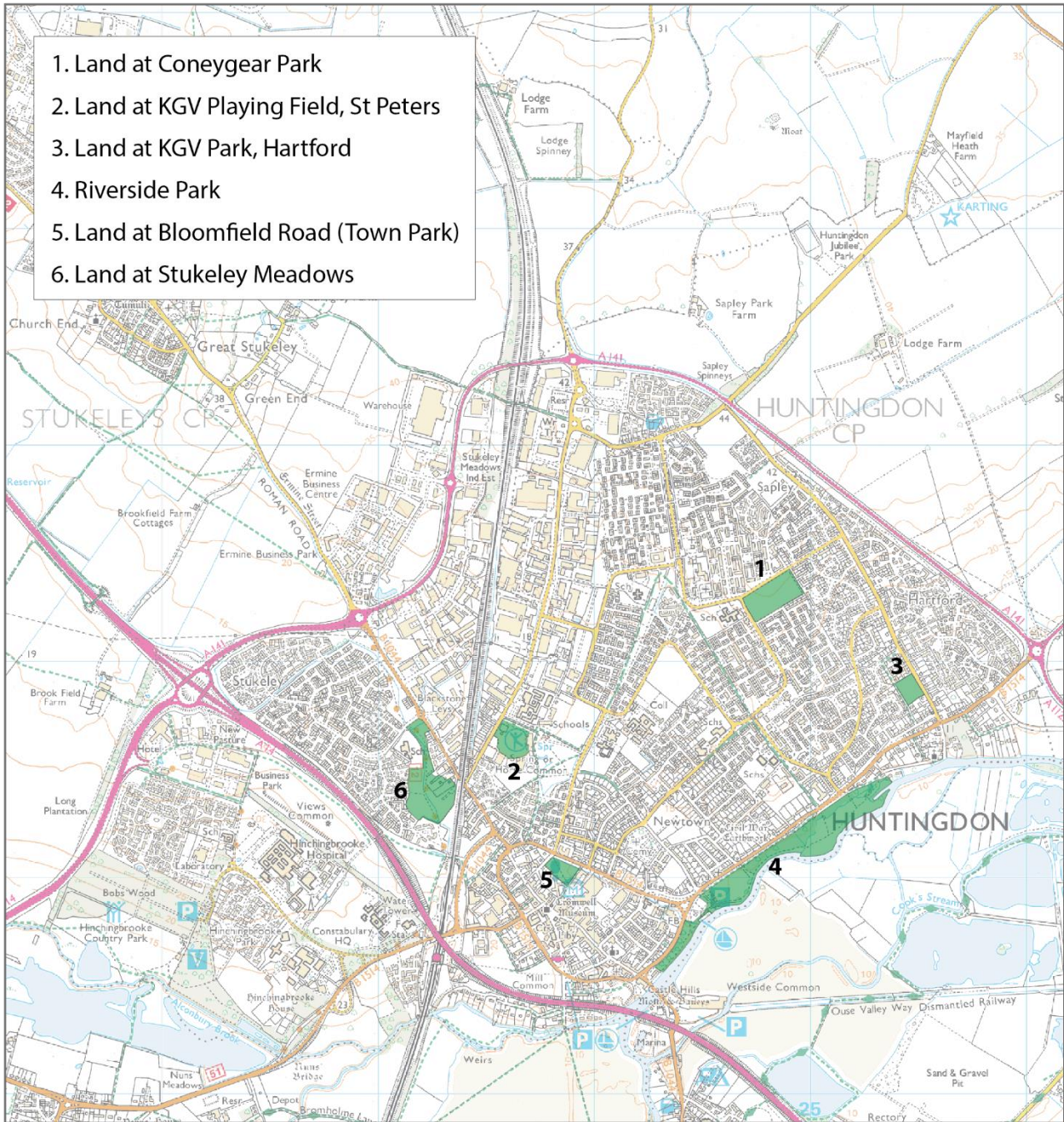
- Hartford Road
- North Street
- Primrose Lane
- Sallowbush Road

107. Huntingdon also contains three cemeteries, Priory Road; Primrose Lane; and North Street. Priory Road Cemetery was first established in the 1850s and was originally laid out by Robert Hutchinson, a well-known Architect at the time. It is dominated by a Victorian Chapel, which is still available for use in connection with local internments. Primrose Lane Cemetery was established in November 1982. North Street Cemetery was opened in January 1997.

108. The following sites are designated as Areas of Important Green Infrastructure:

- Land at Coneygear Park
- Land at King George V Playing Field St Peters
- Land at King George V Park Hartford
- Land at Riverside
- Land at Bloomfield Park (Huntingdon Town Park)
- Land at Stukeley Meadows Local Nature Reserve

109. Descriptions and larger scale maps of the Areas of Important Green Infrastructure and the potential developments that could be appropriate on these sites can be found in Appendix 2



## Policy NE2 - Open Space and Green Infrastructure

The following sites are designated as Areas of Important Green Infrastructure:

- Land at Coneygear Park
- Land at King George V Playing Field St Peters
- Land at King George V Park Hartford
- Land at Riverside
- Land at Bloomfield Park (Huntingdon Town Park)
- Land at Stukeley Meadows Local Nature Reserve

Proposals for built development within these sites will be permitted where it relates to supporting their ongoing community use as green infrastructure including the provision of additional facilities for leisure and recreation.

## Huntingdon Neighbourhood Plan (Regulation 16) June 2019

Open spaces within Huntingdon that provide an amenity area or make a positive contribution to the streetscene or form part of the overall form and character of the settlement will be protected from encroachment.

A proposal involving the loss of open space that provides an amenity or recreation function will only be supported where:

- 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.

Where possible, new areas of useable open space delivered as part of new development should be provided within central locations within the development site to ensure good accessibility, unless it can be demonstrated that the open space would be better suited to an alternative location on the development. Elsewhere new areas of open space should be located at sites which are accessible to the community it intends to serve.

### Setting of Huntingdon

110. The natural environment in Huntingdon includes a number of significant open areas and the river corridors of Alconbury Brook and the River Great Ouse. The town boundary also includes some areas of open countryside. These features contribute to the overall setting of the town. More locally the setting of individual parts of the town are characterised by the built form and by landscaping and planting.
111. New development must be sufficiently screened by new tree & hedgerow planting to maintain (and enhance) current landscape views and rural character. Existing landscape setting and views into and out of the town should be protected. The green networks within the town are important to the setting of Huntingdon. They also make a positive contribution to health & well-being and species diversity/habit protection.
112. The river corridors of Alconbury Brook and the River Great Ouse also provides an important element of the green infrastructure for the town and the overall setting of the Neighbourhood Plan area.

### Policy NE3 - Setting of Huntingdon

Development within and on the edge of Huntingdon will only be permitted where it responds positively to the area's character and identity.

New development will be supported provided that it does not adversely affect or devalue the structure, diversity or views of the streetscene and landscape. New development, where supported by other planning policies, must be integrated into the streetscene and landscape through design and the incorporation of suitable green buffers and planting including trees.

New development must be sufficiently screened by new tree & hedgerow planting to maintain and where possible enhance current landscape views and rural character, unless it can be demonstrated that this is not appropriate for the location.

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.



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.

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.

### Design and Landscaping

113. Design goes beyond architecture and deals with the interaction of people with places. It includes ensuring that development:
- is safe, accessible and legible for all users including those with mobility issues;
  - reflects the existing character, local distinctiveness and heritage of places;
  - facilitates interaction between different groups;
  - offers opportunities for people to improve wellbeing;
  - provides a good standard of amenity; and
  - promotes efficient use of natural resources.
114. Section 12 of the NPPF and the design section of the NPPG provide guidance on the design of development. Good design not only involves individual buildings; equally important in creating attractive places is the role of public and private spaces. A well planned structure of routes, buildings and spaces is key to developing successful places and to integrating new development into the surrounding area. The design and layout of buildings, open spaces, roads, parking provision and footpaths can reduce the real and perceived risk of crime by reducing opportunities to commit crime, improving public safety and adding visual interest which can contribute to a sense of security.
115. The NPPF places great importance on ensuring that development is well designed. Ensuring that development functions well and is safe and inclusive for all users is a central part of sustainable development.
116. New developments should include green public open space, including tree planting. Further information can be found in the Huntingdonshire Design Guide SPD (2017).

### Policy BE1 - Design and Landscaping

Proposals will be supported where they provide landscaping and green public open space to help it integrate into the built form and the surrounding landscape as appropriate to the scale and form of development proposed. The following design principles must be taken into account:

- a) promote a sense of place to include streets, squares and other public spaces with a defined sense of enclosure through high quality hard and soft landscaping with attractive green spaces and corridors for recreation and biodiversity;
- b) deliver attractive, usable and durable buildings and spaces that function well and promote accessibility and permeability by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- c) reflect the density of development in the local area, including reducing density where appropriate on parts of sites adjacent to the countryside edge of the town; and
- d) accesses should be attractive and must ensure that good vision is achieved for drivers.

All soft landscaping should contribute to supporting native fauna where possible.

Where applicable, proposals must be supported by a plan clearly showing the extent of the landscaping and form this will take. Proposals will also need to make it clear how the landscaping

will be managed in the future. In addition proposals should demonstrate how they have been designed to:

- Encourage access for all users;
- Reduce the risk of fly-tipping and other anti-social behaviour; and
- Be maintained in the long term.

New major developments should include green public open space, including both mature and newly planted indigenous trees. This is important for the well-being of the occupants, for wildlife and to help ease the threat of flooding by providing areas to soak water away

### Local Distinctiveness and Aesthetics

117. The distinctive character design aims of the Neighbourhood Plan are that building design should respond to local character and the history and identity of local surroundings, including use of local materials, plan depth, plot width, layout materials and details of roof orientation. Further guidance in relation to functional design requirements are provided within the Huntingdonshire Design Guide (2017) Section 3.5 Parking & Servicing.

### Policy BE2 - Local Distinctiveness and Aesthetics

All development must be designed to a high quality that reinforces local distinctiveness, including in relation to materials, built form and settlement patterns.

Design should be guided by the:

1. Overall scale & density;
2. Massing & height;
3. Landscape and
4. Access to the site and its surroundings including considerations of flood risk management.

Buildings in major developments should have variations in height, style and position. They should reflect the local heritage design and characteristics with a variety of traditional and modern building materials.

Careful consideration should be given to the servicing requirements of buildings to ensure that essential items such as car parking and space for the storage of waste and recycling bins are successfully integrated into the design, including access for service and emergency vehicles.

### Historic Environment

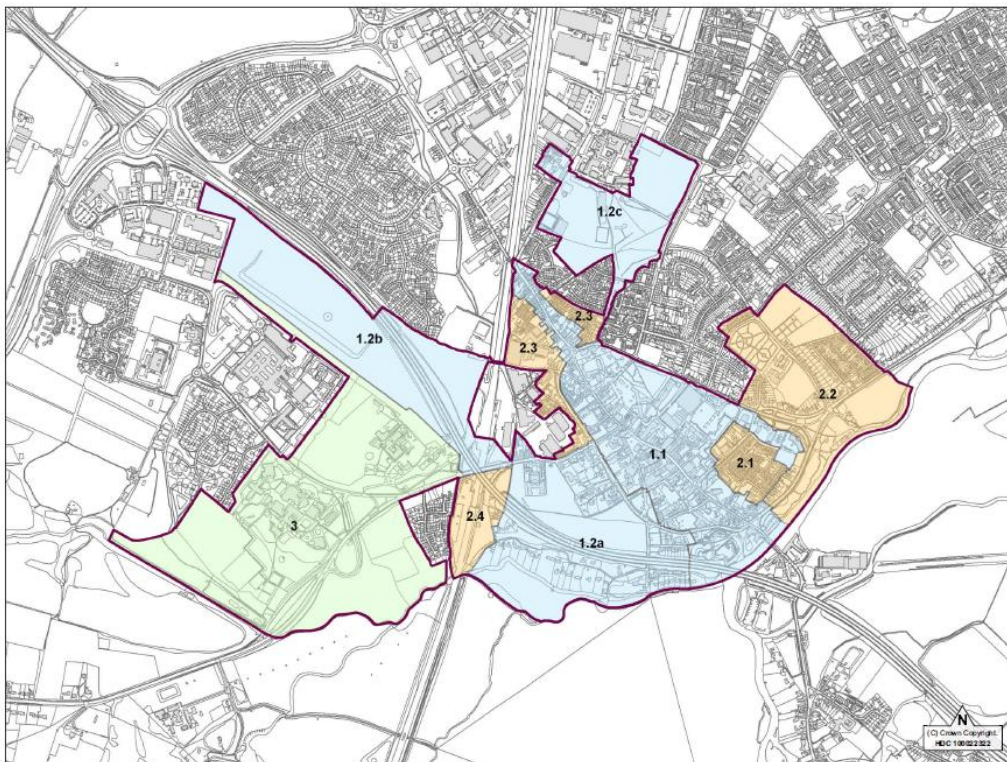
118. Heritage assets (as defined in the Glossary) are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment.

119. Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the 1990 Act also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

120. The Huntingdon Conservation Area Appraisal highlights qualities of the area that are seen worthy of protection and enhancement. In addition to the Huntingdon Conservation Area, the town also contains the Hartford Conservation Area.



The Hartford Conservation Area Boundary  
© Huntingdonshire District Council



The Huntingdon Conservation Area Boundary and the Character Sub Areas  
© Huntingdonshire District Council

121. The Listed Buildings and Conservation Area Act (1990) requires the Government to compile a list of buildings of special architectural or historic interest. This ensures that the planning system is able to give weight to their conservation in making planning decisions.

122. 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. The town contains 5 Scheduled Monuments and 123 Listed Buildings.
123. During the public consultation phase, residents raised concerns regarding HCV and bus traffic travelling through residential areas within the Huntingdon Conservation Area. While the Neighbourhood Plan cannot provide additional protection that is not already offered by the Conservation Area, the Neighbourhood Plan emphasises the importance of protecting the Conservation Area.

### Policy BE3 - Heritage Assets

Proposals for the change of use of listed buildings and development affecting or within the setting of listed buildings requiring planning permission will be required to demonstrate that the proposal avoids harm to the significance of any heritage assets potentially affected. Where harm is considered to be unavoidable, the proposals should demonstrate how that harm has been appropriately mitigated. Any harm remaining will require a clear and convincing justification.

Development proposals should take account of the distinctive character and setting of the Huntingdon Conservation Area and Hartford Conservation Area, including residential areas, open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing.

Development proposals should take account of their effect on heritage assets and their settings with the potential for archaeological interest. Proposals that are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ.

All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible.

Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.

# Travel and Transport

## Background

124. Public consultation has highlighted Huntingdon to be a town with great transport connections, but they can also be a source of frustration for the community. 60% of residents who responded to the neighbourhood plan questionnaire said they use the car as their main form of transport, but almost two thirds also travel either on foot, by bus or by bike. This split highlights the importance of ensuring that the whole transport network is fit for purpose.
125. Transport corridors can be a barrier to movement by non-vehicle modes of travel, for example the Ring Road is a potential barrier to local residents accessing the town centre by foot or cycle. The plan supports the aims and objectives of the Huntingdon & Godmanchester Market Town Transport Strategy in addressing these problems.
126. The built up area of Huntingdon is bisected by the East Coast Mainline and by the A14 strategic highway route. Across the whole of the plan area there are only five crossings of the railway line, three road crossings and two pedestrian only crossings. The rail corridor does however bring the benefit of a green corridor into the town. Across the whole of the plan area there are only four crossings of the A14, three road crossings and one pedestrian only crossing.
127. The existing A14 trunk road between Cambridge and Huntingdon is well known for congestion and delays. Almost 85,000 vehicles use this stretch of the A14 every day; a lot more than we originally designed for. Around a quarter of these vehicles are heavy goods vehicles, well above national average for this type of road.
128. The government has made a provision for £1.5 billion of capital investment for an improvement scheme for the A14, details of which can be found at the [Highways England website](#). The proposals will be funded through a combination of contributions from Central Government, local authorities and Local Enterprise Partnerships. Once work is complete the existing A14 will be 'de-trunked' between Huntingdon and Swavesey and between Alconbury and Spittals interchange. This means the road will gain county road status and Highways England will pass responsibility for the road to Cambridgeshire Council.
129. The A14 improvement scheme will see construction of a new Huntingdon Southern Bypass, approximately 12½ miles in length, this will remove a large proportion of traffic from the existing A14 through Huntingdon. This will include the demolition of the A14 rail viaduct over the East Coast Mainline railway and Brampton Road in Huntingdon. A through route will be maintained broadly along the line of the existing A14 through Huntingdon, and a new link road will be constructed from Brampton Road to connect with the A14 to the west.
130. On the opening of the new route expected sometime in 2019/2020, the existing A14 Huntingdon viaduct will be closed and demolished with the new road network for Huntingdon created. This work is planned to take a further 18 months to be completed.
131. The A14 improvement scheme will bring significant changes to the transport network in Huntingdon. It is planned that the Huntingdon Neighbourhood Plan will guide development in the town until 2026, but is likely the plan will require amendments before 2026 to take into account the changes brought about by the completed A14 improvements.

### Sustainable Transport

132. Travel needs to be convenient to people but at the same time cause as little damage to the environment as possible. This is the underlying principle of sustainable travel. All new development planned should reflect how this will happen and the following policy seeks to achieve this.
133. It is recognised that there is currently an imbalance between housing and employment leading to many residents needing to travel long distances to work, where for many the car is the only alternative. The Neighbourhood Plan aims to promote sustainable travel by encouraging improvements to infrastructure, including public transport networks, cycling infrastructure and safe pedestrian routes.

### Policy TT1 - Sustainable Transport

Development proposals will be supported where they demonstrate how opportunities for the use of sustainable modes of transport are maximised. New development should connect to existing networks of sustainable transport to encourage travellers to use the sustainable travel opportunities within the development and the surrounding areas.

Proposals will be supported, appropriate to the scale of development, where they maximise the potential for cycling and walking throughout the site and 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.

### Huntingdon Ring Road

134. The Ring Road was a factor raised as an issue multiple times during public consultation, including congestion, traffic light timings and general road maintenance. The Ring Road also creates a barrier for expansion of the town centre. The production of an in-depth strategy for improvements to the ring road is needed, across various bodies such as Highways England, Cambridgeshire County Council, Huntingdonshire District Council and Huntingdon Town Council.

### Highway Impact

135. Access to and from any development would be governed by the standards set by Cambridgeshire County Council as the Highway Authority. New development will increase travel movements in the area. The impact of these extra movements needs to be minimized by careful planning both during construction and occupation.

# Infrastructure

## Background

136. Infrastructure, such as education, health & social facilities and transport, will need to accompany future housing and employment growth. A significant amount of funding will be required to provide this infrastructure. The Community Infrastructure Levy (CIL) is a levy that local authorities can charge on new developments in their area. Funding raised through CIL is used to support development by enabling the creation of the associated infrastructure that the Council, local community and neighbourhoods require. Huntingdonshire has been a CIL charging authority since 2012.

## Community Infrastructure Levy Local Priorities

137. Town and Parish Councils receive 15% of the CIL collected in their areas, this rises to 25% where a Neighbourhood Plan has been finalised and 'made'. The Neighbourhood Plan sets out the local priorities upon which to spend the 25% local element of CIL which Huntingdon Town Council will obtain. A list of community priorities to be provided through CIL funding from new developments can be found below.
138. Community priorities in terms of additional local facilities to be provided as a result of new development are as follows:
- Highway improvements
  - Public open space
  - Improvements to cycleways, footpaths and the rights of way network
  - Community facilities
  - Public realm improvements
  - Children's play areas
  - Art and cultural facilities
  - Street lighting
  - Facilities for the proposed new Crematorium and Sports Hub
  - Provision of equipment for grounds maintenance

# Implementation and Delivery

139. The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.

140. The Town Council needs the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Town Council will work with a number of partners, including the following, to implement the Plan:

## Local Partners

Huntingdon Town Council (HTC)  
 Cambridgeshire County Council (CCC)  
 Huntingdonshire District Council (HDC)  
 Highways England (HE)  
 Private Developers (PD)  
 Local Schools (LS)  
 Local Bus Operators (LBO)  
 Community Groups (CG)  
 Local Residents (LR)  
 Health Providers (HP)

141. New development creates a need to provide new infrastructure, facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. Financial contributions will be sought from developers to combine with public funding to deliver the necessary facilities in infrastructure. The table below sets out the relevant implementation partners for the Neighbourhood Plan policies.

142. The Neighbourhood Plan provides a positive framework to ensure that development in Huntingdon will bring positive benefits to the town.

Policy	Delivery Partners	Implementation Method
<b>Employment and Investment</b>		
Policy E1 - Opportunities for Employment	HTC, HDC, PD, CCC	Determination of Planning Applications
Policy E2 - Business Investment	HTC, HDC, PD, CCC	Determination of Planning Applications
<b>Huntingdon Town Centre</b>		
Policy TC1 - Retail Development	HTC, HDC, PD, CCC	Determination of Planning Applications
Policy TC2 - Public Realm	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Policy TC3 - St Benedict's Court	HTC, HDC, PD, CCC, CG	Determination of Planning Applications
Policy TC4 - Town Centre Car Parking	HTC, HDC, PD, CCC	Determination of Planning Applications
Policy TC5 - Local Neighbourhood Shopping	HTC, HDC, PD, CCC	Determination of Planning Applications



Policy	Delivery Partners	Implementation Method
<b>Tourism, Leisure, Sports and Community Facilities</b>		
Policy TL1 - Tourism Development	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications
Policy TL2 - Leisure and Community Facilities	HTC, HDC, PD, CCC, CG, LR, HP	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy TL3 - Provision of Sports Facilities	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications
Policy TL4 - Protection of Community Assets	HTC, HDC, PD, CCC, CG, LR, HP	Determination of Planning Applications or Community Initiatives
<b>The Natural, Built and Historic Environment</b>		
Policy NE1 - Local Green Space	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications
Policy NE2 - Open Space and Green Infrastructure	HTC, HDC, PD, CCC, CG, LR, HP	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy NE3 - Setting of Huntingdon	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications
Policy BE1 - Design and Landscaping	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications
Policy BE2 - Local Distinctiveness and Aesthetics	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications
Policy BE3 - Heritage Assets	HTC, HDC, PD, CCC, CG, LR	Determination of Planning Applications
<b>Travel and Transport</b>		
Policy TT1 - Sustainable Transport	HTC, HDC, PD, CCC	Determination of Planning Applications

143. Huntingdon Town Council is committed to Localism and bringing greater locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

144. In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally “Made”, benefit from 25% of CIL revenues arising from development that takes place in their area. However this only applies to development permitted after the making of the NP and is not applied retrospectively. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies.

145. Contributions will be sought from developers through CIL and section 106 agreements securing actual provision and/or financial contributions at a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities, where additional demand will be generated. The Neighbourhood Proportion

of the CIL and any financial contributions not allocated to site-specific projects will be focused on assisting the delivery of community projects in Huntingdon.

146. In addition, the Town Council will seek to influence annual and other budget decisions by the District and County Councils on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies.
147. The Town Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes, EU Funds and LEP programmes.

## Monitoring and Review

148. 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 and reviewed if it becomes apparent that the aim and objectives of the Plan are not being met.
149. The Neighbourhood Plan has been prepared to guide development up to 2026. This is in line with the adopted Huntingdonshire Core Strategy - one of the documents which provides the strategic context for the Neighbourhood Plan. The emerging Local Plan to 2036 will replace the Huntingdonshire Core Strategy. But, 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 2026.
150. There are a number of circumstances under which a partial review of the plan may be necessary, in accordance with best practice, the Town Council and its partners will consider undertaking a partial review of the Neighbourhood Plan every 5 years or so following finalisation.



# Glossary

*(Glossary definitions are taken from the NPPF 2019 to ensure consistency)*

**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 essential local workers); and which complies with one of more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's 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).
- 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.
- 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. Provision should be in place to ensure housing remains at a discount for future eligible households.
- 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.

**Conservation (heritage):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Development Plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include Huntingdonshire District Council and Cambridgeshire County Council.

**Local Plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Neighbourhood Plan:** A plan prepared by a Town or Parish Council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Older People:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support of care needs.

**Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Planning Condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning Obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Previously Developed Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Significance (heritage):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

# Appendix 1 - Descriptions of Designated Local Green Spaces (Policy NE1)

151. Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
  - where the green area is 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.

Land at Sapley Road Park



Scale 1:3,000

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Ordnance Survey HDC 100022322

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓			✓

This park in two main parts includes a playing field set out for 5 football pitches with associated changing pavilion and car parking. There is also a children’s play area and the site is used for informal play, dog walking and other ad-hoc recreational activities.

Land at Oxmoor Lane



Scale 1:2,750

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Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓			✓

Oxmoor Lane is a north-south footway/cycleway which runs through an important green corridor. The green space makes a positive contribution to the overall design of the area and it contains two dedicated children’s play area. In addition, the site is used for informal play, dog walking and other ad-hoc recreational activities.



Land at French's Field



Scale 1:1,250

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Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓			✓			✓

This area includes a playing field set out with a football pitch, there is also the Olympic Gymnastics Club, the St John Ambulance Centre and an MS Therapy Centre adjacent to the Local Green Space. The site is also used for informal dog walking and other ad-hoc recreational activities.

Land at Castle Hills



Scale 1:1,250

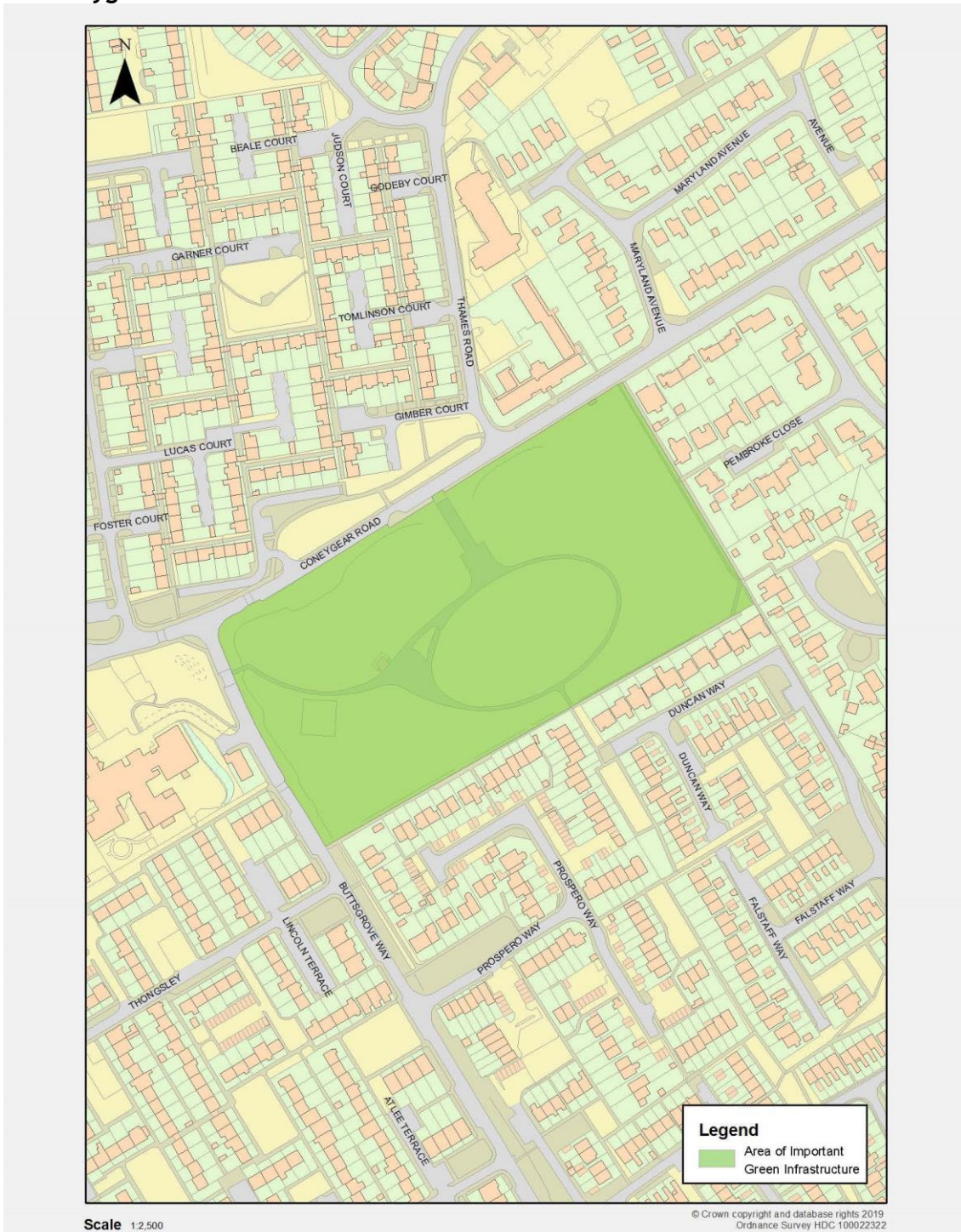
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Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

This park is an area of green space which provides the opportunity for quiet reflection and tranquillity, together with informal play, dog walking and other ad-hoc recreational activities. The area includes the Huntingdon Castle Motte and Bailey which is a Scheduled Monument. The castle consists of a large defensive mound or motte and a roughly rectangular bailey with rounded corners, measuring 180m north east to south west by 140m across, which extends to the west and north-west of it.

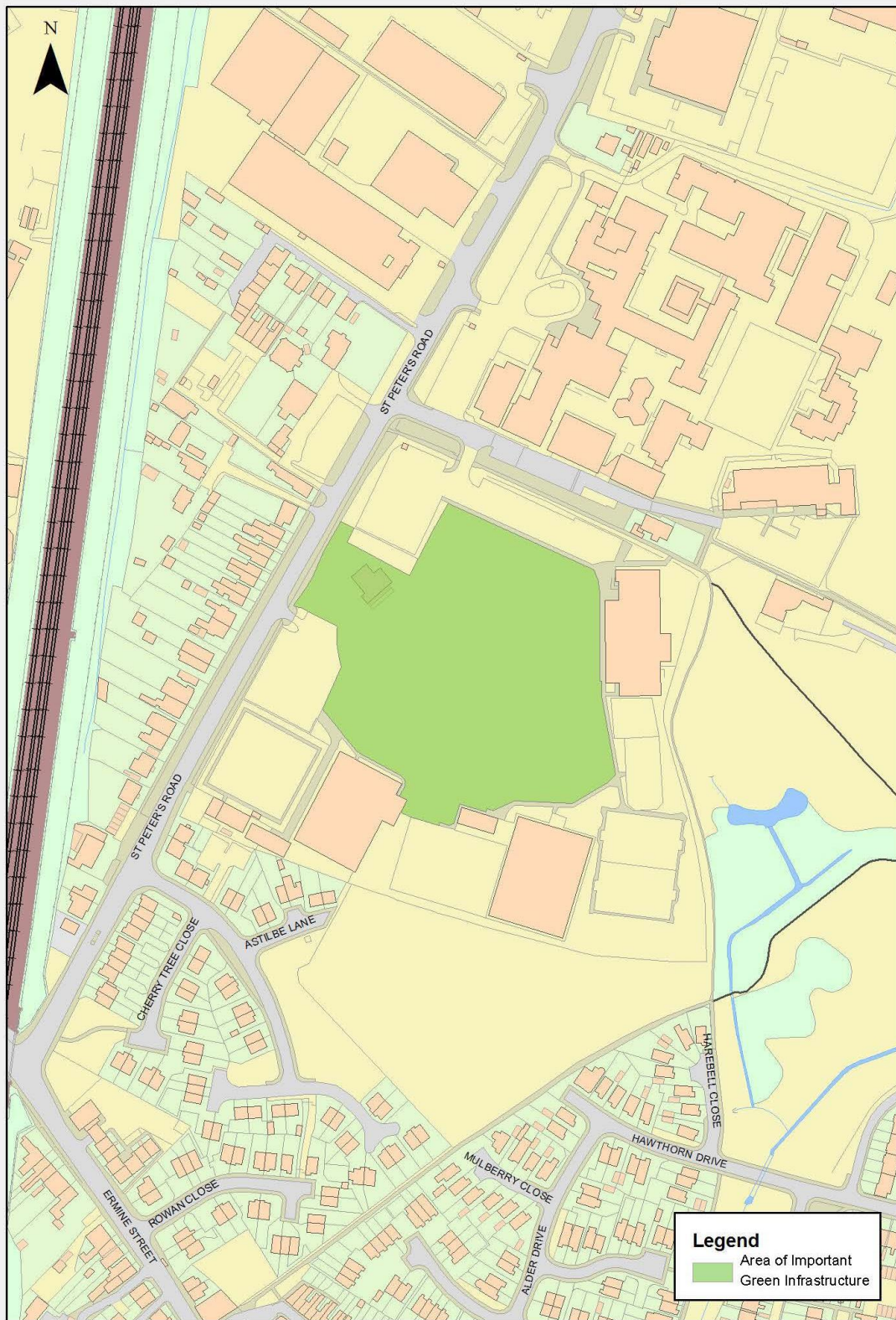
# Appendix 2 - Descriptions of Areas of Important Green Infrastructure (Policy NE2)

## Land at Coneygear Park



This park includes a central playing field set out with a football pitch, there is also a children's play area and facilities for young adults. The site is also used for informal play, dog walking and other ad-hoc recreational activities. It also includes significant areas of vegetation and provides the opportunity for quiet reflection and tranquillity. It offers the potential to accommodate further facilities to enhance its use for recreational activities.

Land at King George V Playing Field St Peters



Scale 1:2,500

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Ordnance Survey HDC 10002322

This playing field has two main parts, an area of formal facilities and an informal area of open common. The formal facilities include the cricket club; outdoor bowls club; indoor bowls club; outdoor tennis courts; indoor tennis courts; and artificial pitches. The common area is used for informal play, dog walking and other ad-hoc recreational activities. This area offers the potential to be developed further to enhance the role it plays in the local area.

Land at King George V Park Hartford



This area of green space includes a children’s play area and the site is used for informal play, dog walking and other ad-hoc recreational activities. Its undeveloped nature also provides the opportunity for quiet reflection and tranquillity. This area offers the potential to be developed further to enhance the role it plays in the local area.

Land at Riverside



Scale 1:7,000

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This area of green space includes a central area of formal facilities set within informal open space to the north-east and south-west. The undeveloped areas provide the opportunity for quiet reflection and tranquillity, together with informal play, dog walking and other ad-hoc recreational activities. The central area includes car parking; a football pitch; and a boat club. This area offers the potential to be developed further to enhance the role it plays in the local area.

Bloomfield Park (Huntingdon Town Park)



Scale 1:2,500

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Ordnance Survey HDC 100022322

This formal town centre park contains a significant number of trees and it provides a significant opportunity for quiet reflection and tranquillity in a central location. It contains a children’s play area, a bandstand and a hedge maze. The park is commonly used for informal play, dog walking and other ad-hoc recreational activities. There is potential for the park to accommodate further leisure facilities.

Land at Stukeley Meadows Local Nature Reserve



Scale 1:2,500

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This site is made up of grassland, bramble thickets and wetland, located near the Stukeley Meadows housing estate. The site is a well-used green space within a relatively densely built up housing estate. It is also home to a variety of wildlife. There is also a multi-use games area, a trim trail and a skate park located on the site. The site has potential to accommodate further leisure facilities to enhance its use as an open space for the community.



# Appendix 3 - Descriptions of Areas Referred to as Part of the Setting of Huntingdon (Policy NE3)

## **Stukeley Railway Cutting SSSI**

This site is an extensive railway cutting which holds plant communities typical of calcareous clay grassland. This is a habitat type which was widespread on the claylands of Huntingdonshire at the turn of the Century, but which is now scarce as a result of reclamation for agriculture. This habitat type is also scarce throughout its normal range in Britain. Two distinct communities are represented, and these reflect the degree of past and present management. The most herb-rich areas are present on the steep cutting which runs the length of the site.

## **Portholme Meadow SSSI and Portholme Meadow SAC**

Portholme Meadows is situated between Huntingdon and Godmanchester. A small section is located within the boundary of the Huntingdon Neighbourhood Plan area. This large site represents lowland hay meadows in eastern England. This site is the largest surviving traditionally-managed lowland hay meadow in the UK. It holds grassland communities of the alluvial flood meadow type. The meadow is surrounded by channels of the River Ouse. Portholme Meadow is also designated as a Special Area of Conservation (SAC).

## **Alconbury Brook**

The Alconbury brook runs through Alconbury and on into Hinchingsbrooke Park before joining the River Great Ouse at Huntingdon Bridge. The brook floods occasionally during winter months but conversely, the brook can become almost dry in the summer in certain areas. It forms part of the southern boundary to the Town of Huntingdon and is an important element of the setting of the Town.

## **River Great Ouse**

The River Great Ouse is the longest of several British rivers called "Ouse". From Syresham in central England, the Great Ouse flows into East Anglia before entering the North Sea through the Wash. With a course of 143 miles, mostly flowing north and east, it is the one of the longest rivers in the United Kingdom. It forms the southern boundary to the Town of Huntingdon and constitutes an important element of the setting of the Town. The river is navigable, and the Huntingdon Bridge has a clear headway of 3.4m for boat traffic.

## **Hinchingsbrooke Country Park**

Hinchingsbrooke Country Park covers 170 acres of open grasslands, mature woodland and lakes. It lies partially within the Neighbourhood Plan area and partially outside. It provides a strategic role and is a great place to visit for families, nature spotters, dog walkers and everyone wishing to enjoy the great outdoors. It includes play area, a café, a visitor centre, a countryside centre and has a wealth of wildlife. The Country Park exhibits the characteristics that would warrant designation as a Local Green Space, however it is considered to be strategic in scale and would therefore be deemed to be an extensive tract of land which makes it ineligible for Local Green Space designation.

# Huntingdon Neighbourhood Plan 2018-2026

Referendum Version  
June 2019

Huntingdon Town Council  
Town Hall  
Market Hill  
Huntingdon  
Cambridgeshire  
PE29 3PJ

[www.huntingdowntown.gov.uk/neighbourhood-plan](http://www.huntingdowntown.gov.uk/neighbourhood-plan)



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